



AGENDA
FEBRUARY 4, 2025
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. 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.)
- 5. 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 January 21, 2025 meeting and the January 25, 2025 meeting.
 - B.** Approve acceptance of the improvements related to the Fire Department and Public Works Facilities Expansion Construction Project (CIP-9).
 - C.** Approve the acceptance of the public sanitary sewer infrastructure for the Elevon Section 1, Phase 2C Addition.
 - D.** Approve Resolution No. **2025-02-01** approving and authorizing the execution of an amendment to the Interlocal Agreement with Collin County for Child Abuse, Investigation Services and Law Enforcement Services.
 - E.** Approve Resolution No. **2025-02-02** accepting and authorizing execution of Sanitary Sewer Easements, Drainage Easements, a Temporary Drainage Easement, and a Fire Lane, Access, and Utility Easement granted to the City of Lavon by MA Land Holdings, LLC relating to the construction and development of the Elevon West Commercial, Phase 3 Addition.
- 6. ITEMS FOR CONSIDERATION**
 - A.** Public hearing, discussion, and action regarding the property owner’s petition for the voluntary annexation of property in the Samuel M. Rainer Survey, Abstract No. 740 consisting of 52.063 acres identified as Elevon, Section 2, Phase 2F, generally located south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits 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 voluntary annexation and Ordinance No. **2025-02-01**.
 - B.** Public hearing, discussion, and action regarding an application for a conditional use permit to remove one of three accessory structures and construct a 1,050 sq ft addition to an existing accessory structure that is 750 square feet greater than the area permitted at 495 Meadow View Dr. on Lot 1, Block A of the Lakeridge Meadows Addition, City of Lavon, Texas, (CCAD Property ID 2092027).
 - 1) Presentation of proposed application

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- 2) Open and continue the **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on March 4, 2025.
 - 3) Discussion regarding the proposed application.
- C.** Public hearing, discussion, and action regarding an application to amend Ord. No. **2020-04-04** that established the Lake Breeze Planned Development District to amend Exhibit C “Zoning Uses and Design Guidelines”, “Additional Standards for Lake Breeze Estates, Commercial Area” to add “**Parking on the Lot Directly Northwest of and Adjacent to the Intersection of SH 78 and Oak Street:** Parking shall be permitted in the front yard and side yard when along the street frontages the following are provided: 1) canopy trees of minimum three-inch caliper at planting are planted one per 30 linear feet with root barriers spaced a minimum of 8 feet from any utility lines; and 2) an evergreen shrub row is planted.” at 610 Oak St. on Lot 29-R, Block E of the Lake Breeze Estates Addition, City of Lavon, Texas, (CCAD Property ID 2923357).
- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- D.** Public hearing, discussion, and action regarding an amendment to Article 9.03 “Zoning Ordinance,” Division 2 “Districts and Zoning District Map,” Section 9.03.032 “Permitted Use Table” generally to amend permitted uses and footnotes; Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts,” Section 9.03.133 “Business Park District” generally to amend light trespass requirements; and Division 8 “Off-Street Parking and Loading Regulations,” Section 9.03.172 “Off-street Parking Site Design Requirements” to generally amend parking requirements.
- 1) Presentation of proposed amendment.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
 - 3) Discussion and action regarding the proposed amendment and accompanying Ordinance.
- E.** Public hearing, discussion, and action regarding the application for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit two wall signs which is one sign more than permitted and 2) allow approximately 113 square feet in total wall sign area that is 65 square feet greater than permitted for Integrity Urgent Care on Lot 1, Block 1 of the Victory at Lavon Addition at 905 S. SH 78, Suite F, Lavon, Collin County, Texas (CCAD Property ID 2875348).
- 1) Presentation of application.
 - 2) **PUBLIC HEARING** to receive comments regarding the application.
 - 3) Discussion and action regarding the application.
- F.** Discussion and action regarding the site plan and landscape plan of the AutoZone Parts Inc. project at 677 S. SH 78, Lot 3, Block A of the 78 Commercial East Addition in the Grand Heritage Planned Development District located northeast of the intersection of SH 78 and Grand Heritage Blvd. (CCAD Property ID 2614649).
- G.** Discussion and action regarding the final plat of the BCSUD Addition Lot 1, Block 1 Addition, consisting of 1 non-residential lot on 1.831 acres out of the Drury Anglin Survey, Abstract No. 2 and the W. S. Bohannon Survey, Abstract No. 121 situated northeast of the intersection of Traditions Drive and CR 484 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2624071).
- H. WORK SESSION** – Receive presentation and discussion regarding a proposed commercial and multifamily development project on approximately thirty acres in the extraterritorial jurisdiction of the City of Lavon located east of and adjacent to FM 2755, north of 17253 FM 2755 requested by Freestone Development and Jenkins-Watkins Properties. (CCAD Property IDs 2582052 and 2582051).
- I.** Discussion and action regarding Ordinance No. **2025-02-04** calling for a Special Election on May 3, 2025, to submit a ballot proposition to the qualified voters of the city for the reauthorization of the local sales and use tax in the City of Lavon at the rate of one half of one percent (0.50%) to continue providing revenue for maintenance and repair of municipal streets; designating that the election shall be conducted

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by Collin County pursuant to the terms of the city’s contract for election services with the county; providing a severability clause, for publication and for an effective date.

- J.** Discussion and action regarding Ordinance No. **2025-02-05** defining the boundary of the Lavon Municipal Development District as the extraterritorial jurisdiction of the City of Lavon; calling for a Special Election on May 3, 2025, to submit a ballot proposition to the qualified voters in the extraterritorial jurisdiction authorizing 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; designating that the election shall be conducted by Collin County pursuant to the terms of the city’s contract for election services with the county; providing a severability clause, for publication and for an effective date.
- K.** Discussion and action regarding Resolution No. **2025-02-03** approving and authorizing the Mayor to execute a contract with the Collin County Elections Administrator for Election Services related to the City’s May 3, 2025 Special Election.
- L.** Discussion and action regarding Resolution No. **2025-02-04** approving and authorizing the execution of an Administrative and Professional Services Agreement with the Lavon Economic Development Corporation for accounting and financial services.
- M.** Discussion and action regarding Ordinance No. **2025-02-06** to amend the fee schedule adopted by Ordinance No. **2024-09-04** for the Fiscal Year October 1, 2024 through September 30, 2025, to clarify the fee for restaurant health inspections and to add fees for utility disconnect and for engineering commercial site and civil plan review.

7. SET FUTURE MEETINGS AND AGENDA

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

February 18, 2025 – Regular Meeting

8. 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 January 31, 2025.

/ 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.

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**MINUTES
JANUARY 21, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1
MIKE COOK, PLACE 2, MAYOR PRO TEM
TRAVIS JACOB, PLACE 3
TED DILL, 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

- CISD Education Foundation Bags for Braves 2/27/2025 at 6 p.m.
- Breakfast with the Bunny 4/12/2025 9 a.m. to 10:30 a.m.

4. CITIZENS COMMENTS

There were no comments

5. CONSENT AGENDA

A. Approve the minutes of the January 7, 2025, meeting

B. Approve Resolution No. 2025-01-02 authorizing continued participation with the Steering Committee of Cities served by Oncor; and authorizing the payment of eleven cents per capita to the Steering Committee to fund regulatory and legal proceedings and activities related to Oncor Electric Delivery Company, LLC.

C. Approve Resolution No. 2025-01-03 approving and authorizing execution of Change Order No. 1 to the construction contract with Pavecon Public Works, LP for the City of Lavon Lake Road Paving Reconstruction, Phase 2 (CIP-36) Construction Project in an amount not to exceed \$19,624.00 for project enhancements and traffic striping.

D. Approve Resolution No. 2025-01-04 declaring certain heavy equipment, fire apparatus, and miscellaneous technological devices to be surplus property and authorizing the disposition of same in a manner which is beneficial to the City.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

A. Discussion and action regarding Resolution No. 2025-01-05 approving and authorizing the Mayor to execute a Boundary Adjustment Agreement with the City of Wylie to adjust the extraterritorial jurisdiction boundary; and providing an effective date.

City Manager Kim Dobbs presented information regarding the 2009 Boundary Agreement and the recent adjustment to the ETJ from Wylie to Lavon.

MOTION: APPROVE RESOLUTION NO. 2025-01-05 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A BOUNDARY ADJUSTMENT AGREEMENT WITH THE CITY OF WYLIE TO ADJUST THE EXTRATERRITORIAL JURISDICTION BOUNDARY; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: DILL
SECONDED: HEDGE
APPROVED: UNANIMOUS

- B. Discussion and action regarding Ordinance No. 2025-01-04 annexing the hereinafter described territory into the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, and extending the boundary limits of said extraterritorial jurisdiction so as to include the described property within the extraterritorial jurisdiction; providing instructions for filing this ordinance and for correcting the official map and boundaries of said city; providing severability and cumulative clauses; and providing an effective date.**

Ms. Dobbs provided information regarding the annexation process into the extra territorial jurisdiction (ETJ) of the City of Lavon.

MOTION: APPROVE ORDINANCE NO. 2025-01-04 ANNEXING THE HEREINAFTER DESCRIBED TERRITORY INTO THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND EXTENDING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE EXTRATERRITORIAL JURISDICTION; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

- C. Discussion and action regarding CIP Project Status Report.**

City Engineer Mark Hill, Freeman Millican Inc., provided a status report regarding CIP project and date projections.

- D. Discussion and action regarding an update from the Lavon Economic Development Corporation regarding the 619 Main Street project.**

Pam Mundo, Lavon Economic Development Corporation, provided information regarding the 619 Main St. project timeline and progress. No action was taken.

- E. Discussion and action regarding board and commission appointment procedures and policies and appointment to the Parks and Recreation Board.**

The City Council discussed policies and procedures and directed that an item for additional discussion be placed on the February 18, 2024 meeting agenda. No action was taken.

DEPARTMENT REPORTS

- A. Police Services** – Chief Mike Jones provided information regarding reports, programs, and referenced information provided in the meeting packet.
- B. Fire Services** – Chief Danny Anthony referenced the reports in the meeting packet and answered questions.
- C. Public Works** – Director of Public Works David Carter provided general information regarding the public works operations.
- D. Administration** – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; TxDOT projects report; and administration and staff report.

11. SET FUTURE MEETINGS AND AGENDA

January 25, 2025 –Branding Charrette – Joint Meeting with LEDC Corporation Board.

February 4, 2025 - 6:30 pm regular meeting.

12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:27 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 4th day of February 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



**MINUTES
JANUARY 25, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
SPECIAL JOINT MEETING**

ATTENDING:

CITY COUNCIL VICKI SANSON, MAYOR
 MIKE SHEPARD, PLACE 1
 MIKE COOK, PLACE 2, MAYOR PRO TEM
 TRAVIS JACOB, PLACE 3
 TED DILL, PLACE 4
 LINDSEY HEDGE, PLACE 5

LEDC KAY WRIGHT, PLACE 1, PRESIDENT
 MANZELLE WILLIAMS, PLACE 2 (Arrived at 12:10 P.M.)
 VICKI SANSON, PLACE 3
 RACHEL DUMAS, PLACE 4
 JOE SERPETTE, PLACE 5
 CLINTON MC CLURE, PLACE 6
 JOSH EDWARDS, PLACE 7

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 12:03 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MIKE SHEPARD DELIVERED THE INVOCATION.**
3. **CITIZENS COMMENTS**

There were no citizen comments

4. **WORK SESSION – LAVON CORRIDOR BRANDING CHARRETTE**

Abra Nusser and the LJA Team led hands-on activities aimed at identifying the future branding of Lavon and in particular the State Highway 78 and State Highway 205 corridors.

5. **SET FUTURE MEETINGS AND AGENDA**

February 4, 2025 – Regular Meeting

6. **MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 2:19 P.M.**

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 4th day of February 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON

Agenda Brief

MEETING: February 4, 2025

ITEM: 5 - B

Item:

CONSENT AGENDA

Approve acceptance of the improvements related to the Fire Department and Public Works Facilities Expansion Construction Project (CIP-9).

Background:

When construction of a public works capital improvements project or public infrastructure is completed, the City Council typically accepts the improvements.

Building construction is somewhat different than typical public works construction, and the City took possession of the improvements at the point of substantial completion.

This item is presented to finalize the CIP project.

The contractor provided all the required closeout documents and warranties, and the architect and construction manager have signed off.

Staff Notes:

Approval is recommended.



CITY OF LAVON

Agenda Brief

MEETING: February 4, 2025

ITEM: 5 – C

Item:

CONSENT AGENDA

Approve the acceptance of the public sanitary sewer infrastructure for the Elevon Section 1, Phase 2C Addition.

Background:

The developer of the Elevon Section 1, Phase 2C Addition recently completed construction of the public sanitary sewer infrastructure improvements. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication 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
2) Final Plat

January 30, 2025

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

Re: Elevon Section 1, Phase 2C
Final Acceptance (Sanitary Sewer)

Dear Ms. Dobbs:

On Wednesday, January 29, 2025, a final walkthrough of the Development was conducted with representatives of the Developer, Contractor, City Inspector and City Engineer. A “punch list” was created to identify items that required completion prior to final acceptance. The final walkthrough only looked at Sanitary Sewer and drainage as related to the City’s MS4. The sanitary sewer system is to be owned and maintained by the City of Lavon.

Prior to filing of Final Plat, the following should be provided:

1. Verification that all sanitary sewer punch list items have been satisfactorily addressed.
2. A copy of BCSUD acceptance.
3. 2-year Maintenance bond for public infrastructure has been provided.
4. Record Drawings (.pdf and base CAD file) have been provided.

We recommend acceptance of Elevon Section 1, Phase 2C (Sanitary Sewer), subject to completion of the items above. The above items should be completed prior to filing the Final Plat.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

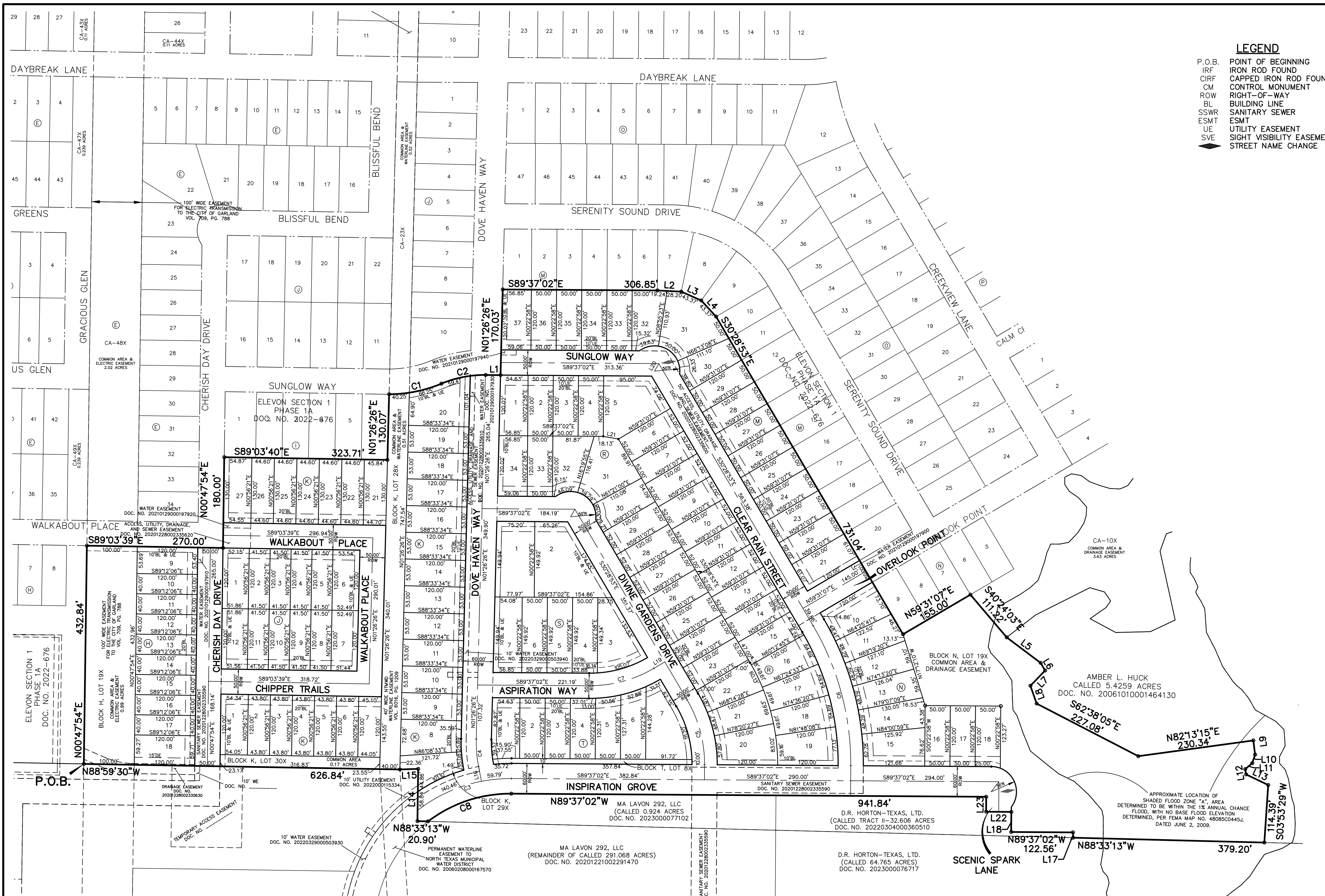
Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

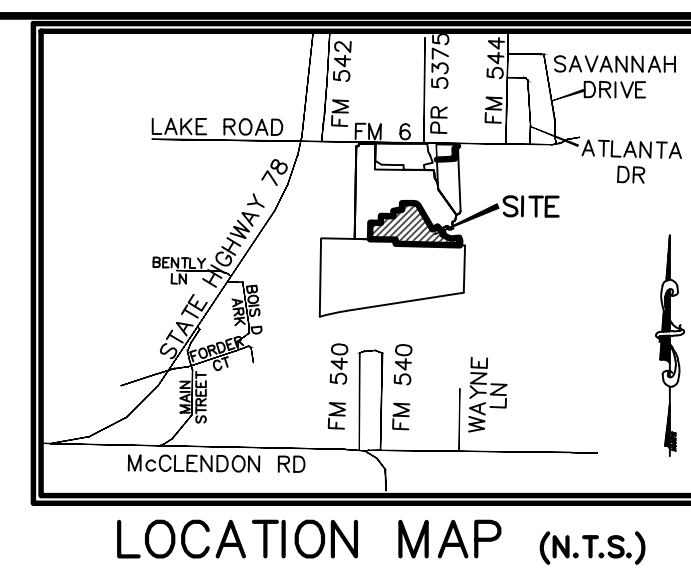
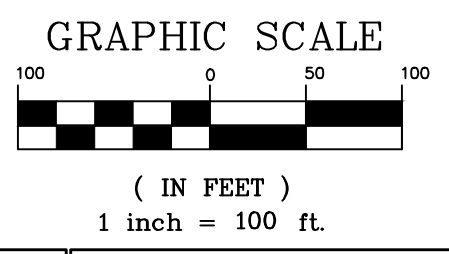
Cc: David Carter, Matt Policano

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LEGEND

- P.O.B. POINT OF BEGINNING
- IRF IRON ROD FOUND
- CM CAPPED IRON ROD FOUND
- ROW RIGHT-OF-WAY
- BL BUILDING LINE
- SSWR SANITARY SEWER
- ESMT ESMT
- UE UTILITY EASEMENT
- SVE SIGHT VISIBILITY EASEMENT
- STREET NAME CHANGE



LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
BNDY-4	1,346,114	30.903	K-22	5,798	0.133	R-10	6,240	0.143
H-9	6,426	0.148	K-23	5,798	0.133	R-11	6,240	0.143
H-10	4,800	0.110	K-24	5,798	0.133	R-12	6,240	0.143
H-11	4,800	0.110	K-25	5,798	0.133	R-13	6,240	0.143
H-12	4,800	0.110	K-26	5,798	0.133	R-14	6,240	0.143
H-13	4,800	0.110	K-27	7,112	0.163	R-15	6,301	0.145
H-14	4,800	0.110	K-28X	29,804	0.684	R-16	6,858	0.157
H-15	4,800	0.110	K-29	5,595	0.128	R-17	6,858	0.157
H-16	4,800	0.110	K-31X	7,403	0.170	R-18	6,858	0.157
H-17	4,800	0.110	M-21	7,329	0.168	R-19	8,177	0.188
H-18	7,138	0.164	M-22	6,000	0.138	R-20	8,449	0.194
H-19X	43,290	0.994	M-23	6,000	0.138	R-21	7,086	0.163
J-1	6,241	0.143	M-24	6,000	0.138	R-22	6,960	0.160
J-2	4,980	0.114	M-25	6,000	0.138	R-23	6,240	0.143
J-3	4,980	0.114	M-26	6,000	0.138	R-24	6,240	0.143
J-4	4,980	0.114	M-27	6,000	0.138	R-25	6,240	0.143
J-5	4,980	0.114	M-28	6,000	0.138	R-26	6,240	0.143
J-6	6,361	0.146	M-29	6,000	0.138	R-27	6,240	0.143
J-7	6,235	0.143	M-30	6,694	0.154	R-28	6,240	0.143
J-8	4,980	0.114	M-31	12,132	0.279	R-29	6,240	0.143
J-9	4,980	0.114	M-32	6,962	0.160	R-30	6,531	0.150
J-10	4,980	0.114	M-33	6,000	0.138	R-31	10,224	0.235
J-11	4,980	0.114	M-34	6,000	0.138	R-32	7,443	0.171
J-12	6,205	0.142	M-35	6,000	0.138	R-33	6,000	0.138
K-1	6,503	0.149	M-36	6,000	0.138	R-34	6,955	0.160
K-2	5,256	0.121	M-37	6,955	0.160	S-1	11,481	0.264
K-3	5,256	0.121	N-10	8,259	0.190	S-2	16,500	0.379
K-4	5,256	0.121	N-11	6,738	0.155	S-3	9,537	0.219
K-5	5,256	0.121	N-12	6,772	0.155	S-4	7,493	0.172
K-6	5,256	0.121	N-13	6,859	0.157	S-5	7,496	0.172
K-7	5,349	0.123	N-14	6,964	0.160	S-6	7,496	0.172
K-8	8,065	0.185	N-15	8,569	0.197	S-7	8,315	0.191
K-9	6,360	0.146	N-16	6,000	0.138	T-1	6,676	0.153
K-10	6,360	0.146	N-17	6,000	0.138	T-2	6,000	0.138
K-11	6,360	0.146	N-18	6,019	0.138	T-3	6,000	0.138
K-12	6,360	0.146	N-19X	142,981	3.282	T-4	6,001	0.138
K-13	6,360	0.146	R-1	6,689	0.154	T-5	6,151	0.141
K-14	6,360	0.146	R-2	6,000	0.138	T-6	6,745	0.155
K-15	6,360	0.146	R-3	6,000	0.138	T-7	10,648	0.244
K-16	6,360	0.146	R-4	6,000	0.138	T-8X	3,944	0.091
K-17	6,360	0.146	R-5	12,187	0.280			
K-18	6,360	0.146	R-6	6,240	0.143			
K-19	6,360	0.146	R-7	6,240	0.143			
K-20	9,969	0.229	R-8	6,240	0.143			
K-21	5,885	0.135	R-9	6,240	0.143			

FINAL PLAT
ELEVON SECTION 1,
PHASE 2C

123 RESIDENTIAL LOTS
6 COMMON AREAS
129 TOTAL

BEING 30.903 ACRES OUT OF
THE SAMUEL M. RAINIER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD OWNER/DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75088 (214) 607-4244
(817) 928-6139 FAX

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006 (972)248-7676
Contact: Daniel Dewey, P.E.
TBPE No. F-438 TBPLS No. 10076000

LINE TABLE		LINE TABLE		LINE TABLE	
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S89°37'02"E	29.54'	L10	S18°38'31"W	17.70'
L2	S87°05'09"E	47.44'	L11	S49°36'17"W	18.40'
L3	S66°14'03"E	43.37'	L12	S09°41'48"E	10.66'
L4	S42°23'56"E	43.37'	L13	S64°26'44"E	48.64'
L5	S52°59'11"E	84.24'	L14	N00°48'02"E	103.71'
L6	S30°27'47"E	17.64'	L15	S88°09'24"W	36.34'
L7	S44°08'21"W	41.98'	L16	N11°02'07"W	30.12'
L8	S19°11'15"E	37.35'	L17	S02°36'30"E	10.53'
L9	S07°09'59"E	28.36'	L18	N00°22'58"E	39.86'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	106.50'	022°11'24"	275.00'	53.93'	N78°33'24"E
C2	90.01'	022°55'16"	225.00'	45.62'	N78°55'20"E
C3	200.25'	038°14'39"	300.00'	104.01'	S71°15'39"W
C4	54.44'	012°28'34"	250.00'	27.33'	S04°47'51"E
C5	134.67'	030°51'52"	250.00'	69.01'	N15°02'57"W
C6	290.89'	030°51'52"	540.00'	149.07'	N15°02'57"W
C7	134.67'	030°51'52"	250.00'	69.01'	N74°57'03"E
C8	177.47'	037°39'37"	270.00'	92.07'	S71°33'10"W

- NOTES:**
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED).
 - THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
 - SURVEY ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
 - CITY ETJ LINES SHOWN HEREON ARE APPROXIMATE.
 - ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY.
 - ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" SET UNLESS OTHERWISE NOTED.
 - THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD).
 - THE SANITARY SEWER SYSTEM IS OWNED AND OPERATED BY THE CITY OF LAVON AND ALL RIGHT-OF-WAY IS DEDICATED SANITARY SEWER EASEMENT TO THE CITY OF LAVON.
 - THE STREETS AND DRAINAGE SYSTEM IS OWNED AND OPERATED BY THE ELEVON MUNICIPAL UTILITY DISTRICT 1-A.

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS D.R. HORTON-TEXAS, LTD is the owner of a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called Tract II-32.606 acre tract of land described in deed to D.R. HORTON-TEXAS, LTD as recorded in Document Number 20220304000360510, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the southwest corner of said 32.606 acre tract, said point also being at the most southerly southeast corner of that called 98.843 acre tract of land described in deed to D.R. HORTON-TEXAS, LTD, as recorded in Document Number 20201221002299650, Official Public Records of Collin County, Texas;

THENCE along the common line of said 32.606 acre tract and said 98.843 acre tract as follows:

North 00 degrees 47 minutes 54 seconds East, 432.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 89 degrees 03 minutes 39 seconds East, 270.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 00 degrees 47 minutes 54 seconds East, 323.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 89 degrees 03 minutes 40 seconds East, 323.71 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 01 degrees 26 minutes 26 seconds East, 130.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; Northeasterly, 106.50 feet along a curve to the left having a central angle of 22 degrees 11 minutes 24 seconds, a radius of 275.00 feet, a tangent of 53.93 feet and whose chord bears North 78 degrees 33 minutes 24 seconds East, 105.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 90.01 feet along a curve to the right having a central angle of 22 degrees 55 minutes 16 seconds, a radius of 225.00 feet, a tangent of 45.62 feet and whose chord bears North 78 degrees 55 minutes 20 seconds East, 89.41 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 89 degrees 37 minutes 02 seconds East, 29.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 01 degrees 26 minutes 26 seconds East, 170.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 89 degrees 37 minutes 02 seconds East, 306.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 87 degrees 05 minutes 09 seconds East, 47.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 66 degrees 14 minutes 03 seconds East, 43.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 42 degrees 23 minutes 56 seconds East, 43.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 30 degrees 28 minutes 53 seconds East, 731.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; North 59 degrees 31 minutes 07 seconds East, 155.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 40 degrees 24 minutes 03 seconds East, 111.22 feet to a point for corner, said point being in the west line 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, said point also being in the approximate centerline of the creek;

THENCE along the common line of said 32.606 acre tract and said 5.4259 acre tract and the approximate centerline of the creek as follows:

South 52 degrees 59 minutes 11 seconds East, 84.24 feet to a point for corner; South 30 degrees 27 minutes 47 seconds East, 17.64 feet to a point for corner; South 44 degrees 08 minutes 21 seconds West, 41.98 feet to a point for corner; South 19 degrees 11 minutes 15 seconds East, 37.35 feet to a point for corner; South 62 degrees 38 minutes 05 seconds East, 227.08 feet to a point for corner; North 82 degrees 13 minutes 15 seconds East, 230.34 feet to a point for corner; South 07 degrees 09 minutes 59 seconds East, 28.36 feet to a point for corner; South 18 degrees 38 minutes 31 seconds West, 17.70 feet to a point for corner; South 49 degrees 36 minutes 17 seconds West, 18.40 feet to a point for corner; South 09 degrees 41 minutes 48 seconds East, 10.66 feet to a point for corner; South 64 degrees 26 minutes 44 seconds East, 48.64 feet to a point for corner; South 03 degrees 53 minutes 29 seconds West, 114.39 feet to a point for corner, said point being at the southeast corner of said 32.606 acre tract, said point also being the most southerly southwest corner of said 5.4259 acre tract;

THENCE North 88 degrees 33 minutes 13 seconds West, 379.20 feet along the south line of said 32.606 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set corner;

THENCE South 02 degrees 36 minutes 30 seconds East, 10.53 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 37 minutes 02 seconds West, 122.56 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 22 minutes 58 seconds East, 39.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 37 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 22 minutes 58 seconds East, 29.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 37 minutes 02 seconds West, 941.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 177.47 feet along a curve to the left, having a central angle of 37 degrees 39 minutes 37 seconds, a radius of 270.00 feet, a tangent of 92.07 feet and whose chord bears South 71 degrees 33 minutes 10 seconds West, 174.29 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 32.606 acre tract;

THENCE along the south line of said 32.606 acre tract as follows:

North 88 degrees 33 minutes 13 seconds West, 20.90 feet to a one-half inch iron rod found for corner; North 00 degrees 48 minutes 02 seconds East, 103.71 feet to a one-half inch iron rod found for corner; South 88 degrees 09 minutes 24 seconds West, 36.34 feet to a one-half inch iron rod with cap stamped "5129" found for corner; North 88 degrees 59 minutes 30 seconds West, 626.84 feet to the POINT OF BEGINNING and containing 1,346,114 square feet or 30.903 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.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That D.R. HORTON-TEXAS, LTD, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON, PHASE 2C, an addition to the Collin County, Texas, and does hereby dedicate to Elevon Municipal Utility District No. 1-A, in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to exclusive use forever of The District, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The District and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within The City of Lavon Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of the City of Lavon ETJ, Collin County, Texas.

All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of of pavement line.

- 1. All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for the Elevon Municipal Utility District No. 1-A, City of Lavon, or BCSUD, forever for purposes indicated on this plat.
3. The Elevon Municipal Utility District No. 1-A, City of Lavon, and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4. Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and Elevon Municipal Utility District No. 1-A, City of Lavon, and BCSUD.
5. The Elevon Municipal Utility District No. 1-A, City of Lavon, BCSUD, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
6. The Elevon Municipal Utility District No. 1-A, City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
7. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time BCSUD shall also review and approve.

That D.R. HORTON-TEXAS, LTD, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

This plat approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2023.

BY: David L. Booth, Land Aquisition Development Manager

STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated..

Given under my hand and seal of office, this ____ day of _____, 2023.

Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon's ETJ.

Dated this the ____ day of _____, 2023.

"PRELIMINARY. THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT."

Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §

COUNTY OF DALLAS §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

2Given under my hand and seal of office this ____ day of _____, 2023.

Notary Public in and for the State of Texas

"PRELIMINARY PLAN FOR REVIEW PURPOSES ONLY"

"Not Approved"

Chairman, Planning and Zoning Commission Date City of Lavon, Collin County, Texas

"Recommended For Approval"

Chairman, Planning and Zoning Commission Date City of Lavon, Collin County, Texas

"Approved For Preparation of Final Plat"

Mayor Date City of Lavon, Collin County, Texas

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

Date: _____

FINAL PLAT ELEVON SECTION 1, PHASE 2C

123 RESIDENTIAL LOTS 6 COMMON AREAS 129 TOTAL

BEING 30.903 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

D.R. HORTON-TEXAS, LTD OWNER/DEVELOPER 4306 Miller Road, Suite A (214) 607-4244 Rowlett, Texas 75008 (817) 928-6139 FAX

JBI PARTNERS, INC. SURVEYOR/ENGINEER 2121 Midway Road, Suite 300 (972)248-7676 Carrollton, Texas 75006 Contact: Daniel Dewey, P.E. TBPE No. F-438 TBPLS No. 10076000



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 5 – D

Item:

CONSENT AGENDA

Approve Resolution No. 2025-02-01 approving and authorizing the execution of an amendment to the Interlocal Agreement with Collin County for Child Abuse, Investigation Services and Law Enforcement Services.

Background:

In 2019 the City of Lavon entered into a contract with Collin County for the provision of law enforcement services for when the victim is less than 17 years of age. These services are typically unique and involve specialized training and skills. The contract was renewed in 2023.

Collin County recently submitted a proposed amendment with minor changes to the Notices Section.

Financial Implication:

There is none.

Staff Notes:

Approval is recommended.

Attachments: Resolution and Agreement

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-02-01

ILA – Collin County Child Abuse Law Enforcement Services

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF AN AMENDMENT TO THE INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR CHILD ABUSE, INVESTIGATION SERVICES AND LAW ENFORCEMENT SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the “Act”), provides the authority to political subdivisions for contracts by and between each other to facilitate the governmental functions and services of said political subdivisions under the terms of the Act; and

WHEREAS, the City of Lavon and Collin County have the authority to enter into this Agreement under the Act; and

WHEREAS, upon full review and consideration of the Amendment to the Interlocal Cooperation Agreement and all matters related thereto, the City Council is of the opinion and finds all the terms and conditions thereof should be approved and executed.

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

SECTION 1. That the City Council does hereby approve and authorize the execution of an amendment to the Interlocal Agreement with Collin County for Child Abuse, Investigation Services and Law Enforcement Services, which is attached hereto and incorporated herein as “Exhibit A”;

SECTION 2. That 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 4th day of February 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-02-01

EXHIBIT A



Contract Modification Document

Office of the Purchasing Agent
Collin County Administration Building
2300 Bloomdale Rd, Ste 3160
McKinney, TX 75071
972-548-4165

Vendor: City of Lavon
120 School Road
P.O. Box 340
Lavon, TX 75166
Contract No. Interlocal, Child Abuse
Contract: Investigation Services
(Law Enforcement Services)
Lavon 2023-405

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

1) Update Section 6.02 Notices as follows:

if to the County, Copy to:
Collin County Administration
Attn: Purchasing Agent
2300 Bloomdale Road, Suite 3160
McKinney, TX 75071

Collin County Administration
Attn: County Administrator
2300 Bloomdale Road, Suite 4142
McKinney, TX 75071

Except as provided herein, all terms and conditions of the contract remain in full force and effect and may only be modified in writing signed by both parties.

Amendment No. 1 has been accepted and authorized on _____ by authority of the Collin County Commissioners Court by Court Order No. _____, to be effective on this date _____.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE:

DATE:

SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB

(Print Name)

TITLE: PURCHASING AGENT

DATE:



CITY OF LAVON

Agenda Brief

MEETING: February 4, 2025

ITEM: 5 - E

Item:

CONSENT AGENDA

Approve Resolution No. 2025-02-02 accepting and authorizing execution of Sanitary Sewer Easements, Drainage Easements, a Temporary Drainage Easement, and a Fire Lane, Access, and Utility Easement granted to the City of Lavon by MA Land Holdings, LLC relating to the construction and development of the Elevon West Commercial, Phase 3 Addition.

Background

On August 6, 2024, the City Council approved the preliminary plat of the Elevon West Commercial, Phase 3 Addition. Each commercial project will submit the final plat for their respective sites.

Due to phasing of the development, construction of the public infrastructure requires the utilization of the proposed off-site easements.

Financial Implication:

There are no financial implications.

Staff Notes:

The city engineer has reviewed, and approval is recommended.

Attachments:

- 1) Resolution and Proposed Easements
- 2) Elevon West Commercial, Phase 3 Preliminary Plat

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-02-02

Sanitary Sewer, Drainage, Temporary Drainage, and Fire Lane, Access and Utility Easements – Elevon, West Commercial

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF SANITARY SEWER EASEMENTS, DRAINAGE EASEMENTS, A TEMPORARY DRAINAGE EASEMENT, AND A FIRE LANE, ACCESS, AND UTILITY EASEMENT GRANTED TO THE CITY OF LAVON BY MA LAND HOLDINGS, LLC RELATING TO THE ELEVON, WEST COMMERCIAL ADDITION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council approved the preliminary plat of the Elevon, West Commercial Phase 3 Addition on August 6, 2024; and

WHEREAS, the City Council has considered and determined that approving the easements attached herein is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the execution of a Sanitary Sewer Easements, Drainage Easements, A Temporary Drainage Easement, and a Fire Lane, Access, and Utility Easement granted to the City of Lavon by MA Land Holdings, LLLC relating to the Elevon, West Commercial Addition, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. That 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 4th day of February 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-02-02

EXHIBIT A
EASEMENTS

- 1) SANITARY SEWER EASEMENT**
- 2) SANITARY SEWER EASEMENT**
- 3) SANITARY SEWER EASEMENT**
- 4) SANITARY SEWER EASEMENT**
- 5) DRAINAGE EASEMENT**
- 6) DRAINAGE EASEMENT**
- 7) TEMPORARY DRAINAGE EASEMENT**
- 8) FIRE LANE, ACCESS, AND UTILITY EASEMENT**

EASEMENT #1

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

SANITARY SEWER EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain sanitary sewer pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 100 square feet or 0.002 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.

This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

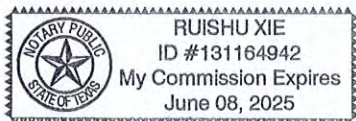
By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: [Signature]
Name: Allen Jones
Title: Manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



[Signature]
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

EXHIBIT A
10' SANITARY SEWER EASEMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevation Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 35 degrees 27 minutes 47 seconds West, 269.81 feet to the POINT OF BEGINNING;

THENCE North 57 degrees 11 minutes 17 seconds West, 20.04 feet to a point for corner;

THENCE North 33 degrees 17 minutes 57 seconds East, 10.00 feet to a point for corner;

THENCE South 57 degrees 11 minutes 17 seconds East, 19.96 feet to a point for corner;

THENCE South 32 degrees 48 minutes 43 seconds West, 10.00 feet to the POINT OF BEGINNING and containing 100 square feet or 0.002 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.

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
 JANUARY 13, 2025




	DATE 1.13.2025	DRAWN JME	PROJECT MAT029 ESMT-SSE14	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A

10' SANITARY SEWER EASEMENT

PAGE 2 OF 2

7

6

5

4

3

BENTLY FARMS
ADDITION CAB. M, SLIDE 189

BLOCK A



LEGEND

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- S.F. SQUARE FEET

1"=100'

MA LAND HOLDINGS, LLC
PART OF CALLED 28.327 ACRES
DOC. NO. 2023000100199

FIRELANE, ACCESS, AND
UTILITY EASEMENT
BY SEPARATE INSTRUMENT

TEMPORARY DRAINAGE
EASEMENT
BY SEPARATE INSTRUMENT

15' SANITARY
SEWER EASEMENT
BY SEPARATE
INSTRUMENT

**10' SANITARY
SEWER EASEMENT
100 S.F.
0.002 ACRES**

15' WATER EASEMENT
BY SEPARATE INSTRUMENT

10' BEAR CREEK SUD
WATER EASEMENT
BY SEPARATE
INSTRUMENT

10' UTILITY EASEMENT
DOC. NO. 2023000088918

10' BEAR CREEK SUD
WATER EASEMENT BY
SEPARATE INSTRUMENT

25' TEMPORARY
DRAINAGE EASEMENT
BY SEPARATE
INSTRUMENT

10' UTILITY EASEMENT
DOC. NO. 2023000088918

ELEVON PARKWAY
(DIVIDED RIGHT-OF-WAY)
DOC. NO. 2023-923

20' DRAINAGE EASEMENT
BY SEPARATE
INSTRUMENT

15' SANITARY SEWER
BY SEPARATE INSTRUMENT

PROPOSED
BLOCK B,
LOT 2

N35°27'47"W
269.81'

MA LAND HOLDINGS, LLC
PART OF CALLED 28.327 ACRES
DOC. NO. 2023000100199

P.O.C.
1/2" CIRF
"JBI"(CM)

STATE HIGHWAY
78

LINE TABLE		
NO.	BEARING	LENGTH
L1	N57°11'17"W	20.04'
L2	N33°17'57"E	10.00'
L3	S57°11'17"E	19.96'

LINE TABLE		
NO.	BEARING	LENGTH
L4	S32°48'43"W	10.00'

SCALE:
1" = 100'

DATE
1.13.2025

DRAWN
JME

PROJECT
MAT029
ESMT-SSE14



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

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EASEMENT #2

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

SANITARY SEWER EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain sanitary sewer pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 315 square feet or 0.007 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.

This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: 

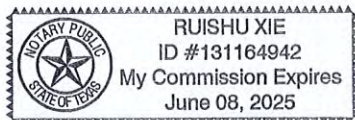
Name: Allen Jones

Title: manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



Ruishu Xie
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

**EXHIBIT A
15 FOOT WIDE SANITARY SEWER EASEMENT
PAGE 1 OF 2**

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 40 degrees 01 minutes 04 seconds West, 330.44 feet to the POINT OF BEGINNING

THENCE North 33 degrees 17 minutes 57 seconds East, 15.00 feet to a point for corner;

THENCE South 56 degrees 42 minutes 03 seconds East, 21.00 feet to a point for corner;

THENCE South 33 degrees 17 minutes 57 seconds West, 15.00 feet to a point for corner;

THENCE North 56 degrees 42 minutes 03 seconds West, 21.00 feet to the POINT OF BEGINNING and containing 315 square feet or 0.007 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.



Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JANUARY 13, 2025


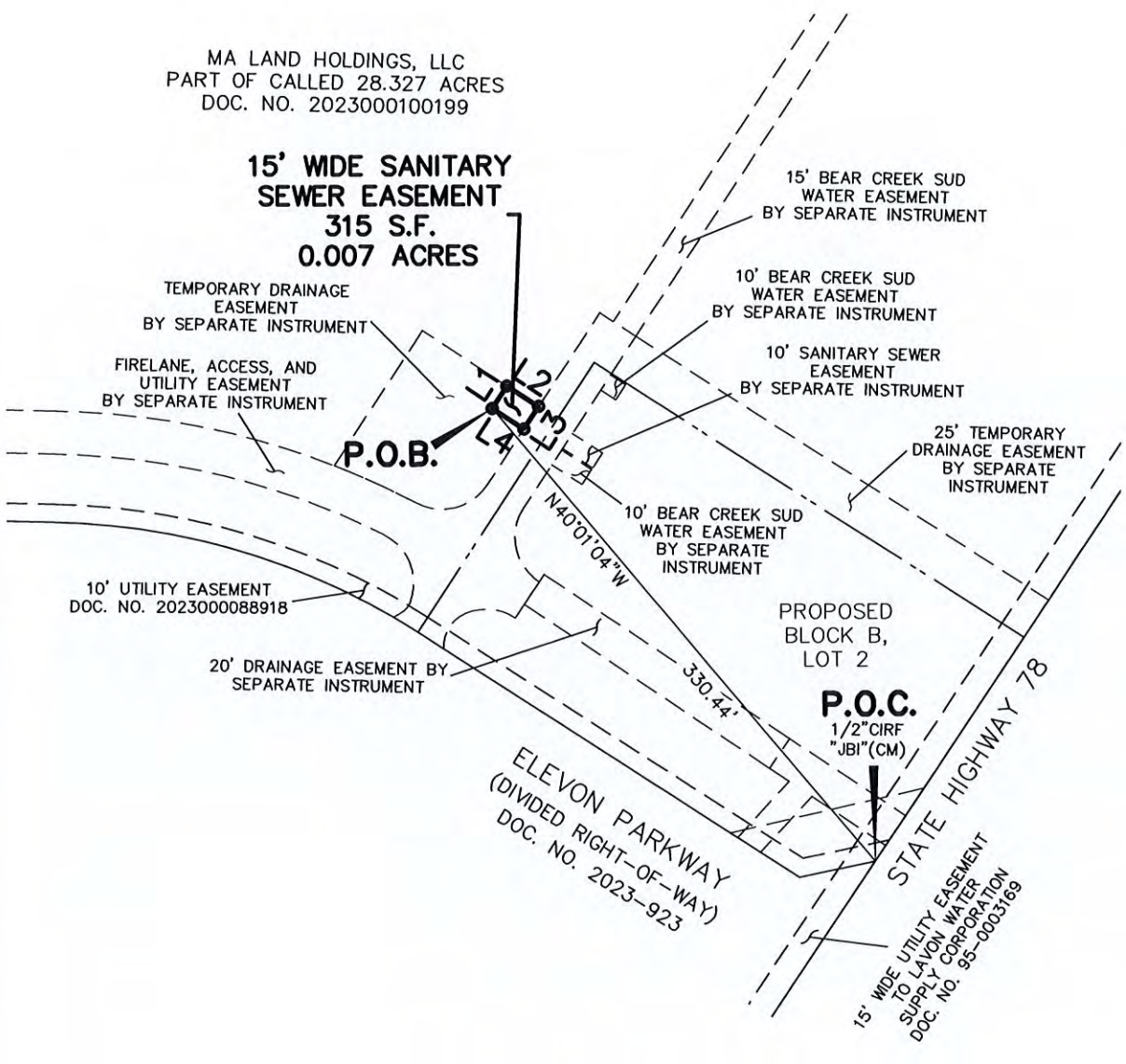
	<p>DATE 1.13.2025</p>	<p>DRAWN DRB</p>	<p>PROJECT MAT029 ESMT-SSE12</p>	 <p>2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000</p>
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EXHIBIT A
15 FOOT WIDE SANITARY SEWER EASEMENT
PAGE 2 OF 2



MA LAND HOLDINGS, LLC
 PART OF CALLED 28.327 ACRES
 DOC. NO. 2023000100199

**15' WIDE SANITARY
 SEWER EASEMENT**
315 S.F.
0.007 ACRES



P.O.B.

P.O.C.
 1/2" CIRF
 "JBI"(CM)

LINE TABLE		
NO.	BEARING	LENGTH
L1	N33°17'57"E	15.00'
L2	S56°42'03"E	21.00'
L3	S33°17'57"W	15.00'
L4	N56°42'03"W	21.00'

LEGEND

- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- S.F. SQUARE FEET

SCALE: 1" = 100'	DATE 1.13.2025	DRAWN DRB	PROJECT TMR011 ESMT-SSE12	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EASEMENT #3

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

SANITARY SEWER EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain sanitary sewer pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 1,230 square feet or 0.028 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.

This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: [Signature]

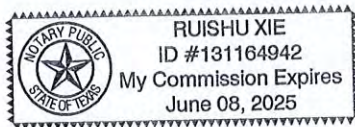
Name: Allen Jones

Title: Manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



Ruishu Xie
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

**EXHIBIT A
15 FOOT WIDE SANITARY SEWER EASEMENT
PAGE 1 OF 2**

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevation Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 69 degrees 13 minutes 24 seconds West, 539.14 feet to the POINT OF BEGINNING, said point being in the north line of said Elevation Parkway;

THENCE North 88 degrees 48 minutes 18 seconds West, 15.00 feet along the north line of said Elevation Parkway to a point for corner;

THENCE North 01 degrees 11 minutes 42 seconds East, 82.00 feet to a point for corner;

THENCE South 88 degrees 48 minutes 18 seconds East, 15.00 feet to a point for corner;

THENCE South 01 degrees 11 minutes 42 seconds West, 82.00 feet to the POINT OF BEGINNING and containing 1,230 square feet or 0.028 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.

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JANUARY 13, 2025




	DATE 1.13.2025	DRAWN RV	PROJECT MAT029 ESMT-SSE11		2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A

15 FOOT WIDE SANITARY SEWER EASEMENT

PAGE 2 OF 2

MA LAND HOLDINGS, LLC
PART OF CALLED 28.327 ACRES
DOC. NO. 2023000100199

**15' WIDE SANITARY
SEWER EASEMENT**
1,230 S.F.
0.028 ACRES

10' UTILITY EASEMENT
DOC. NO. 2023000088918

FIRELANE, ACCESS, AND
UTILITY EASEMENT
BY SEPARATE INSTRUMENT

ELEVON PARKWAY
(DIVIDED RIGHT-OF-WAY)
DOC. NO. 2023-923

P.O.B. N69°13'24"W

15' SANITARY SEWER
BY SEPARATE INSTRUMENT

10' UTILITY EASEMENT
DOC. NO. 2023000088918

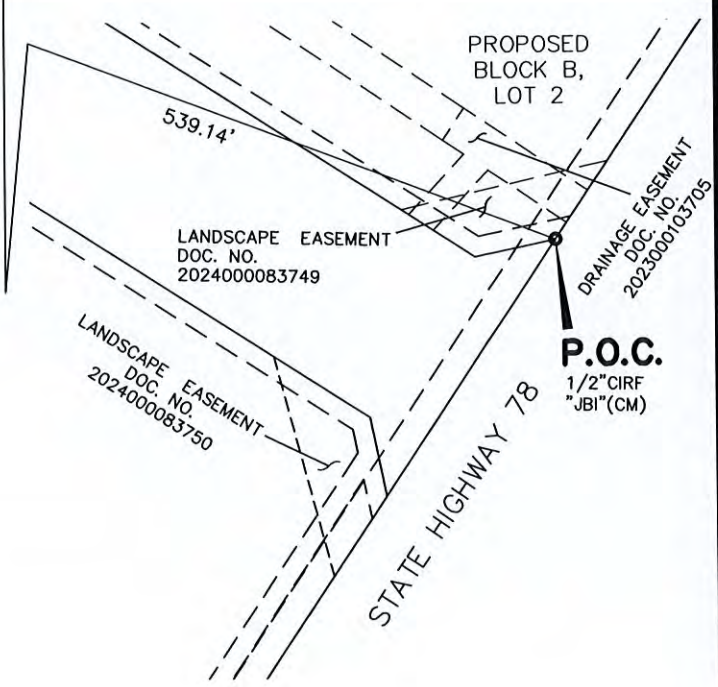
MA LAND HOLDINGS, LLC
PART OF CALLED 28.327 ACRES
DOC. NO. 2023000100199

LEGEND

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- S.F. SQUARE FEET



LINE TABLE		
NO.	BEARING	LENGTH
L1	N88°48'18"W	15.00'
L2	N01°11'42"E	82.00'
L3	S88°48'18"E	15.00'
L4	S01°11'42"W	82.00'



SCALE: 1" = 100'	DATE 1.13.2025	DRAWN RV	PROJECT MAT029 ESMT-SSE11	2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EASEMENT #4

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

SANITARY SEWER EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain sanitary sewer pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 15,012 square feet or 0.345 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.


This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: 
Name: Allen Jones
Title: manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.




Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

EXHIBIT A
15 FOOT WIDE SANITARY SEWER EASEMENT
PAGE 1 OF 3

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 77 degrees 29 minutes 33 seconds West, 518.02 feet to the POINT OF BEGINNING, said point being in the south right-of-way line of said Elevon Parkway;

THENCE South 01 degrees 11 minutes 42 seconds West, 25.01 feet to a point for corner;

THENCE Southeasterly, 22.95 feet along a curve to the right, having a central angle of 03 degrees 53 minutes 38 seconds, a radius of 337.74 feet, a tangent of 11.48 feet and whose chord bears South 85 degrees 35 minutes 08 seconds East, 22.95 feet to a point for corner;

THENCE South 04 degrees 39 minutes 56 seconds West, 15.01 feet to a point for corner;

THENCE Northwesterly, 29.55 feet along a curve to the left, having a central angle of 05 degrees 14 minutes 43 seconds, a radius of 322.74 feet, a tangent of 14.78 feet and whose chord bears North 86 degrees 10 minutes 56 seconds West, 29.54 feet to a point for corner;

THENCE North 88 degrees 48 minutes 18 seconds West, 321.80 feet to a point for corner;


THENCE South 00 degrees 51 minutes 52 seconds West, 507.96 feet to a point for corner;

THENCE South 17 degrees 45 minutes 34 seconds East, 82.71 feet to a point for corner;

THENCE South 53 degrees 49 minutes 13 seconds West, 30.76 feet to a point in the east right-of-way line of Villas Drive, as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas;

THENCE Northwesterly along the east right-of-way line of said Villas Drive, 16.84 feet along a curve to the left, having a central angle of 13 degrees 23 minutes 53 seconds, a radius of 72.00 feet, a tangent of 8.46 feet and whose chord bears North 09 degrees 25 minutes 38 seconds West, 16.80 feet to a point for corner;

THENCE North 53 degrees 49 minutes 13 seconds East, 12.39 feet to a point for corner;

	<p style="text-align: center;">DATE 1.13.2025</p>	<p style="text-align: center;">DRAWN RV</p>	<p style="text-align: center;">PROJECT MAT029 ESMT-SSE10</p>	 <p style="font-size: small;">2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000</p>
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EXHIBIT A
15 FOOT WIDE SANITARY SEWER EASEMENT
PAGE 2 OF 3

LEGAL DESCRIPTION (Cont'd)

THENCE North 17 degrees 45 minutes 34 seconds West, 74.36 feet to a point for corner;
 THENCE North 00 degrees 51 minutes 52 seconds East, 525.50 feet to a point for corner;
 THENCE South 88 degrees 48 minutes 18 seconds East, 329.39 feet to a point for corner;
 THENCE North 01 degrees 11 minutes 42 seconds East, 25.00 feet to a point in the south
 right-of-way line of said Elevon Parkway;

THENCE along the south right-of-way line of said Elevon Parkway as follows:
 South 88 degrees 48 minutes 18 seconds East, 7.50 feet along the south right-of-way line of said
 Elevon Parkway to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
 Southeasterly, 7.50 feet along a curve to the right, having a central angle of 01 degrees 11
 minutes 37 seconds, a radius of 360.00 feet, a tangent of 3.75 feet and whose chord bears South 88
 degrees 12 minutes 29 seconds East, 7.50 feet to the POINT OF BEGINNING and containing 15,012
 square feet or 0.345 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.

Mark W. Harp

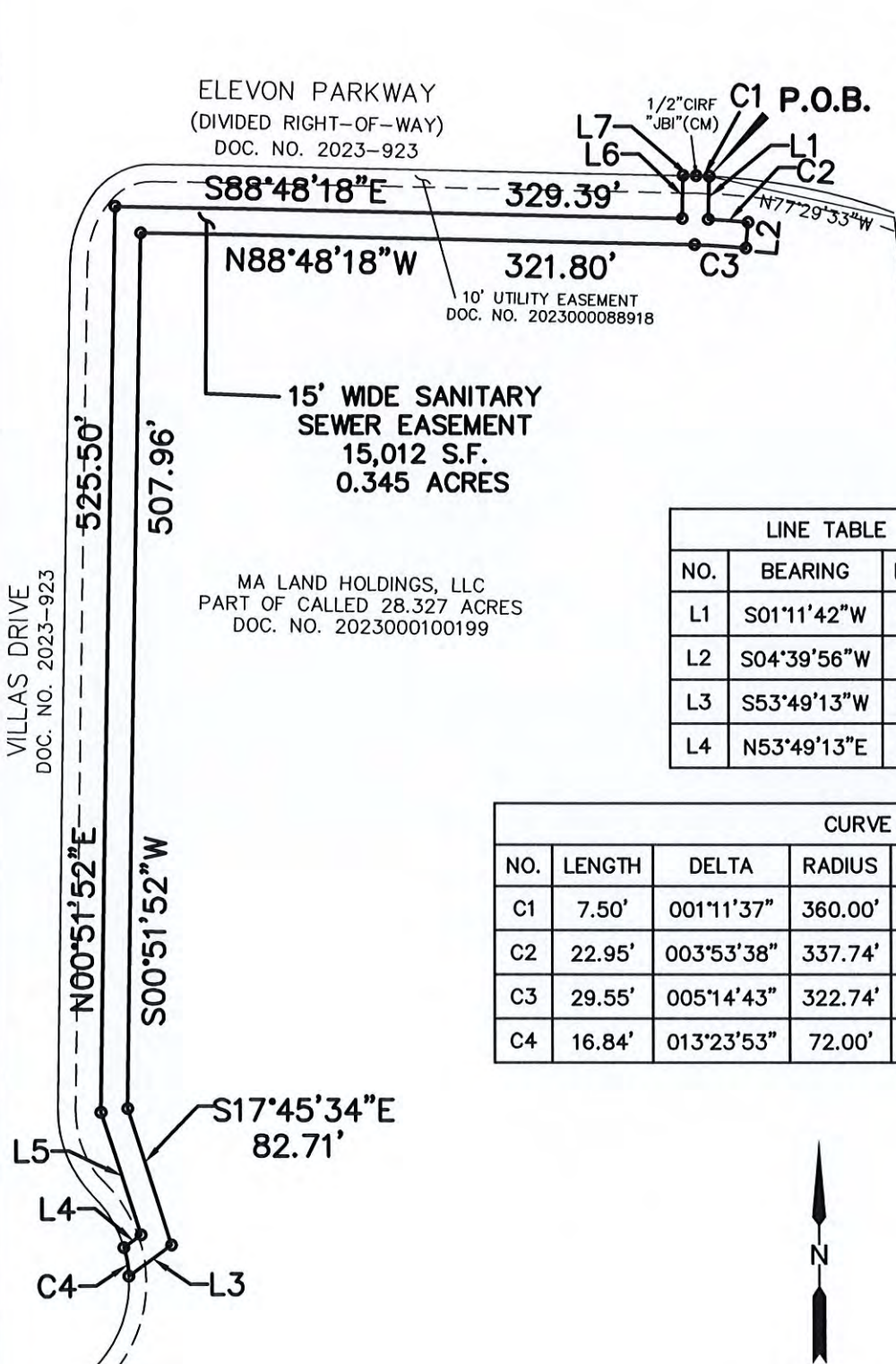
MARK W. HARP, R.P.L.S. NO. 6425
 JANUARY 13, 2025



	DATE 1.13.2025	DRAWN RV	PROJECT MAT029 ESMT-SSE10		2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A
15 FOOT WIDE SANITARY SEWER EASEMENT
PAGE 3 OF 3



LINE TABLE		
NO.	BEARING	LENGTH
L1	S01°11'42"W	25.01'
L2	S04°39'56"W	15.01'
L3	S53°49'13"W	30.76'
L4	N53°49'13"E	12.39'

LINE TABLE		
NO.	BEARING	LENGTH
L5	N17°45'34"W	74.36'
L6	N01°11'42"E	25.00'
L7	S88°48'18"E	7.50'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	7.50'	001°11'37"	360.00'	3.75'	S88°12'29"E	7.50'
C2	22.95'	003°53'38"	337.74'	11.48'	S85°35'08"E	22.95'
C3	29.55'	005°14'43"	322.74'	14.78'	N86°10'56"W	29.54'
C4	16.84'	013°23'53"	72.00'	8.46'	N09°25'38"W	16.80'



LEGEND
POC POINT OF COMMENCING
POB POINT OF BEGINNING
CIRF CAPPED IRON ROD FOUND
IRF IRON ROD FOUND
CM CONTROL MONUMENT
S.F. SQUARE FEET

SCALE: 1" = 100'	DATE 1.13.2025	DRAWN RV	PROJECT MAT029 ESMT-SSE10	 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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Drawing: H:\Projects\MAT029-Elevon Section 2\Surveying\dwg\ESMT-SSE10.dwg Saved By: blogsdon Save Time: 1/13/2025 2:30 PM

EASEMENT #5

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

DRAINAGE EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain drainage pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 3,289 square feet or 0.076 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.

This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

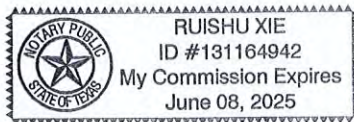
By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: [Signature]
Name: Allen Jones
Title: manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



[Signature]
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

**EXHIBIT A
20 FOOT WIDE DRAINAGE EASEMENT
PAGE 1 OF 2**

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 48 degrees 21 minutes 26 seconds West, 78.21 feet to the POINT OF BEGINNING;

THENCE North 56 degrees 05 minutes 16 seconds West, 164.40 feet to a point for corner;

THENCE North 33 degrees 37 minutes 37 seconds East, 20.00 feet to a point for corner;

THENCE South 56 degrees 05 minutes 16 seconds East, 164.50 feet to a point for corner;

THENCE South 33 degrees 54 minutes 44 seconds West, 20.00 feet to the POINT OF BEGINNING and containing 3,289 square feet or 0.076 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.

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JANUARY 8, 2025




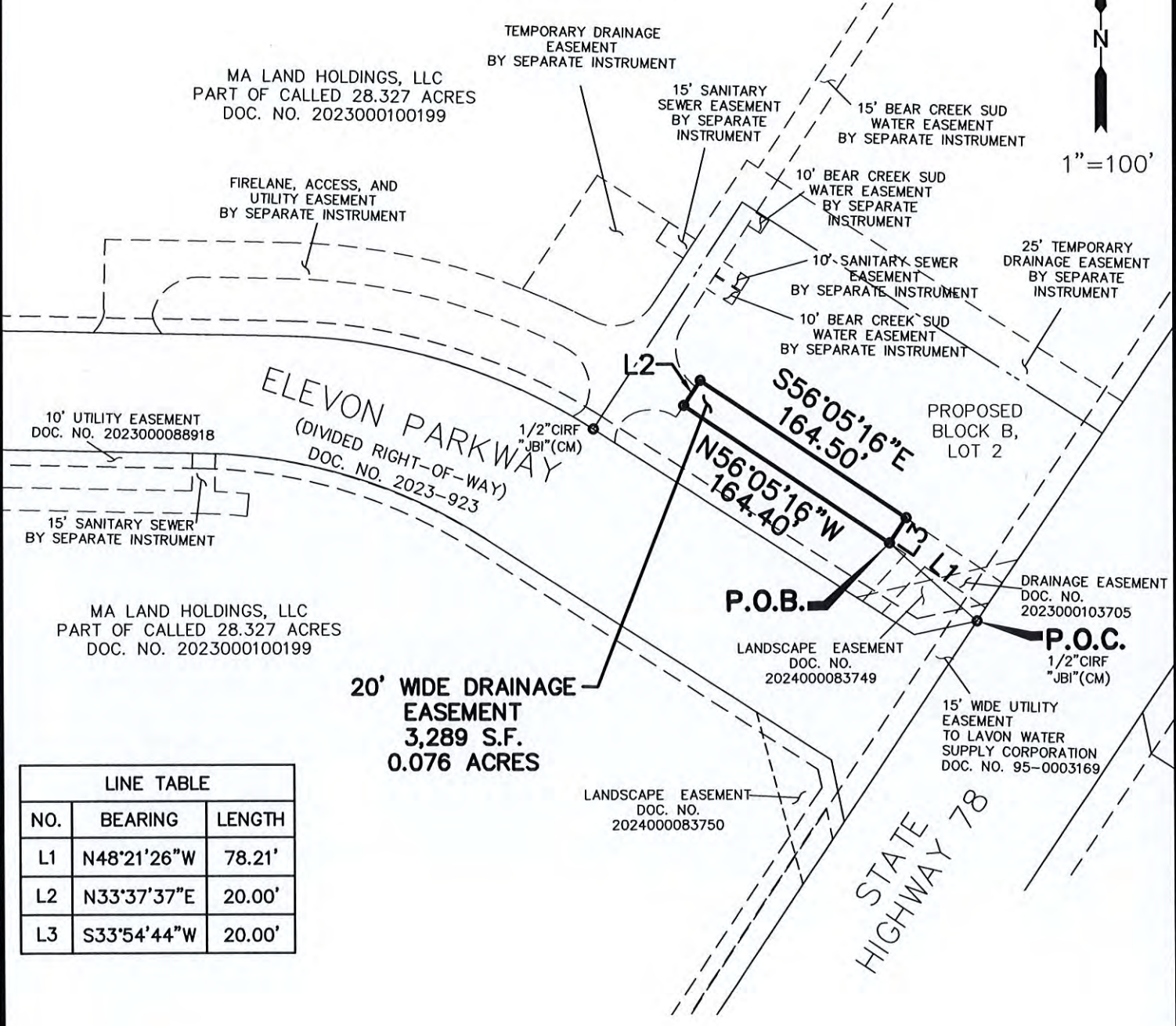
	DATE 1.8.2025	DRAWN DRB	PROJECT MAT029 ESMT-DE16		2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A 20 FOOT WIDE DRAINAGE EASEMENT PAGE 2 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N48°21'26"W	78.21'
L2	N33°37'37"E	20.00'
L3	S33°54'44"W	20.00'

- LEGEND**
- POB POINT OF BEGINNING
 - CIRF CAPPED IRON ROD FOUND
 - IRF IRON ROD FOUND
 - CM CONTROL MONUMENT
 - S.F. SQUARE FEET

SCALE: 1" = 100'	DATE 1.8.2025	DRAWN DRB	PROJECT MAT029 ESMT-DE16	<div style="display: inline-block; vertical-align: middle; font-size: small;"> 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000 </div>
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EASEMENT #6

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

DRAINAGE EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain drainage pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 6,373 square feet or 0.146 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.

This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: [Signature]

Name: Allen Jones

Title: Manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



Ruishu Xie
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

**EXHIBIT A
DRAINAGE EASEMENT
PAGE 1 OF 2**

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 53 degrees 40 minutes 59 seconds West, 373.60 feet to the POINT OF BEGINNING;

THENCE North 33 degrees 17 minutes 57 seconds East, 90.19 feet to a point for corner;

THENCE South 56 degrees 42 minutes 03 seconds East, 77.49 feet to a point for corner;

THENCE South 33 degrees 17 minutes 57 seconds West, 52.17 feet to a point for corner;

THENCE Southwesterly, 44.98 feet along a curve to the right having a central angle of 84 degrees 29 minutes 30 seconds, a radius of 30.50 feet, a tangent of 27.70 feet, and whose chord bears South 75 degrees 32 minutes 42 seconds West, 41.01 feet to a point for corner;

THENCE Northwesterly, 50.59 feet along a curve to the left having a central angle of 06 degrees 24 minutes 47 seconds, a radius of 452.00 feet, a tangent of 25.32 feet, and whose chord bears North 65 degrees 24 minutes 57 seconds West, 50.57 feet to the POINT OF BEGINNING and containing 6,373 square feet or 0.146 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.

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JANUARY 13, 2025




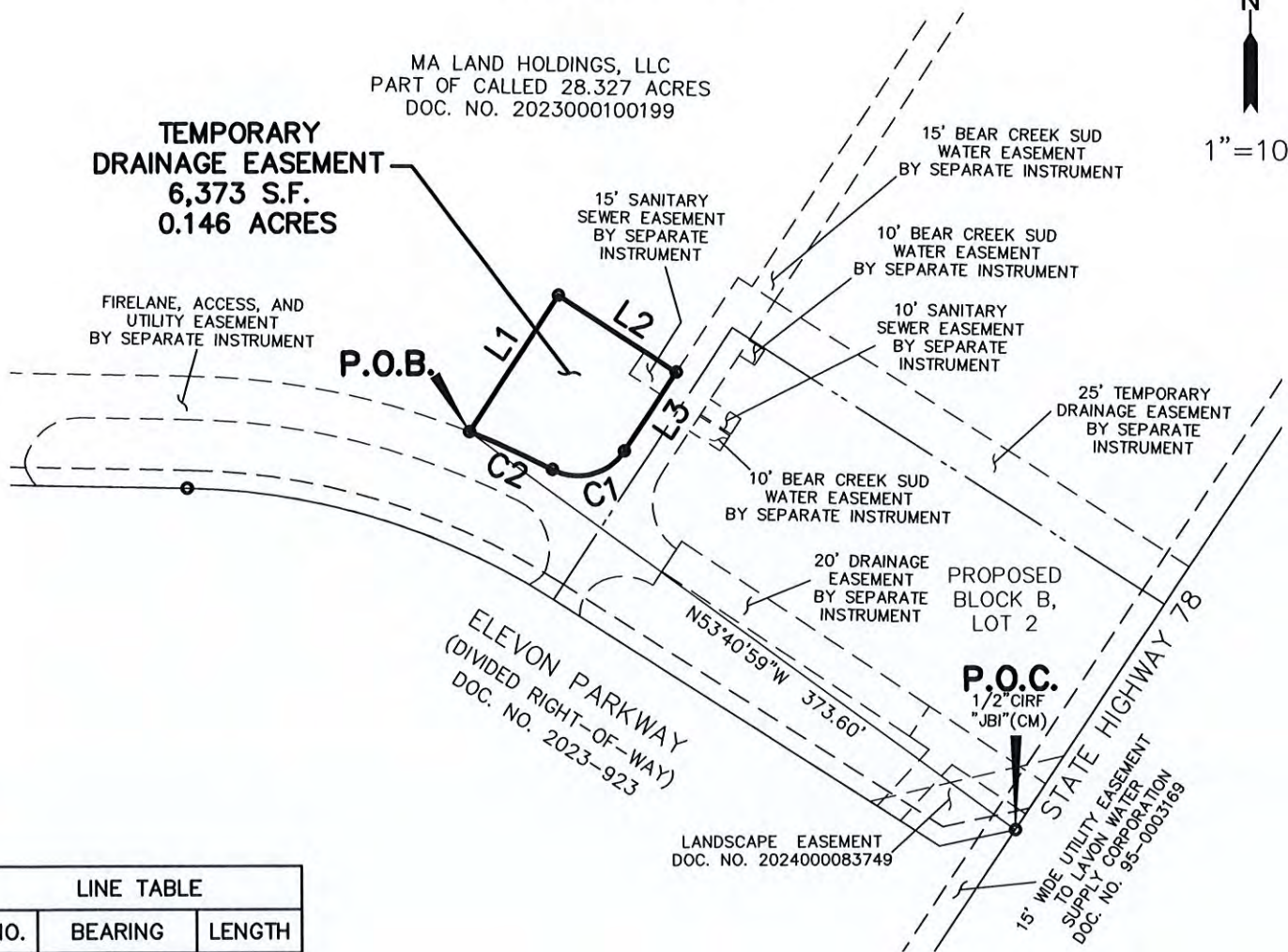
	DATE 1.13.2025	DRAWN DRB	PROJECT MAT029 ESMT-DE15		2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A DRAINAGE EASEMENT PAGE 2 OF 2



LINE TABLE		
NO.	BEARING	LENGTH
L1	N33°17'57"E	90.19'
L2	S56°42'03"E	77.49'
L3	S33°17'57"W	52.17'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	44.98'	084°29'30"	30.50'	27.70'	S75°32'42"W	41.01'
C2	50.59'	006°24'47"	452.00'	25.32'	N65°24'57"W	50.57'

LEGEND

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- S.F. SQUARE FEET

SCALE: 1" = 100'	DATE 1.13.2025	DRAWN DRB	PROJECT MAT029 ESMT-DE15	
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2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPE No. F-438
TBPLS No. 10076000

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EASEMENT #7

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

TEMPORARY DRAINAGE EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain drainage pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 6,821 square feet or 0.157 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.

This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: [Signature]
Name: Allen Jones
Title: Manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



Ruishu Xie
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

EXHIBIT A
25' TEMPORARY DRAINAGE EASEMENT
PAGE 1 OF 2

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 33 degrees 45 minutes 11 seconds East, 149.83 feet along the northwest right-of-way line of State Highway No. 78 to the POINT OF BEGINNING;

THENCE North 57 degrees 11 minutes 17 seconds West, 272.72 feet to a point for corner;

THENCE North 33 degrees 17 minutes 57 seconds East, 25.00 feet to a point for corner;

THENCE South 57 degrees 11 minutes 17 seconds East, 272.92 feet to a point in the northwest right-of-way line of State Highway No. 78;

THENCE South 33 degrees 45 minutes 11 seconds West, 25.00 feet to the POINT OF BEGINNING and containing 6,821 square feet or 0.157 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.

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
 JANUARY 13, 2025



	DATE 1.13.2025	DRAWN JME	PROJECT MAT029 ESMT-DE19		2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A
25' TEMPORARY DRAINAGE EASEMENT
PAGE 2 OF 2

BENTLY FARMS
 ADDITION CAB. M, SLIDE 189
 4
 BLOCK A

6

5

3



LEGEND

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- S.F. SQUARE FEET

1"=100'

MA LAND HOLDINGS, LLC
 PART OF CALLED 28.327 ACRES
 DOC. NO. 2023000100199

15' WATER EASEMENT
 BY SEPARATE INSTRUMENT

**25' TEMPORARY
 DRAINAGE EASEMENT**
 6,821 S.F.
 0.157 ACRES

FIRELANE, ACCESS, AND
 UTILITY EASEMENT
 BY SEPARATE INSTRUMENT

15' SANITARY
 SEWER EASEMENT
 BY SEPARATE
 INSTRUMENT

10' UTILITY EASEMENT
 DOC. NO. 2023000088918

TEMPORARY DRAINAGE
 EASEMENT
 BY SEPARATE INSTRUMENT

10' BEAR CREEK SUD
 WATER EASEMENT
 BY SEPARATE INSTRUMENT

10' SANITARY
 SEWER EASEMENT
 BY SEPARATE
 INSTRUMENT

10' UTILITY EASEMENT
 DOC. NO. 2023000088918

ELEVON PARKWAY
 (DIVIDED RIGHT-OF-WAY)
 DOC. NO. 2023-923

20' DRAINAGE EASEMENT
 BY SEPARATE
 INSTRUMENT

15' SANITARY SEWER
 BY SEPARATE INSTRUMENT

MA LAND HOLDINGS, LLC
 PART OF CALLED 28.327 ACRES
 DOC. NO. 2023000100199

P.O.C.
 1/2" CIRF
 "JBI" (CM)

P.O.B.

PROPOSED
 BLOCK B,
 LOT 2

STATE HIGHWAY 78
 N33°45'11"E
 149.83'

S57°11'17"E 272.92'
 N57°11'17"W 272.72'

LINE TABLE		
NO.	BEARING	LENGTH
L1	N33°17'57"E	25.00'
L2	S33°45'11"W	25.00'

SCALE:
 1" = 100'

DATE
 1.13.2025

DRAWN
 JME

PROJECT
 MAT029
 ESMT-DE19



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

Drawing: Hi: \Projects\MAT029-Elevon Section 2\Surveying\dwg\ESMT-DE19.dwg Saved By: blogsdon Save Time: 1/8/2025 3:00 PM

EASEMENT #8

AFTER RECORDING, RETURN TO:

Attention: Kim Dobbs
City Manager
City of Lavon
120 School Road
Lavon, Texas 75166

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

FIRE LANE, ACCESS, AND UTILITY EASEMENT

STATE OF TEXAS

KNOW ALL MEN BY THESE PRESENTS:

COUNTY OF COLLIN

That, **MA LAND HOLDINGS, LLC**, a Texas limited liability company ("Grantor"), for and in consideration of the sum of TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable consideration to Grantor in hand paid by **CITY OF LAVON**, a Texas municipal corporation, ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby GIVE, GRANT, and CONVEY unto Grantee a non-exclusive easement and right to construct, reconstruct and perpetually maintain a fire lane, public access pavement, and utility pipes, conduits, and structures (the "Facilities") in, on, under, over and across the following described property:

BEING a 16,398 square feet or 0.376 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, and being more particularly described and depicted in Exhibit "A" attached hereto and made a part hereof (collectively, the "Easement Property").

The Easement Property may be used by Grantor for any purpose that does not unreasonably interfere with the Grantee's use and enjoyment of the easement granted herein, including, for parking, access and landscaping; provided however, Grantee shall have the right, at its sole expense, to remove and keep removed all or parts of any buildings, trees, shrubs, or other improvements or growths which in any way may endanger or interfere with the construction, maintenance or operation of the Facilities. All expenses in the construction, reconstruction, maintenance and/or repair of the Facilities shall be at the expense of the Grantee. During or immediately after any work or entry on the Easement Property, Grantee, at its sole expense, shall take all reasonable measures to restore the grounds and surface materials of the Easement Property to as close to the condition which existed prior to such operations as reasonably possible.

The Grantee herein, its successors and assigns, shall have, and it is hereby granted, the right of ingress and egress over that portion of the servient estate as is reasonably necessary to and for the limited purpose of accessing the Easement Property herein granted.

There are no liens, attachments, or other encumbrances which will affect the title or right of the Grantor to convey this easement to the Grantee for the purposes as described herein. If such condition does exist, a signature with acknowledgment shall be included and made a part of this document conveying the rights and privileges contained herein, and subordinating any such lien or encumbrance to the easement granted herein.

TO HAVE AND TO HOLD the Easement Property unto the Grantee for the purposes herein set forth, Grantor hereby binds itself and Grantor's heirs, executors, administrators, successors and assigns to warrant and forever defend the easement and rights granted herein unto Grantee, its successors and assigns, against every person whomsoever lawfully claiming or attempting to claim the same or any part thereof by, through, or under Grantor, but not otherwise; provided however, this conveyance is made by Grantor and accepted by Grantee subject to any and all existing easements, encumbrances, exceptions, covenants, rights-of-way, conditions, restrictions, outstanding mineral interests and royalty interests, and all other matters relating to the

Easement Property, to the extent, and only to the extent, that the same may still be in force and effect, and either shown of record in the office of the County Clerk of Collin County, Texas, or that may be apparent on the Easement Property. Grantor makes no representations or warranties, express or implied, concerning the physical condition of the Easement Tract, and Grantee accepts the physical condition of the Easement Tract in its "AS IS, WHERE IS, WITH ALL FAULTS" condition, and Grantee shall enter upon the Easement Tract at its own risk and Grantor disclaims any duty to warn Grantee of any risks of entry.

This document may be executed in one or more counterparts, each of which shall be an original and all of which shall constitute but one and the same document.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

Executed on the dates set forth below, to be effective as of the 14th day of January, 2025.

MA LAND HOLDINGS, LLC,
a Texas limited liability company

By: MA Partners, LLC,
a Texas limited liability company,
its Manager

By: [Signature]

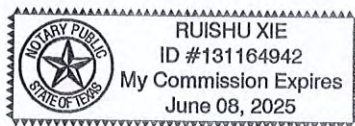
Name: Allen Jones

Title: manager

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ DALLAS

This instrument was acknowledged on this the 14th day of January, 2025, by Allen Jones, manager, of MA Land Holdings, LLC, a Texas limited liability company, general partner of MA Partners, LLC, a Texas limited liability company, on behalf of said limited liability company and limited partnership.



Ruishu Xie
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____ day of _____, 2025,
by _____, _____ of City of Lavon, a Texas
municipal corporation, on behalf of said municipal corporation.

Notary Public, State of Texas

SEAL

EXHIBIT A
FIRE LANE, ACCESS AND UTILITY EASEMENT
PAGE 1 OF 3

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one-half inch iron rod with yellow cap stamped "JBI" found at the most easterly northeast corner of Elevon Parkway, a divided right-of-way as recorded in Document Number 2023-923, Official Public Records of Collin County, Texas, said point also being in the northwest right-of-way line of State Highway No. 78;

THENCE North 63 degrees 39 minutes 40 seconds West, 267.79 feet to the POINT OF BEGINNING, said point being in the north right-of-way line of said Elevon Parkway;

THENCE along the north line of said Elevon Parkway as follows:

North 57 degrees 11 minutes 17 seconds West, 17.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 16.14 feet along a curve to the left, having a central angle of 02 degrees 22 minutes 16 seconds, a radius of 390.00 feet, a tangent of 8.07 feet and whose chord bears North 58 degrees 22 minutes 25 seconds West, 16.14 feet to a point for corner;

THENCE Northeasterly, 7.21 feet along a curve to the left, having a central angle of 13 degrees 32 minutes 24 seconds, a radius of 30.50 feet, a tangent of 3.62 feet and whose chord bears North 58 degrees 31 minutes 13 seconds East, 7.19 feet to a point for corner;

THENCE Northeasterly, 5.76 feet along a curve to the left, having a central angle of 31 degrees 26 minutes 16 seconds, a radius of 10.50 feet, a tangent of 2.96 feet and whose chord bears North 36 degrees 01 minutes 53 seconds East, 5.69 feet to a point for corner;

THENCE Northwesterly, 44.52 feet along a curve to the left, having a central angle of 83 degrees 38 minutes 03 seconds, a radius of 30.50 feet, a tangent of 27.29 feet and whose chord bears North 21 degrees 30 minutes 17 seconds West, 40.67 feet to a point for corner;


THENCE Northwesterly, 190.36 feet along a curve to the left, having a central angle of 25 degrees 28 minutes 59 seconds, a radius of 428.00 feet, a tangent of 96.78 feet and whose chord bears North 76 degrees 03 minutes 48 seconds West, 188.79 feet to a point for corner;

THENCE North 88 degrees 48 minutes 18 seconds West, 59.75 feet to a point for corner;

THENCE Southwesterly, 40.13 feet along a curve to the left, having a central angle of 75 degrees 22 minutes 55 seconds, a radius of 30.50 feet, a tangent of 23.57 feet and whose chord bears South 53 degrees 30 minutes 15 seconds West, 37.30 feet to a point for corner;

THENCE Southeasterly, 6.97 feet along a curve to the left, having a central angle of 38 degrees 02 minutes 52 seconds, a radius of 10.50 feet, a tangent of 3.62 feet and whose chord bears South 03 degrees 12 minutes 39 seconds East, 6.85 feet to a point for corner;

THENCE Southeasterly, 10.01 feet along a curve to the left, having a central angle of 18 degrees 48 minutes 07 seconds, a radius of 30.50 feet, a tangent of 5.05 feet and whose chord bears South 31 degrees 38 minutes 09 seconds East, 9.96 feet to a point for corner in the north right-of-way line of said Elevon Parkway;

	DATE 1.8.2025	DRAWN RV	PROJECT MAT029 ESMT-FAUE		2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000
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EXHIBIT A
FIRE LANE, ACCESS AND UTILITY EASEMENT
PAGE 2 OF 3

LEGAL DESCRIPTION (Cont'd)

THENCE North 88 degrees 48 minutes 18 seconds West, 44.83 feet along the north right-of-way line of said Elevon Parkway to a point for corner;

THENCE Northeasterly, 11.76 feet along a curve to the left, having a central angle of 22 degrees 05 minutes 14 seconds, a radius of 30.50 feet, a tangent of 5.95 feet and whose chord bears North 32 degrees 23 minutes 00 seconds East, 11.68 feet to a point for corner;

THENCE Northeasterly, 6.27 feet along a curve to the left, having a central angle of 35 degrees 55 minutes 40 seconds, a radius of 10.00 feet, a tangent of 3.24 feet and whose chord bears North 03 degrees 22 minutes 32 seconds East, 6.17 feet to a point for corner;

THENCE North 01 degrees 11 minutes 42 seconds East, 45.84 feet to a point for corner;

THENCE South 88 degrees 48 minutes 18 seconds East, 121.88 feet to a point for corner;

THENCE Southeasterly, 209.81 feet along a curve to the right, having a central angle of 26 degrees 35 minutes 45 seconds, a radius of 452.00 feet, a tangent of 106.83 feet and whose chord bears South 75 degrees 30 minutes 25 seconds East, 207.93 feet to a point for corner;

THENCE Northeasterly, 44.98 feet along a curve to the left, having a central angle of 84 degrees, 29 minutes, 30 seconds, a radius of 30.50 feet, a tangent of 27.70 feet and whose chord bears North 75 degrees 32 minutes 42 seconds East, 41.01 feet to a point for corner;

THENCE North 33 degrees 17 minutes 57 seconds East, 114.72 feet to a point for corner;

THENCE South 56 degrees 42 minutes 03 seconds East, 24.00 feet to a point for corner;

THENCE South 33 degrees 17 minutes 57 seconds West, 114.37 feet to a point for corner;

THENCE Southeasterly, 46.96 feet along a curve to the left, having a central angle of 89 degrees 41 minutes 20 seconds, a radius of 30.00 feet, a tangent of 29.84 feet and whose chord bears South 11 degrees 32 minutes 43 seconds East, 42.31 feet to a point for corner;

THENCE South 33 degrees 37 minutes 37 seconds West, 24.02 feet to a point for corner;

THENCE Northwesterly, 29.06 feet along a curve to the left, having a central angle of 55 degrees 30 minutes 13 seconds, a radius of 30.00 feet, a tangent of 15.78 feet, and whose chord bears North 84 degrees 56 minutes 23 seconds West, 27.94 feet to a point for corner;

THENCE Southwesterly, 24.82 feet along a curve to the left, having a central angle of 71 degrees 06 minutes 47 seconds, a radius of 20.00 feet, a tangent of 14.30 feet, and whose chord bears South 31 degrees 45 minutes 07 seconds West, 23.26 feet to the POINT OF BEGINNING and containing 16,398 square feet or 0.376 acres of land.

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
 JANUARY 13, 2025



	DATE 1.13.2025	DRAWN RV	PROJECT MAT029 ESMT-FAUE	 <div style="font-size: small; margin-top: 5px;"> 2121 Midway Road Suite 300 Carrollton, Texas 75006 972.248.7676 TBPE No. F-438 TBPLS No. 10076000 </div>
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EXHIBIT A

FIRE LANE, ACCESS AND UTILITY EASEMENT

PAGE 3 OF 3

FIRE LANE, ACCESS AND UTILITY EASEMENT
16,398 S.F.
0.376 ACRES

MA LAND HOLDINGS, LLC
 PART OF CALLED 28.327 ACRES
 DOC. NO. 2023000100199

10' UTILITY EASEMENT
 DOC. NO. 2023000088918

10' UTILITY EASEMENT
 DOC. NO. 2023000088918

15' SANITARY SEWER
 BY SEPARATE INSTRUMENT

MA LAND HOLDINGS, LLC
 PART OF CALLED 28.327 ACRES
 DOC. NO. 2023000100199

N33°17'57"E
 114.72'

TEMPORARY DRAINAGE
 EASEMENT BY SEPARATE
 INSTRUMENT

1/2" CIRF
 "JBI"(CM)
P.O.B.

ELEVON PARKWAY
 (DIVIDED RIGHT-OF-WAY)
 DOC. NO. 2023-923

15' BEAR CREEK SUD
 WATER EASEMENT BY
 SEPARATE
 INSTRUMENT

10' BEAR CREEK SUD
 WATER EASEMENT BY
 SEPARATE INSTRUMENT

25' TEMPORARY
 DRAINAGE EASEMENT
 BY SEPARATE
 INSTRUMENT

10' SANITARY SEWER
 EASEMENT BY
 SEPARATE INSTRUMENT

10' BEAR CREEK SUD
 WATER EASEMENT BY
 SEPARATE INSTRUMENT

20' DRAINAGE
 EASEMENT BY
 SEPARATE
 INSTRUMENT

PROPOSED
 BLOCK B,
 LOT 2

P.O.C.
 1/2" CIRF
 "JBI"(CM)

LANDSCAPE EASEMENT
 DOC. NO. 2024-83750

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	16.14'	002°22'16"	390.00'	8.07'	N58°22'25"W	16.14'
C2	7.21'	013°32'24"	30.50'	3.62'	N58°31'13"E	7.19'
C3	5.76'	031°26'16"	10.50'	2.96'	N36°01'53"E	5.69'
C4	44.52'	083°38'03"	30.50'	27.29'	N21°30'17"W	40.67'
C5	190.36'	025°28'59"	428.00'	96.78'	N76°03'48"W	188.79'
C6	40.13'	075°22'55"	30.50'	23.57'	S53°30'15"W	37.30'
C7	6.97'	038°02'52"	10.50'	3.62'	S03°12'39"E	6.85'
C8	10.01'	018°48'07"	30.50'	5.05'	S31°38'09"E	9.96'
C9	11.76'	022°05'14"	30.50'	5.95'	N32°23'00"E	11.68'
C10	6.27'	035°55'40"	10.00'	3.24'	N03°22'32"E	6.17'
C11	209.81'	026°35'45"	452.00'	106.83'	S75°30'25"E	207.93'
C12	44.98'	084°29'30"	30.50'	27.70'	N75°32'42"E	41.01'
C13	46.96'	089°41'20"	30.00'	29.84'	S11°32'43"E	42.31'
C14	29.06'	055°30'13"	30.00'	15.78'	N84°56'23"W	27.94'
C15	24.82'	071°06'47"	20.00'	14.30'	S31°45'07"W	23.26'

LEGEND

- POC POINT OF COMMENCING
- POB POINT OF BEGINNING
- CIRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CM CONTROL MONUMENT
- S.F. SQUARE FEET

LINE TABLE

NO.	BEARING	LENGTH
L1	N57°11'17"W	17.21'
L2	N88°48'18"W	59.75'
L3	N88°48'18"W	44.83'
L4	N01°11'42"E	45.84'
L5	S88°48'18"E	121.88'
L6	S56°42'03"E	24.00'
L7	S33°37'37"W	24.02'



SCALE:
 1" = 100'

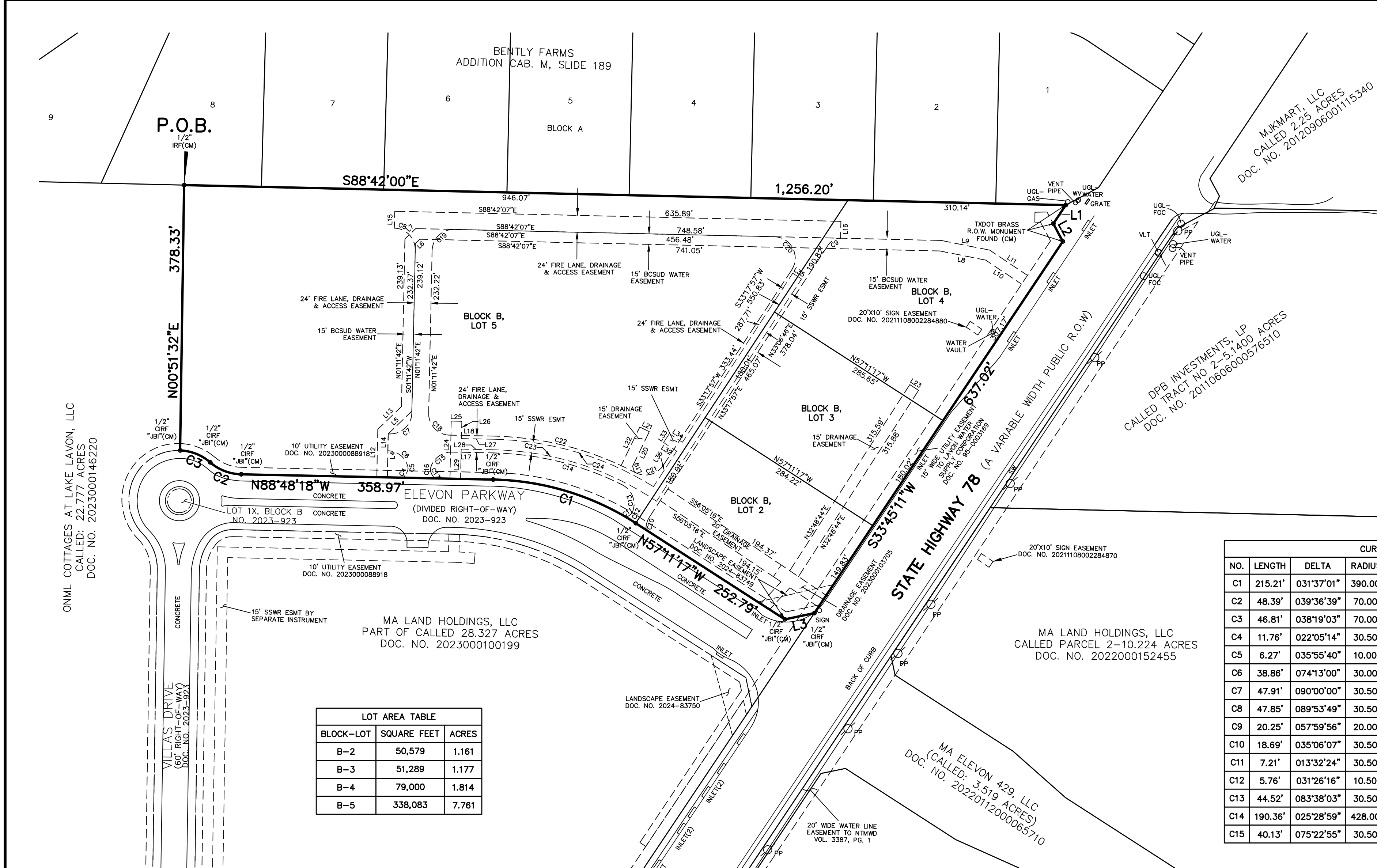
DATE
 1.13.2025

DRAWN
 RV

PROJECT
 MAT029
 ESMT-FAUE



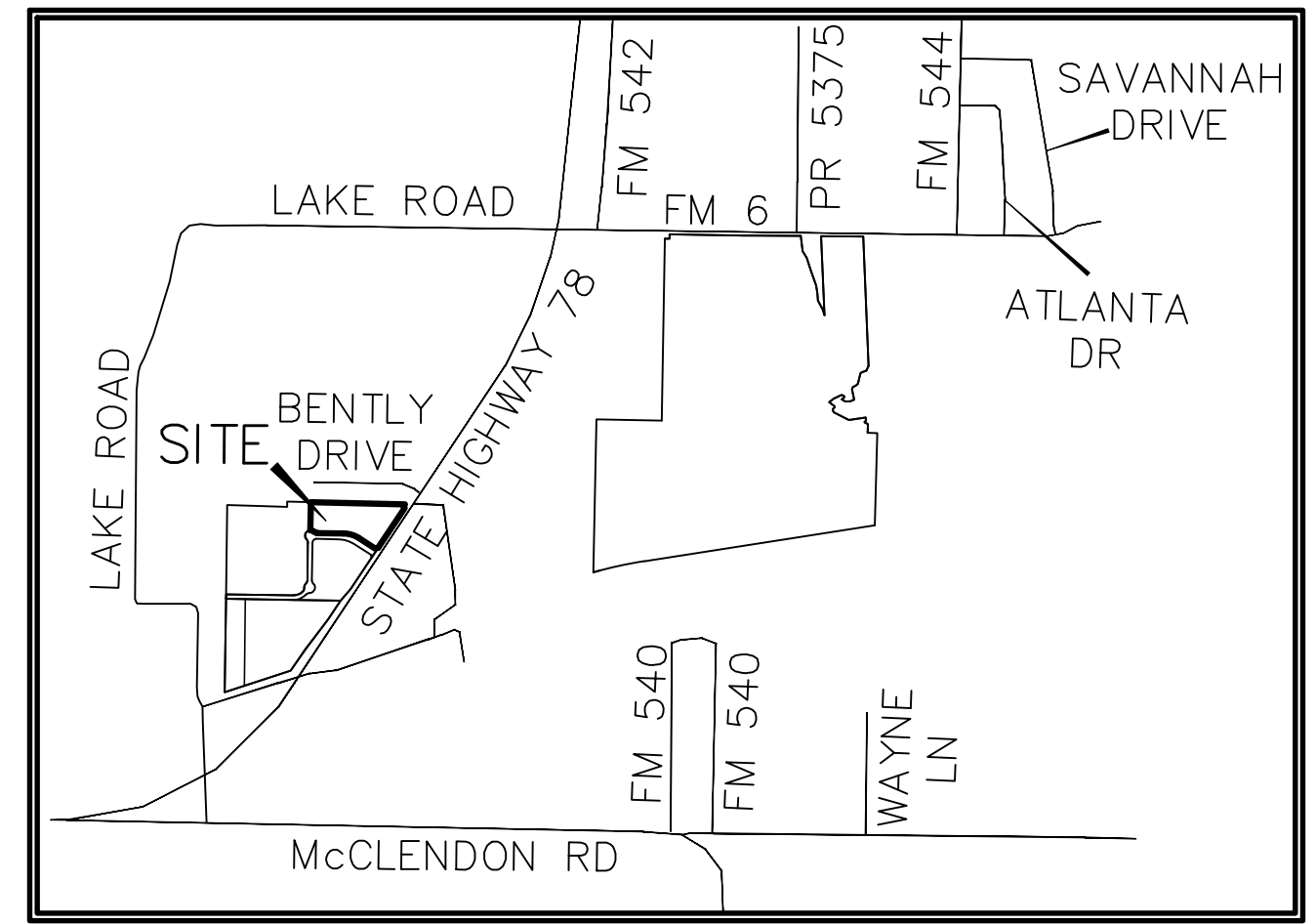
2121 Midway Road
 Suite 300
 Carrollton, Texas 75006
 972.248.7676
 TBPE No. F-438
 TBPLS No. 10076000



LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
B-2	50,579	1.161
B-3	51,289	1.177
B-4	79,000	1.814
B-5	338,083	7.761

CURVE TABLE							CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	215.21'	031°37'01"	390.00'	110.42'	N72°59'47"W	212.49'	C16	6.97'	038°02'52"	10.50'	3.62'	S03°12'39"E	6.85'
C2	48.39'	039°36'39"	70.00'	25.21'	N88°59'58"W	47.44'	C17	10.01'	018°48'07"	30.50'	5.05'	S31°38'09"E	9.96'
C3	46.81'	038°19'03"	70.00'	24.32'	N68°21'10"W	45.95'	C18	47.91'	090°00'00"	30.50'	30.50'	S43°48'18"E	43.13'
C4	11.76'	022°05'14"	30.50'	5.95'	N32°23'00"E	11.68'	C19	47.98'	090°14'12"	30.46'	30.59'	S46°14'47"W	43.17'
C5	6.27'	035°55'40"	10.00'	3.24'	N03°22'32"E	6.17'	C20	64.95'	122°01'36"	30.50'	55.05'	N27°42'05"W	53.35'
C6	38.86'	074°13'00"	30.00'	22.70'	N51°41'48"W	36.20'	C21	44.98'	084°29'30"	30.50'	27.70'	N75°32'42"E	41.01'
C7	47.91'	090°00'00"	30.50'	30.50'	N46°11'42"E	43.13'	C22	209.81'	028°35'45"	452.00'	106.83'	N75°30'25"W	207.93'
C8	47.85'	089°53'49"	30.50'	30.45'	N43°45'13"W	43.09'	C23	246.57'	032°39'53"	432.50'	126.74'	S72°28'21"E	243.25'
C9	20.25'	057°59'56"	20.00'	11.09'	S62°17'55"W	19.39'	C24	239.93'	030°43'09"	447.50'	122.92'	N73°26'44"W	237.06'
C10	18.69'	035°06'07"	30.50'	9.65'	S14°51'15"W	18.39'							
C11	7.21'	013°32'24"	30.50'	3.62'	N58°31'13"E	7.19'							
C12	5.76'	031°26'16"	10.50'	2.96'	N36°01'53"E	5.69'							
C13	44.52'	083°38'03"	30.50'	27.29'	N21°30'17"W	40.67'							
C14	190.36'	025°28'59"	428.00'	96.78'	N76°03'48"W	188.79'							
C15	40.13'	075°22'55"	30.50'	23.57'	S53°30'15"W	37.30'							

LINE TABLE			LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S33°29'39"W	31.95'	L11	S56°14'49"E	64.70'	L21	S64°07'23"E	15.00'	L31	S33°18'37"W	15.00'
L2	S28°16'31"E	28.62'	L12	N01°11'42"E	68.21'	L22	N25°52'37"E	60.97'	L34	N56°41'23"W	22.25'
L3	S78°06'19"W	42.91'	L13	N46°11'42"E	46.67'	L23	S57°11'16"E	15.00'	L35	N56°42'03"W	15.00'
L4	N01°11'42"E	62.00'	L14	N01°11'42"E	24.00'	L24	S01°11'42"W	82.00'	L36	S33°06'46"W	60.44'
L5	N46°11'42"E	46.67'	L15	N01°17'53"E	24.00'	L25	N88°48'18"W	15.00'			
L6	N46°14'47"E	8.75'	L16	N01°18'08"E	24.00'	L26	N01°11'42"E	24.50'			
L7	N46°14'47"E	21.19'	L17	N88°48'18"W	59.75'	L27	N88°48'18"W	46.43'			
L8	S78°44'49"E	66.42'	L18	N88°48'18"W	63.25'	L28	S88°48'18"E	46.43'			
L9	S78°44'49"E	70.71'	L19	N19°07'23"W	8.95'	L29	N01°11'42"E	42.50'			
L10	S56°14'49"E	61.72'	L20	N25°52'37"E	54.76'	L32	S56°41'23"E	22.30'			



VICINITY MAP (N.T.S.)

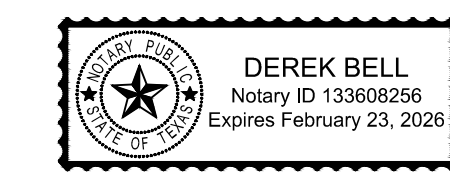
SURVEYOR'S CERTIFICATE §
 KNOW ALL MEN BY THESE PRESENTS:
 That I, Mark W. Harp, RPLS, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision in accordance with the Subdivision Ordinance of the City of Lavon.
 Dated this the ____ day of _____, 2024.



PRELIMINARY - FOR REVIEW PURPOSES
 Mark W. Harp, R.P.L.S. No. 6425

STATE OF TEXAS §
 COUNTY OF DALLAS §
 Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark W. Harp, Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

Given under my hand and seal of office this ____ day of _____, 2024.



Notary Public in and for the State of Texas

LEGEND

P.O.B. POINT OF BEGINNING
 IRF IRON ROD FOUND
 CIRF CAPPED IRON ROD FOUND
 CIRS CAPPED IRON ROD SET
 (CM) CONTROL MONUMENT
 WW WATER VALVE
 UGL UNDERGROUND LINE
 FOC FIBER OPTIC CABLE
 SW SIDEWALK
 VLT VAULT
 TELE TELECOMMUNICATIONS
 PED PEDESTAL
 PP POWER POLE
 R.O.W. RIGHT-OF-WAY
 S.F. SQUARE FEET
 ESMT EASEMENT

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

LEGAL DESCRIPTION
 Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 023000100199, Official Public Records of Collin County, Texas and being further described as follows:
 BEGINNING at a one-half inch iron rod found at the northwest corner of said 28.327 acre tract, said point being at the northeast corner of that called 22.777 acre tract of land described in deed to ONML COTTAGES AT LAKE LAVON, LLC, as recorded in Document Number 2023000146220, Official Public Records of Collin County, Texas, said point also being in the south line of Lot B, Block A, of Bentley Farms, an addition to the City of Lavon as recorded in Cabinet M, Slide 189, Official Public Records of Collin County, Texas;
 THENCE South 88 degrees 42 minutes 00 seconds East, 1,256.20 feet to a TXDOT Brass Right-of-Way Monument found at the northeast corner of said 28.327 acre tract, said point being the southeast corner of Lot 1, Block A, of Bentley Farms addition, said point also being in the west right-of-way line of State Highway 78 (a variable width right-of-way);
 THENCE along the east line of said 28.327 acre tract and along the west right-of-way line of State Highway 78 as follows:
 South 33 degrees 29 minutes 39 seconds West, 31.95 feet to a TXDOT Brass Right-of-Way Monument found for corner;
 South 28 degrees 16 minutes 31 seconds East, 28.62 feet to a TXDOT Brass Right-of-Way Monument found for corner;
 South 33 degrees 45 minutes 11 seconds West, 637.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the north right-of-way line of said Elevation Parkway, a divided right-of-way;
 THENCE along the north right-of-way line of said Elevation Parkway as follows:
 South 78 degrees 06 minutes 19 seconds West, 42.91 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
 North 57 degrees 11 minutes 17 seconds West, 252.79 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
 Northwesterly, 215.21 feet along a curve to the left, having a central angle of 31 degrees 37 minutes 01 seconds, a radius of 390.00 feet, a tangent of 110.42 feet and whose chord bears North 72 degrees 59 minutes 47 seconds West, 212.49 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
 North 88 degrees 48 minutes 18 seconds West, 358.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
 Northwesterly, 48.39 feet along a curve to the right, having a central angle of 39 degrees 36 minutes 39 seconds, a radius of 70.00 feet, a tangent of 25.21 feet and whose chord bears North 68 degrees 59 minutes 58 seconds West, 47.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
 Northwesterly, 46.81 feet along a curve to the left, having a central angle of 38 degrees 19 minutes 03 seconds, a radius of 70.00 feet, a tangent of 24.32 feet and whose chord bears North 68 degrees 21 minutes 10 seconds West, 45.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found in the east line of said 28.327 acre tract, said point being in the east line of said 22.777 acre tract;
 THENCE North 00 degrees 51 minutes 32 seconds, 378.33 feet along the common line of said 28.327 acre tract and said 22.777 acre tract to the POINT OF BEGINNING and containing 518,952 square feet or 11.913 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.

DEDICATION STATEMENT
 NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;
 That MA LAND HOLDINGS, LLC acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON WEST COMMERCIAL PHASE 3**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.
 All utility easements dedicated by this plat shall also include an additional area of working space for construction, reconstruction, additions, enlargements, and maintenance of manholes, cleanouts, fire hydrants, water services and wastewater services from the main to the curb of of pavement line.
 1. All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
 2. The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon and BCSUD, forever for purposes indicated on this plat.
 3. The City of Lavon and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
 4. Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public City of Lavon and BCSUD.
 5. The City of Lavon, BCSUD, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
 6. The City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
 7. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time BCSUD shall also review and approve.

That MA Land Holdings, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.
 This plat approved subject to all platting ordinances, rules, regulations of the City of Lavon.
 WITNESS MY HAND THIS ____ DAY OF _____, 2024.
 MA Land Holdings, LLC,
 a Texas limited liability company
 By: MA Partners, LLC
 a Texas Limited Liability Company,
 its sole manager
 By: _____
 Name: _____
 Title: _____
 STATE OF TEXAS §
 COUNTY OF DALLAS §
 Before me, the undersigned authority, a Notary Public in and for the said County and State on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated and as the act and deed therein stated.
 Given under my hand and seal of office, this ____ day of _____, 2024.

 Notary Signature

Preliminary Plat for Review Purposes Only
 Recommended For Approval
 _____ Date
 Chairman, Planning and Zoning Commission
 City of Lavon,
 Collin County, Texas
 Approved For Preparation of Final Plat
 _____ Date
 Mayor
 City of Lavon,
 Collin County, Texas
 This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.
 BEAR CREEK SPECIAL UTILITY DISTRICT
 NAME/TITLE: _____
 Date: _____

PRELIMINARY PLAT
ELEVON WEST COMMERCIAL
PHASE 3
 4 LOTS
 BLOCK B, LOTS 2-5
 11.913 ACRES OUT OF THE
 SAMUEL M. RAINER SURVEY, ABSTRACT 740;
 CITY OF LAVON, COLLIN COUNTY, TEXAS

MA LAND HOLDINGS, LLC OWNER/DEVELOPER
 2121 Midway Road, Suite 240 (972) 715-6449
 Carrollton, Texas 75006
 Contact: John Marlin
JBI PARTNERS, INC. SURVEYOR/ENGINEER
 2121 Midway Road, Suite 300 (972) 248-7676
 Carrollton, Texas 75006
 Contact: Daniel Dewey
 TBPE No. F-438 TBPLS No. 10076000
 July 16, 2024 Sheet 1 of 1

Plotted by: dbell Plot Date: 7/17/2024 10:36 AM
 Drawing: H:\Projects\WAT029-Elevon Section 2\Surveying\dwg\XMAT029-ELEVON WEST COMMERCIAL PH3-PT.dwg Saved By: dbell Save Time: 7/17/2024 10:29 AM



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – A

Item:

Public hearing, discussion, and action regarding the property owner’s petition for the voluntary annexation of property in the Samuel M. Rainer Survey, Abstract No. 740 consisting of 52.063 acres identified as Elevon, Section 2, Phase 2F, generally located south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C, and 2E within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits 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. 2025-02-01.

Background:

Pursuant to the amended and restated development agreement, the landowner of approximately 52 acres of property in the Elevon development project submitted a petition for the voluntary annexation of the property into the City. The property is adjacent to and in the extraterritorial jurisdiction (ETJ) of the City of Lavon. On January 7, 2025, the City Council accepted the petition and called a public hearing.

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.

The landowner and City agreed to and executed a Municipal Services Agreement that sets out the provision of municipal services to the annexed area.

Notice of the public hearing was published and posted in accordance with state law. Written notice was provided to service providers as required.

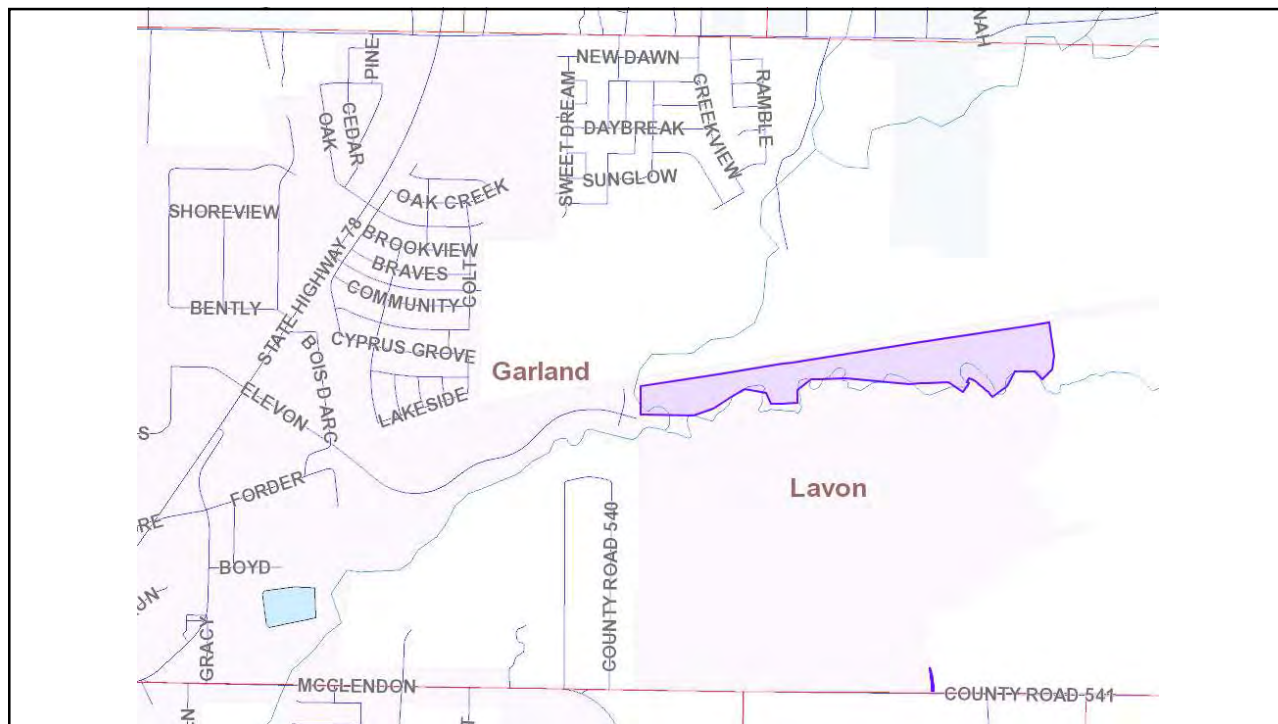
Financial Implications:

Municipal services may be provided within existing budgeted levels.

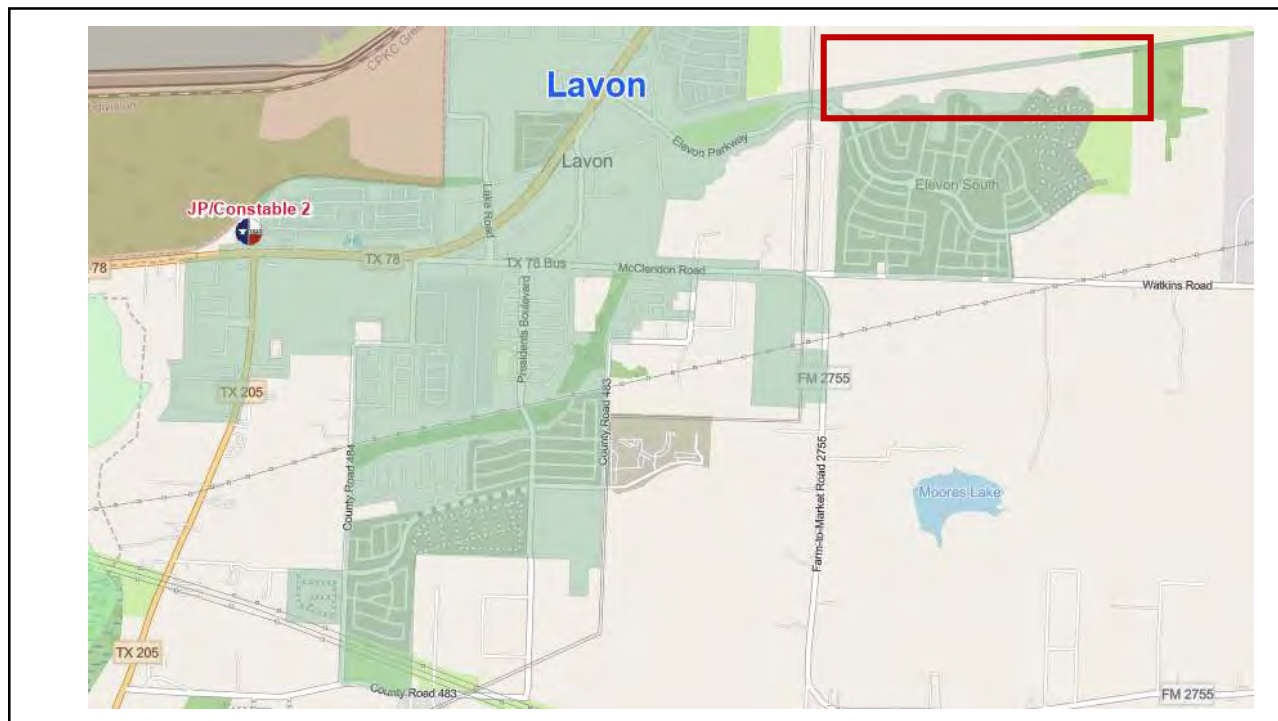
Staff Notes:

Approval is recommended.

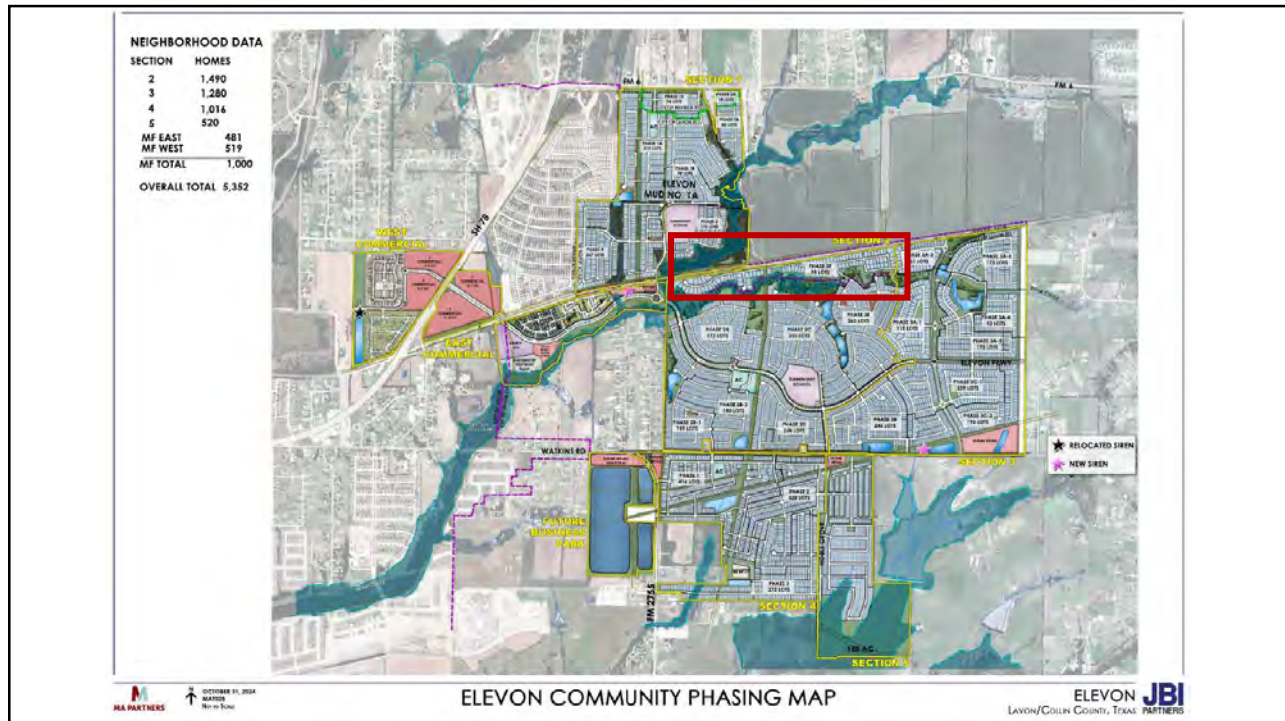
- Attachments:**
1. Location Exhibit
 2. Proposed Ordinance



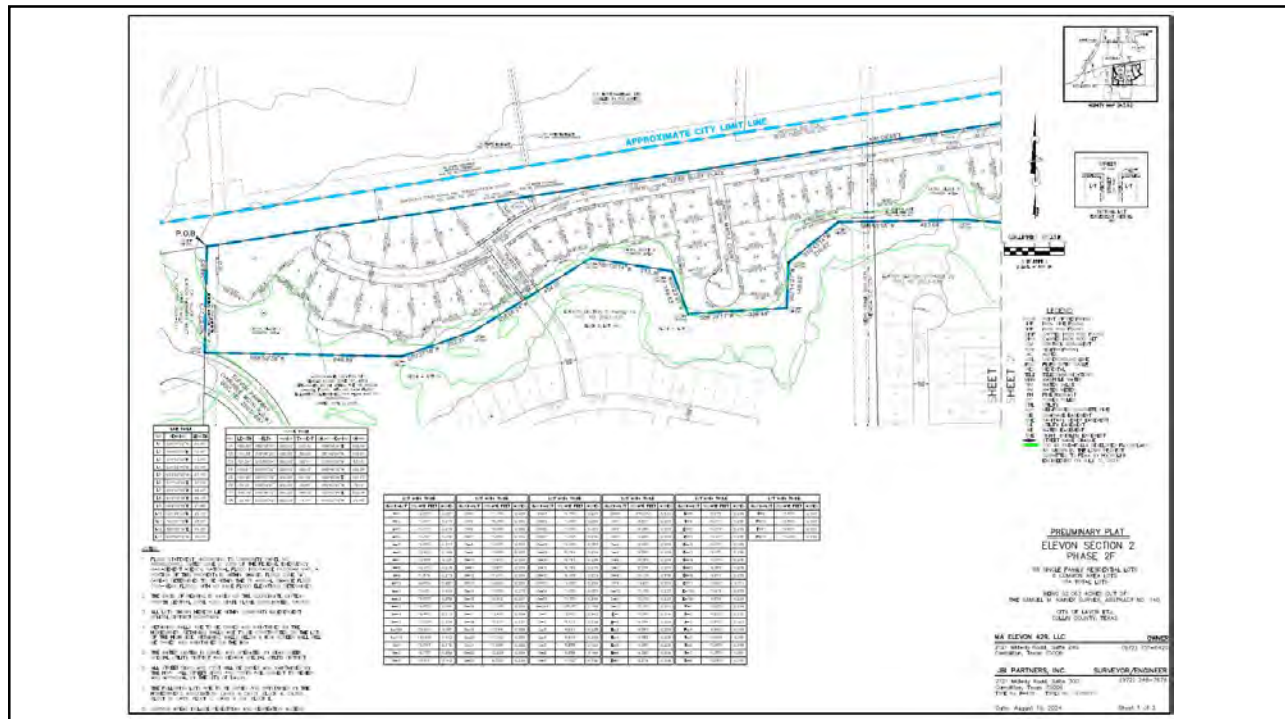
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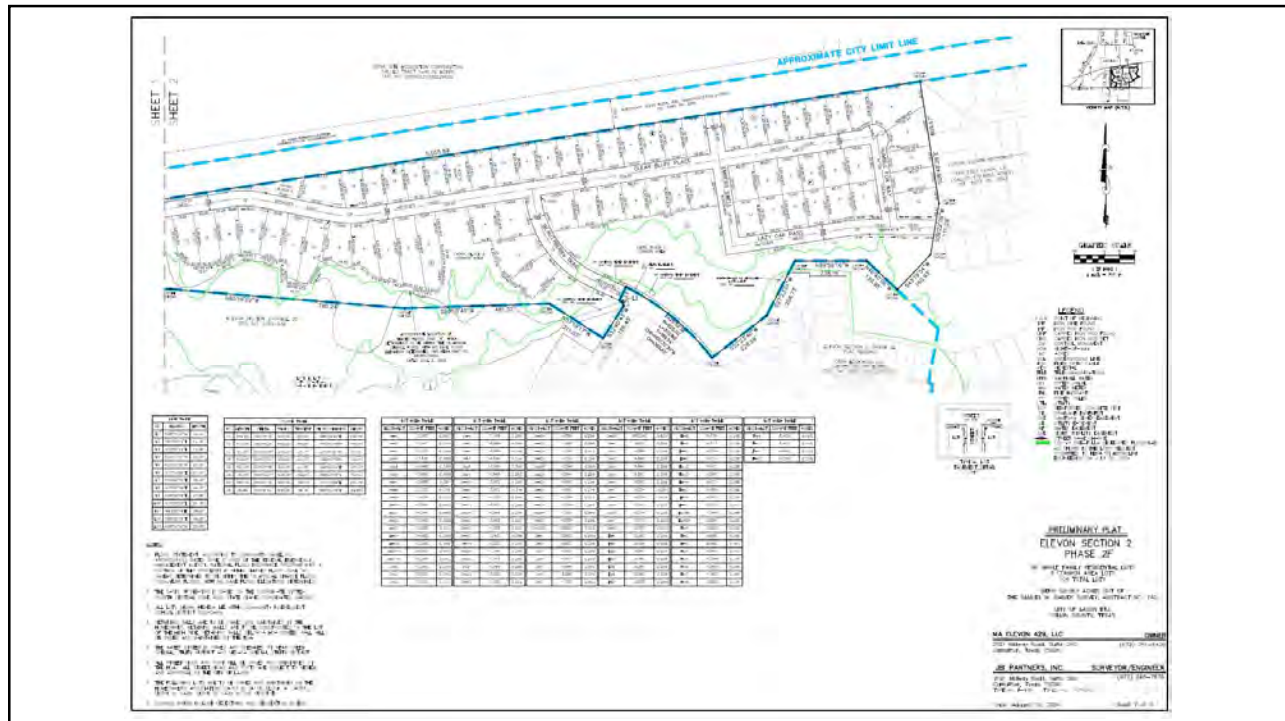
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CITY OF LAVON
ORDINANCE NO. 2025-02-01

Voluntary Annexation – 52.063 acres, Elevon Section 2, Phase 2F

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ANNEXING APPROXIMATELY 52.063 ACRES OF LAND OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 IDENTIFIED AS ELEVON, SECTION 2, PHASE 2F, GENERALLY LOCATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND NORTH OF ELEVON SECTION 2, PHASES 2A, 2C AND 2E WITHIN THE EXTRATERRITORIAL JURISDICTION OF AND ADJACENT TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, CURRENTLY IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, INTO THE CORPORATE LIMITS OF THE CITY OF LAVON, AND 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; INCORPORATING AN EXECUTED MUNICIPAL SERVICES AGREEMENT; 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 owner of approximately 52.063 acres of land out of the Samuel M. Rainer Survey, Abstract No. 740 identified as Elevon, Section 2, Phase 2F, generally located south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Collin County, Texas, and being more particularly described and graphically depicted in **Exhibit “A”** (the “Property”) has 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 contiguous to and 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 Chapter 43 of the Texas Local Government Code, a Municipal Services Agreement has been executed; and

WHEREAS, in accordance with Section 43.1056 of the Texas Local Government Code, the City will annex the right-of-way of the street that is 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 52.063 acres of land out of the Samuel M. Rainer Survey, Abstract No. 740 identified as Elevon, Section 2, Phase 2F, generally located south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E within the extraterritorial jurisdiction of and adjacent to the City of Lavon, plus any and all adjacent rights-of-way, described in the attached Exhibit “A” and depicted in Exhibit “B”, 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. Municipal Services Agreement. The City Council entered into a written Municipal Services Agreement with the property owner prepared in accordance with applicable provision of state law which is attached hereto as Exhibit “C” and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. 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 5. 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.

SECTION 6. 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 7. 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 8. 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 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

(signatures on following page)

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 4th day of February 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A
Legal Description of the Property

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south 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 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 429.321 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 429.321;

THENCE along the east line of said 429.321 acre tract as follows:

South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2-Phase 2E, an addition to the City of Lavon, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner I the northwest right-of-way line of Sunset Canyon Drive;

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23

minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

South 27 degrees 23 minutes 01 seconds West, 67.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 372.60 feet along a curve to the left, having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2-Phase 2C, an addition to the City of Lavon as recorded in Document Number 2023-638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 64X as follows:

North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2-Phase 2A, an addition to the City of Lavon as recorded in Document Number 2023-525, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 14X as follows:

South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2-Phase 2A;

THENCE along the north line of said Lot 7X as follows:

South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavon as recorded in Document Number 2024-233, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 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.

EXHIBIT B
Depiction of the Property

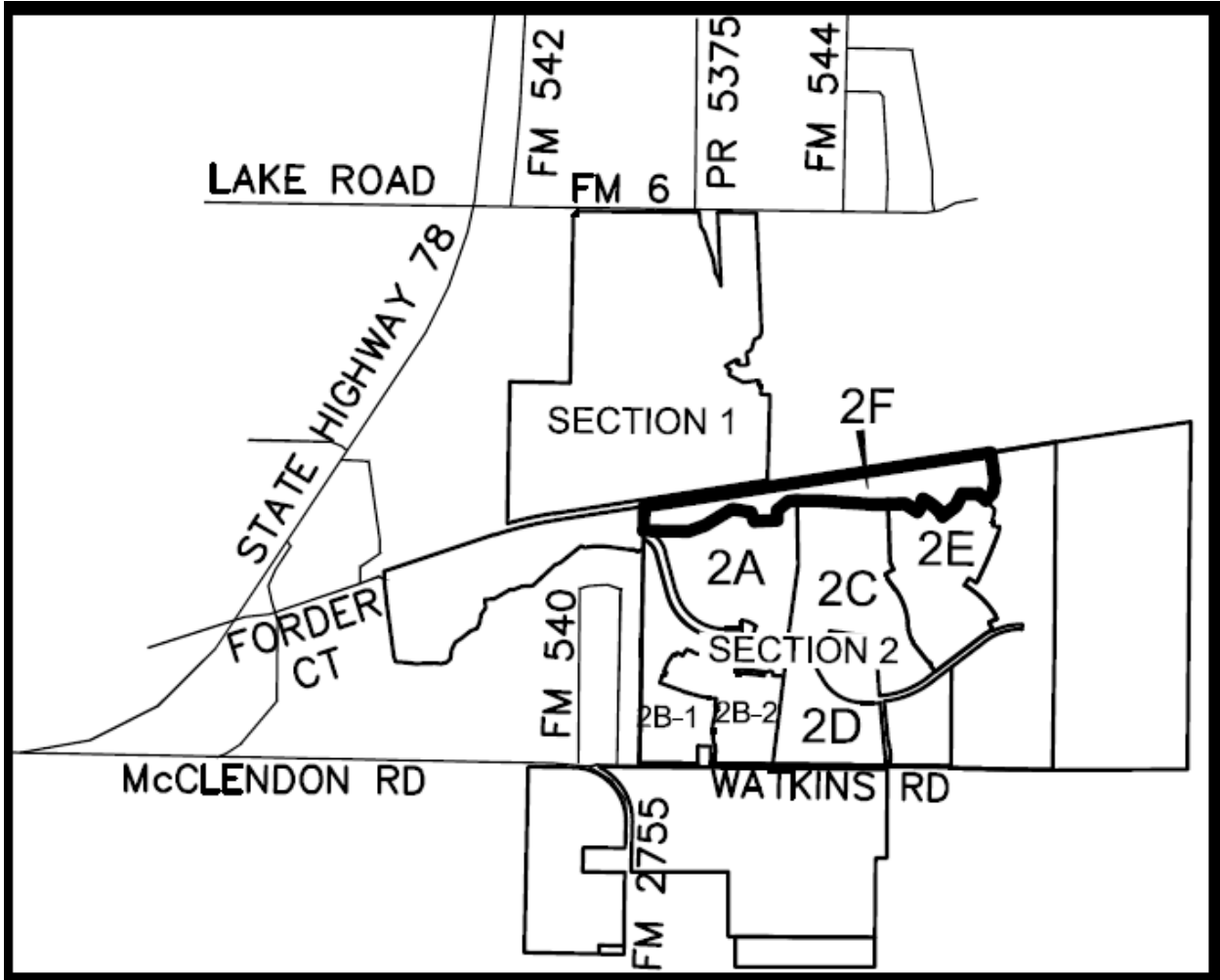


EXHIBIT C
Municipal Services Agreement

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

STATE OF TEXAS)
)
COUNTY OF COLLIN)

**CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE
MUNICIPAL SERVICES AGREEMENT**

This Municipal Services Agreement (“Agreement”) is entered into pursuant to Section 43.0672 of the Texas Local Government Code by and between the City of Lavon, Texas (the “City”) and the undersigned property owner(s) (the “Owner”). The term “Owner” includes all owners of the Property. City and Owner may be referred individually as a “Party” and collectively referred to as the “Parties.”

WHEREAS, the Owner owns a parcel of real property (the “Property”) in Collin County, Texas, legally described as 52.033 acres, and more particularly described on Exhibit “A” attached hereto; and

WHEREAS, the Parties desire to enter into this Agreement pursuant to Section 43.0672 of the Texas Local Government Code in order to address the provision of municipal services to be offered to the Property on the date of annexation, and a schedule that includes the period within which the City will provide any municipal service that is not provided on the effective date of annexation, as shown in Exhibit “B” attached hereto; and

WHEREAS, the Owner and the City acknowledge that this Agreement is binding upon the City and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

WHEREAS, this Agreement is to be recorded in the Real Property Records of Collin County.

NOW, THEREFORE, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

Section 1. The City acknowledges and agrees that it shall provide the municipal services listed in Exhibit “B” to the Property pursuant to Chapter 43 of Texas Local Government Code upon annexation of the Property.

Section 2. The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and **the Owner who signs this Agreement covenants and agrees, jointly and severably, to indemnify, hold harmless, and defend the City against any and all legal claims, by any person claiming an ownership interest in the Property who has not signed the Agreement, arising in any way from the City’s reliance on this Agreement.**

Section 3. The Owner agrees and stipulates that such annexation of the Property is voluntary, and the Owner has submitted a petition for such annexation to the City. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken. Owner acknowledges and stipulates that this Agreement is not a permit, as defined in Texas Local Government Code, Section 245.001(1), required by the City.

Section 4. The Parties acknowledge and agree that nothing in this Agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for provided different levels of municipal service. Furthermore, the Parties acknowledge and agree that this Agreement will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

Section 5. The Owner acknowledges that the City's codes, ordinances, regulations and policies ("Regulations") that apply throughout the City, including the Property, may be reviewed at City Hall and at www.cityoflavon.com and shall adhere to all such regulations in development of the Property.

Section 6. This Agreement shall be valid for a term of ten (10) years. Renewal of the Agreement shall be at the discretion of the City Council and must be approved by ordinance. The Owner agrees that this Agreement may be amended without the written consent or knowledge of the Owner if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Agreement unworkable or obsolete. Furthermore, the Owner acknowledges and agrees that the City Council may amend the services provided under this Agreement without the written consent of the Owner in order to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances existing pursuant to the Local Government Code or other Texas or Federal laws that make this Agreement unworkable, obsolete or unlawful.

Section 7. Owner acknowledges and agrees that the Property to be annexed will initially be zoned AG – Agricultural pursuant to the City's Code of Ordinances, pending determination of the property's permanent zoning in accordance with the provisions of applicable law and the City's Code of Ordinances. Owner acknowledges and agrees that any subsequent rezoning of the Property will be pursuant to the Regulations of the City.

Section 8. Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via facsimile or a hand-delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

To City:

City of Lavon
Attn: City Manager
P.O. Box 340
Lavon, TX 75166

With Copy to:

Messer, Rockefeller & Fort, P.L.L.C.
Attn: Wm. Andrew Messer
6371 Preston Road, Suite 200
Frisco, Texas 75034

To Owner:
MA Elevon 429, LLC
2121 Midway Road, Suite 240
Carrollton, Texas 75006
Attn: Allen Jones
Telephone: 972.715.6421
ajones@madev.com

Section 9. A certified copy of this Agreement shall be recorded in the real property records of Collin County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

Section 10. If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

Section 11. This Agreement may be enforced by any Owner or the City by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the City does not waive immunity from suit or liability. Owner acknowledges and agrees that the only recourse against the City for breach or default of the Agreement is disannexation for failure to provide services pursuant to Chapter 43 of the Texas Local Government Code.

Section 12. Owner and City acknowledge and expressly agree that no subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the City's ability to annex the properties covered herein pursuant to the terms of this Agreement.

Section 13. The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Collin County, Texas.

Section 14. This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

Section 15. This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, 4 and 11 herein.

Section 16. This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

Section 17. The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

Section 18. All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this ____ day of _____, 20__.

SIGNATURES ON FOLLOWING PAGE(S)

CITY OF LAVON

By: _____
Name: Vicki Sanson
Title: Mayor
Date: _____

THE STATE OF TEXAS §
 §
COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 20____, by Vicki Sanson, Mayor of the City of Lavon, Texas on behalf of said City.

Notary Public in and for the State of TEXAS

OWNER:

MA ELEVON 429, LLC
a Texas limited liability company

By: Allen Jones

Name: Allen Jones
Title: Manager
Date: December 6, 2024

THE STATE OF TEXAS §
 §
COUNTY OF Dallas §

This instrument was acknowledged before me on December 6th, 2024, by Allen Jones, owner of said Property.

Shengyun Xue

Notary Public in and for the State of TEXAS

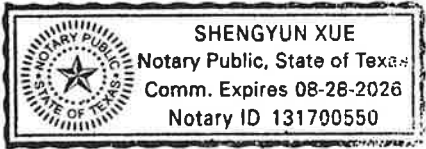


EXHIBIT "A"
Property Description and Depiction

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south 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 81 degrees 09 minutes 48 seconds East, 5,055.59 feet along the north line of said 429.321 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 429.321;

THENCE along the east line of said 429.321 acre tract as follows:

South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 43 degrees 19 minutes 54 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2-Phase 2E, an addition to the City of Lavon, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner I the northwest right-of-way line of Sunset Canyon Drive;

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23

minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:

South 27 degrees 23 minutes 01 seconds West, 67.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 372.60 feet along a curve to the left, having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2-Phase 2C, an addition to the City of Lavon as recorded in Document Number 2023-638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 64X as follows:

North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2-Phase 2A, an addition to the City of Lavon as recorded in Document Number 2023-525, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 14X as follows:

South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2-Phase 2A;

THENCE along the north line of said Lot 7X as follows:

South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavon as recorded in Document Number 2024-233, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 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.

EXHIBIT "B"
Municipal Service Plan

CITY OF LAVON
ANNEXATION SERVICE PLAN

PUBLIC SAFETY SERVICES

FIRE SERVICES

Existing Services: Lavon Fire Department

Services to be Provided: On the effective date of annexation, fire suppression will be available to the area at the same or similar level as is provided to other areas of the City. Primary fire response will be provided by the Lavon Fire Department (LFD). Adequate fire suppression activities can be afforded to the annexed area within current budget appropriation. Fire prevention activities will be provided by the Fire Marshal's office as needed. The LFD is party to several Mutual Aid Agreements with area volunteer departments that will provide back-up service as appropriate.

POLICE SERVICES

Existing Services: Currently, the area is under the jurisdiction of the Collin County Sheriff's Office.

Services to be Provided: On the effective date of annexation, the City of Lavon Police Department will extend regular and routine patrol and police services to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

EMERGENCY MEDICAL SERVICES

Existing Services: AMR

Services to be Provided: On the effective date of annexation, the area will become a part of the area served by the Southeast Collin County EMS/Ambulance Coalition and ambulance service will be provided pursuant to the City's contract for services. Services can be provided within the current budget appropriation.

CODE ENFORCEMENT SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, any inspection services now provided by the City (building, electrical, plumbing, gas, housing, health, etc.) will be provided in the annexed area. Services can be provided within the current budget appropriation.

MUNICIPAL SERVICES

PLANNING & ZONING SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the planning and zoning jurisdiction of the City will extend to the annexed area. City planning will thereafter encompass the annexed area. Services can be provided within the current budget appropriation.

STORM DRAINAGE SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will include the annexed area in its service area for drainage services at the same or similar level as is provided to other areas of the City, considering different characteristics of topography, land uses and population density. Services will include but are not limited to routine review and monitoring of culverts and storm sewers; flood plain design and assistance; and engineering review as the area relates to the City as a whole. Services can be provided within the current budget appropriation.

STREET SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will provide maintenance for streets in accordance with existing City ordinances, resolutions, and regulations. Municipal services will include, but are not limited to routine maintenance, street lighting, ice and snow monitoring of major thoroughfares, and assessment of street conditions for long-term maintenance scheduling. As streets are constructed in undeveloped portions of the annexed area, the appropriate City ordinances, resolutions, and regulations of the City shall apply. Services can be provided within the current budget appropriation.

TRANSPORTATION AND TRAFFIC SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will join Collin County and the State of Texas Department of Transportation in providing transportation-planning services to the annexed area. The area will be included in the City of Lavon's Thoroughfare Plan and will receive an enhanced voice in the Transportation Planning Process through the City of Lavon's representation on regional planning teams. Services can be provided within the current budget appropriation.

PARKS SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, all the city's parks and recreation facilities shall be available for use by residents of the annexed area. The annexed area will be included in the park planning processes. Services can be provided within the current budget appropriation.

UTILITY SERVICES

SOLID WASTE COLLECTION SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, the City of Lavon will provide solid waste collection and recycling services. Service is provided in accordance with City regulations and is provided as a fee-based service per contract with a private provider. Service requests and billing are administered through the City. Service shall comply with existing City policies.

WATER SERVICES

Existing Services: Bear Creek Special Utility District

Services to be Provided: Water service shall continue to be provided to the annexed area by a special utility district in accordance with existing State laws, City ordinances, resolutions, regulations, and policies. Construction of water utility-related facilities will be built in accordance with the City of Lavon construction standards.

SANITARY SEWER SERVICES

Existing Services: None

Services to be Provided: On the effective date of annexation, sanitary sewer service will be provided in accordance with applicable codes and departmental policy. Upon the completion of extension, construction, and dedication of sanitary sewer facilities, including off-site facilities, the City shall assume maintenance and service responsibilities for the sanitary sewer system in the annexed area in accordance with existing City ordinances, resolutions regulations and policies.

MISCELLANEOUS SERVICES

On the effective date of annexation, all other applicable municipal services and franchise services will be provided to the area in accordance with the City of Lavon's established policies governing extension of municipal services to newly annexed areas.



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 - B

Item:

Public hearing, discussion, and action regarding an application for a conditional use permit to remove one of three accessory structures and construct a 1,050 sq ft addition to an existing accessory structure that is 750 square feet greater than the area permitted at 495 Meadow View Dr. on Lot 1, Block A of the Lakeridge Meadows Addition, City of Lavon, Texas, (CCAD Property ID 2092027).

- 1) Presentation of proposed application
- 2) Open and continue the **PUBLIC HEARING** to receive comments regarding the proposed application to a meeting beginning at 6:30 p.m. on March 4, 2025.
- 3) Discussion regarding the proposed application.

Background:

Application Information

Owner(s): Aaron & Adrienne Story
Applicant: Aaron Story
Location: 495 Meadow View Dr.
Description: Lakeridge Meadows, Block A, Lot 1
Lavon, Collin County, TX; CCAD Property ID 2092027
Current Zoning: Single Family -1 (SF 1)
Request: Conditional Use Permit – Accessory Structure Area

Request Details

Note: the applicant was unable to attend the January 28, 2025 Planning and Zoning Commission meeting and requested that the item be deferred to the February/March review cycle.

The applicant is seeking approval of a conditional use permit (CUP) for an accessory structure that does not conform to the provisions of Section 9.03.083 (b) (2)(A) Accessory Structures and Improvements of the Zoning Ordinance – Lot Coverage that permits a maximum combined floor area of all accessory structures at the subject property of 2,041 square feet (sq ft). As allowed by a previously approved conditional use permit, there are currently three accessory structures situated on the lot totaling 1,800 sq ft in combined area.

The applicant proposes to remove one of the accessory structures and expand one of the two remaining structures that would result in two accessory structures situated on the property with a combined total area of 2,750 sq ft which is greater 709 sq ft greater than permitted.

The other accessory structure consists of a 400 square foot pool cabana with a restroom.

The proposed addition will extend the width of existing structure 35 feet south. The proposed addition will be constructed on a concrete slab of the same materials as the existing structure, will directly extend the roof line, will have electricity and will not have plumbing installed.

Code Excerpts:

CITY OF LAVON – ZONING ORDINANCE

9.03.083 ACCESSORY STRUCTURES AND IMPROVEMENTS

(2) Lot coverage:

- (A) The combined floor area of all accessory buildings shall not exceed ten (10) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.

The applicant's lot is 1.04 acres, and the main structure is 5,418 sq ft. An approved CUP is required to permit the proposed addition to the structure to be constructed on the lot.

Planning and Zoning Commission Report:

The public hearing was opened and continued to the February 25, 2025 meeting. No action was taken.

Staff Notes:

The required public hearing notice was published in the newspaper and on the website and five (5) notices were provided to the owners of property located within 200 feet of the proposed site. Two (2) notices were returned in favor of the application and none in opposition.

No action is recommended.

- Attachments:**
1. Application
 2. Location Exhibits
 3. Neighbor Notice
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

PROJECT OVERVIEW

Project Type: Conditional Use Permit (R) | **Project Title:** CUP Application Accessory building extension
ID # 24-002901 | **Started** 12/13/2024 at 3:30 PM



Address

495 Meadow View Dr, Lavon, TX USA 75166

Legal

Lakeridge Meadows (cla) Blk A Lot 1

Description

Remove 10x10 accessory building in back yard, remove back wall of the 30x40 existing accessory building and extend it out 35' towards back of property in place of 10x10 making the existing accessory building to be 75' in length and 30' wide (existing width currently) once completed.

PROPERTY DETAILS

Property ID 299860

PROPERTY ADDITIONAL INFORMATION

No data for Property Additional Information.

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Aaron & Story	-	495 Meadow View Dr - Lavon, TX 75166-1245	-	Property Owner
Aaron Story	4StoryConstruction@gmail.com 2148698699	495 Meadow View Dr. - Lavon, TX 75166	-	APPLICANT

INFORMATION FIELDS

Site Address

495 Meadow View Dr.

Property Owner Information

Name

Aaron Story

Owner Phone #

(214) 869-8699

Address, City, State, Zip

495 Meadow View Dr.

Email Address

4StoryConstruction@gmail.com

Driver's License Number and State of Issuance

17713968 Texas

Mortgage Holder Name & Address

Truist 1-888-228-6654

Partnership: if property is owned by a Partnership, list partner names, addresses, telephone numbers

-

Builder Information

Builder Name

4Story Construction Inc.

Builder Phone #

(214) 869-8699

Misc (R) Building - Description of Work

Select Description of Work

Remodel - Exterior

If "Other", Please Explain

-

Comments

Remove 10x10 accessory building in back yard, remove back wall of the 30x40 existing accessory building and extend it out 35' towards back of property in place of 10x10 making the existing accessory building to be 75' in length and 30' wide (existing width currently) once completed.

Building Information - Area in Sq. Ft.

Under Roof

1050

A/C

-

Garage

-

Lot Size

45374

Building Height

15

Electric

Select Electric

FEC

If "Other", Please Provide

-

Hazardous Material?

No

Gas in Building?

No

Number of Stories

1

Site Coverage (in %)

2.3

HOA Approval Document

-

Upload: Plans

Survey w details .pdf

Upload: Pictures of Inspection

-

New Construction / Remodel Building Permit (R) Acknowledgement

Yes

Construction Value

30000



495 Meadow View Drive

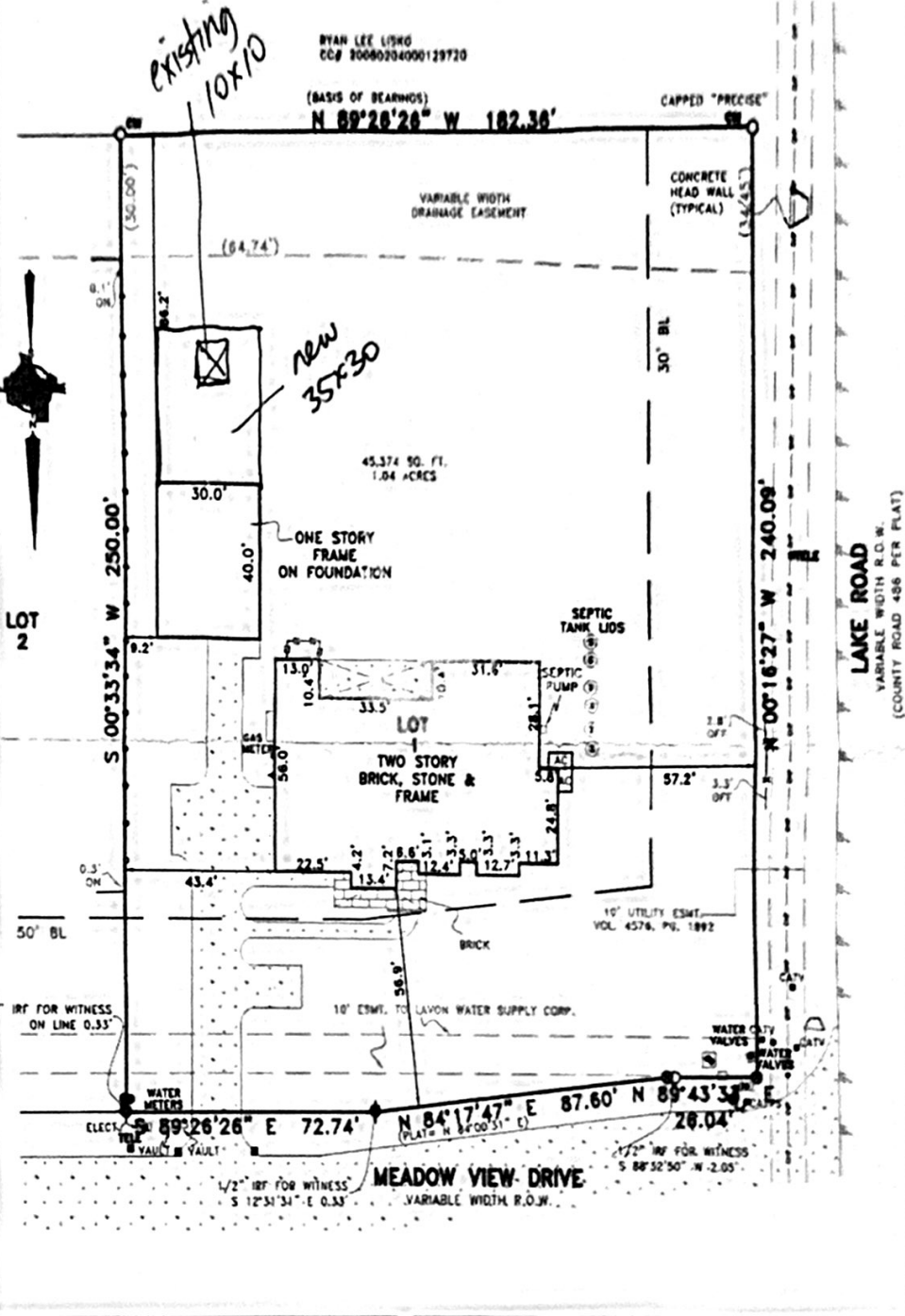
Being Lot 1, Block A, Lakewood Meadows, an Addition to the City of Lavon, Collin County, Texas, according to the map or plat thereof recorded in Volume L, Page 641, of the Map Records of Collin County, Texas.

Lawyers Title
LAWYER POB & ASSOCIATES



LEGEND

- 1/2" ROD FOUND
- 1/4" ROD SET
- 1" PIPE FOUND
- 2" PIPE FOUND
- 3/4" ROD FOUND
- POINT FOR FORMER FENCE POST FOR CORNER
- CONTROLLING MONUMENT
- AC AIR CONDITIONER FOOT
- PE EQUIPMENT TRANSFORMER PAD
- COLUMN
- POWER POLE UNDERGROUND ELECTRIC
- △ OVERHEAD ELECTRIC
- OVERHEAD ELECTRIC POWER
- OVERHEAD ELECTRIC SERVICE
- GASH LINE
- WOOD FENCE 6" WIRE TYPICAL
- IRON FENCE
- X— BARBED WIRE
- DOUBLE SIDED WOOD FENCE
- EDGE OF ASPHALT
- EDGE OF GRAVEL
- CONCRETE COVERED AREA



EXCEPTIONS:

NOTE: PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN VOL. 4576, PG. 1888 VOL. L, PG. 641

NOTES:

NOTE: BEARINGS, EASEMENTS AND BUILDING LINES ARE BY RECORDED PLAT UNLESS OTHERWISE NOTED.
FLOOD NOTE: According to the F.I.R.M. No. 48080C044GJ, this property does lie in Zone X and does not lie within the 100 year flood zone.
This survey is made in conjunction with the information provided by Lawyers Title. Use of this survey by any other parties and/or for other purposes shall be at user's own risk and any loss resulting from other use shall not be the responsibility of the undersigned. This is to certify that I have on this date made a careful and accurate survey on the ground of the subject property. The plat herein is a correct and accurate representation of the property lines and dimensions as on indicated location and type of buildings are as shown and EXCEPT AS SHOWN, there are no visible and apparent encroachments or protrusions on the ground.

Date: 8/11/19

Accepted by: *[Signature]*
Purchaser

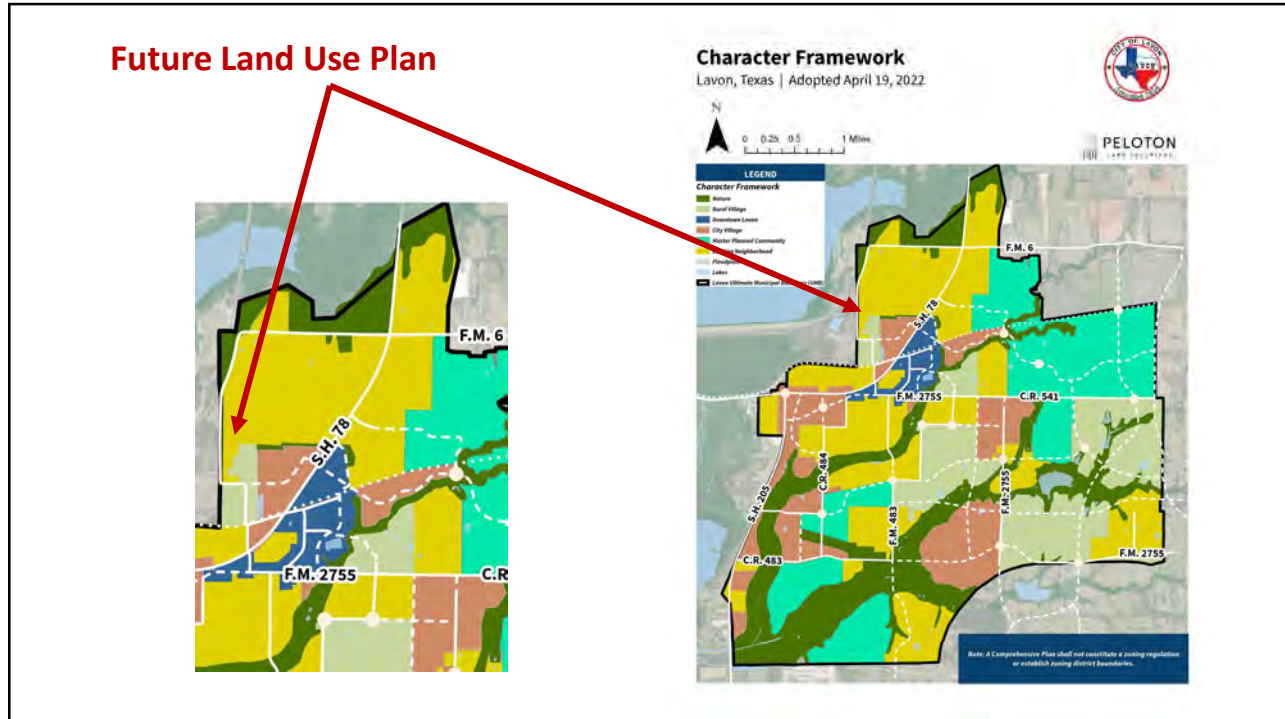
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Date: 7/29/19
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CBG
SURVEYING & ENGINEERING

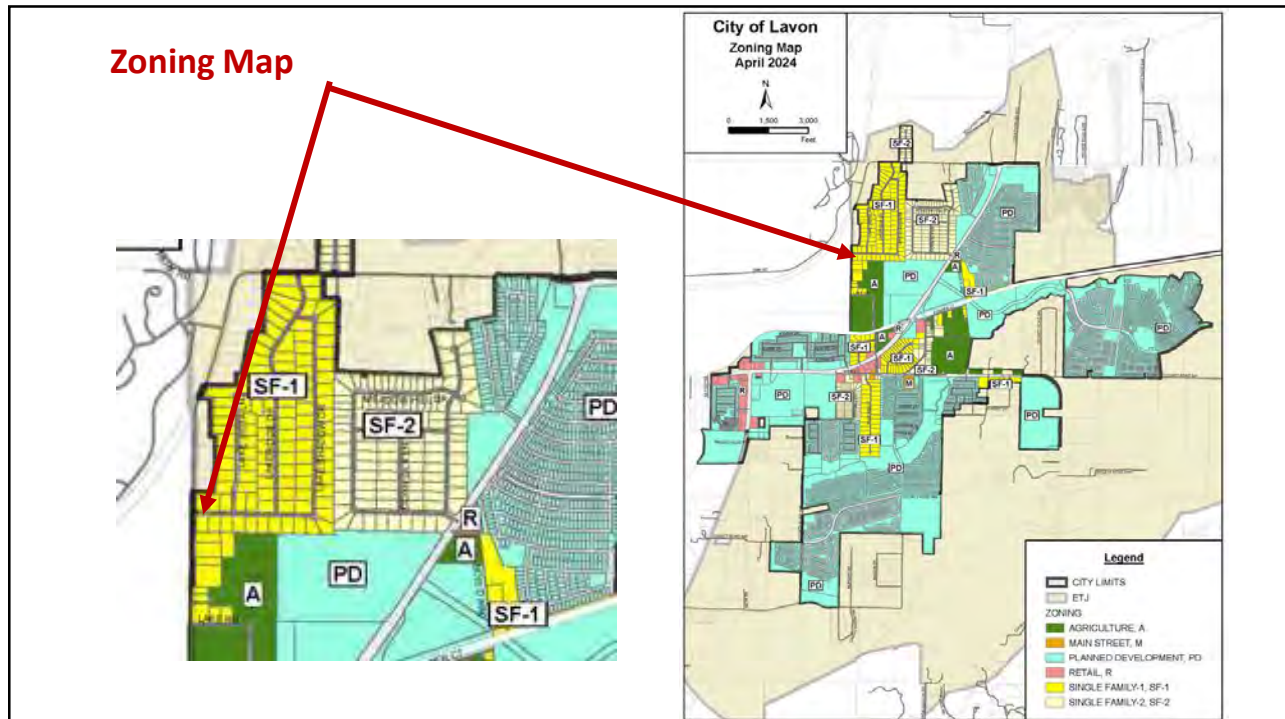
10043 Shiloh Road, Ste. 200
Dallas, TX 75248
F 214.368.9470
F 214.368.8200
Fax 214.368.8200
www.cbgsurvey.com

TARRANT COUNTY
LAND SURVEYORS
STATE OF TEXAS
1933

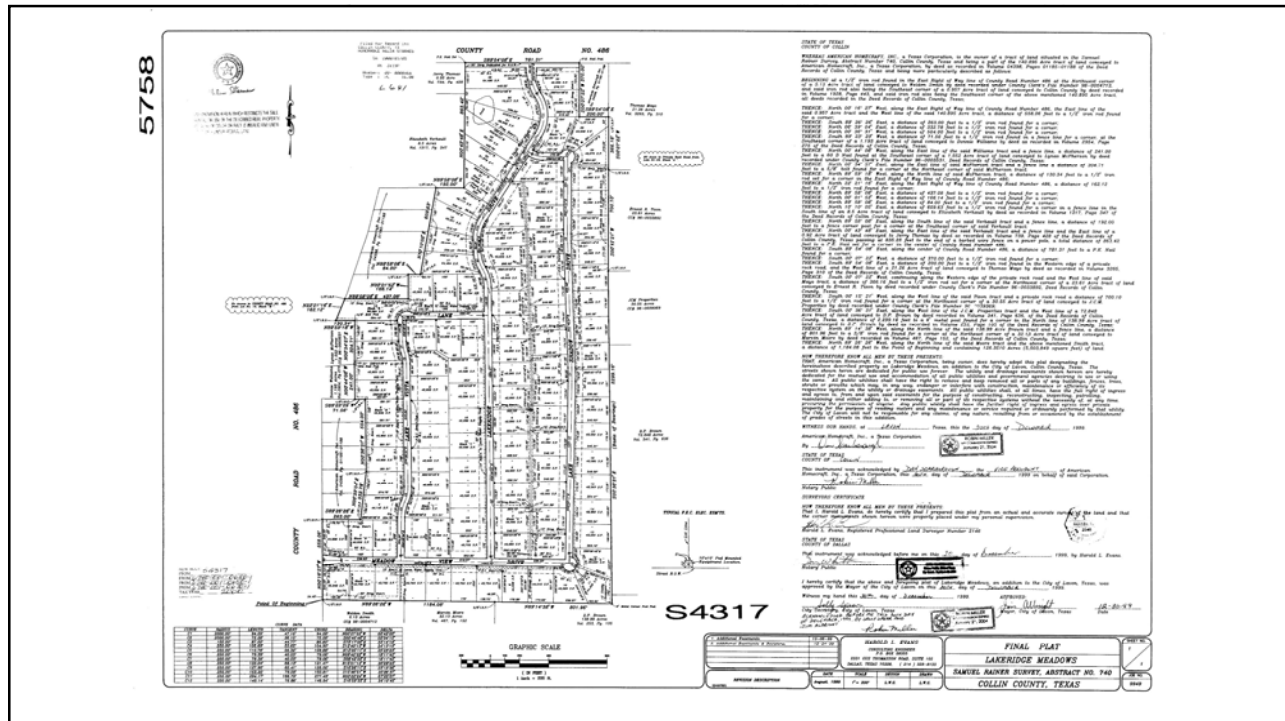
TODD PURCHER
A.P. 2, P. 602



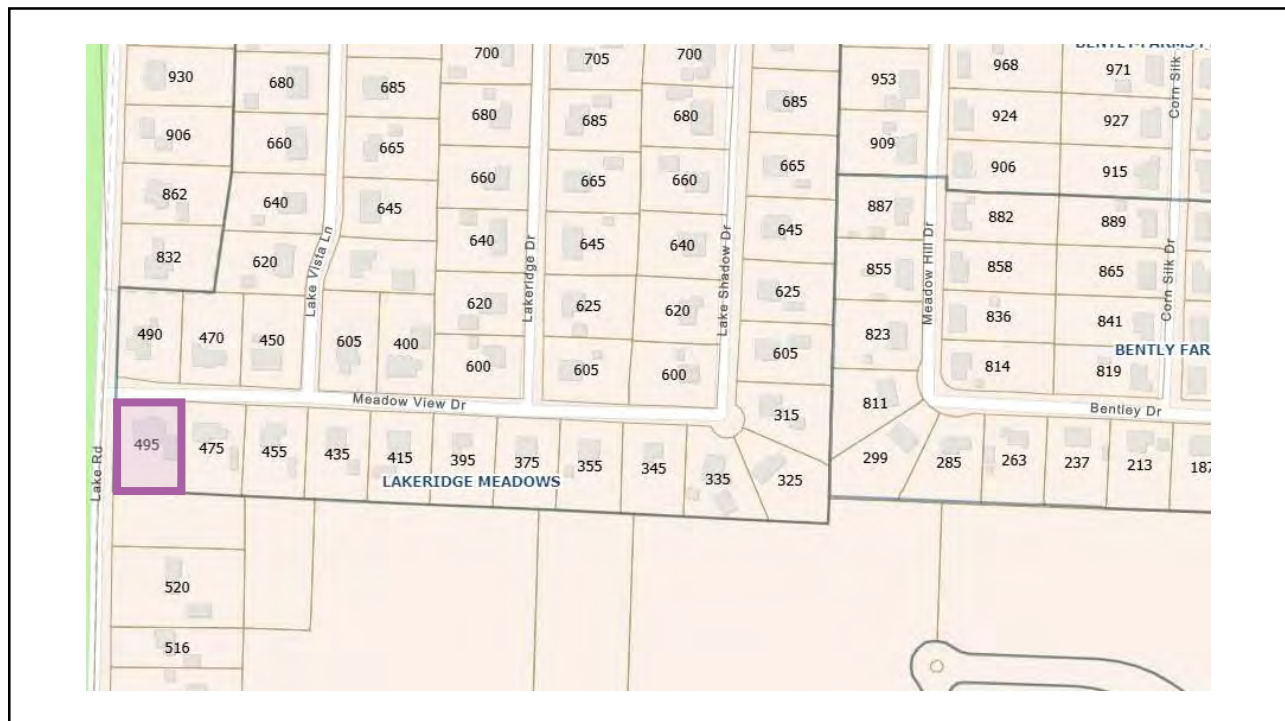
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5



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8

I am writing to say that I am in favor of 495 meadow view dr request.

Request: Consider an application for a conditional use permit for accessory structures and construct a 1,050 sq ft addition to an existing accessory structure that is 750 square feet greater than the area permitted.

Property Description: 495 Meadow View Dr. Lavon, TX on Lot 1, Block A of the Lakeridge Meadows Addition, (CCAD Property ID 2092027).

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: I am in favor of the request. I am opposed to the request.

Reasons: (attach separate sheet(s) as needed) _____

Signature: Daniel Brown
Name (printed): Daniel Brown
Address: 490 Meadow View Dr
Phone: 214-577-2730 Email Address: djbtfamily@gmail.com

You may return this form to: **City of Lavon** or via email to: CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

490 Meadow View Dr.
LAKERIDGE MEADOWS, BLK B, LOT 1



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 - C

Item:

Public hearing, discussion, and action regarding an application to amend Ord. No. **2020-04-04** that established the Lake Breeze Planned Development District to amend Exhibit C “Zoning Uses and Design Guidelines”, “Additional Standards for Lake Breeze Estates, Commercial Area” to add “Parking on the Lot Directly Northwest of and Adjacent to the Intersection of SH 78 and Oak Street: Parking shall be permitted in the front yard and side yard when along the street frontages the following are provided: 1) canopy trees of minimum three-inch caliper at planting are planted one per 30 linear feet with root barriers spaced a minimum of 8 feet from any utility lines; and 2) an evergreen shrub row is planted.” at 610 Oak St. on Lot 29-R, Block E of the Lake Breeze Estates Addition, City of Lavon, Texas, (CCAD Property ID 2923357).

- 1) Presentation of proposed application.
- 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
- 3) Discussion and action regarding the proposed application.

Application Information

Owner(s): Llumine, L.L.C.

Applicant: Ryan Kim, P.E.

Location: 610 Oak Street
Northwest of the intersection of SH 78 and Oak Street

Description: Lake Breeze Estates, Block E, Lot 29R
City of Lavon, Collin County, Texas, (CCAD Property ID 2923357)

Current Zoning: Planned Development District (PD)

Request: PD Amendment

Request Details

The applicant is seeking approval of a modification of the existing Lake Breeze Planned Development District regulations to permit parking in the front yard and side yard provided certain landscape enhancements in addition to the required enhancements are installed. Specifically, Ord. No. **2020-04-04** that established the Lake Breeze Planned Development District (PD) does not provide for additional or

alternate parking regulations, and consequently the Zoning Ordinance provides authority. The Code of Ordinances – Zoning Ordinance, Section 9.03.172(b) states, “Parking shall be primarily to the side and rear of the principal use and shall not be within the front yard or the side yard.” Section 9.03.172(b) was adopted in 2018, and the Lake Breeze PD regulations were adopted in 2020.

In the Lake Breeze retail areas, the PD regulations establish a minimum front yard of 25’, a minimum side yard of corner lots of 25’ and a minimum rear yard of double frontage lots of 25’. Lot 29-R is a three-frontage lot, with frontage along SH 78, Oak Street, and Cedar Street.

The PD further establishes for retail areas that a 20-foot landscaped area shall be provided adjacent to the public rights-of-way along State Highway 78 and a 10-foot landscaped area shall be provided adjacent to entry streets along interior streets.

When the applicant submitted the site plan and landscape plan, the applicant determined that the desired structures and parking could not be constructed within the existing regulations.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO AMEND ORD. NO. 2020-04-04 THAT ESTABLISHED THE LAKE BREEZE PLANNED DEVELOPMENT DISTRICT TO AMEND EXHIBIT C “ZONING USES AND DESIGN GUIDELINES”, “ADDITIONAL STANDARDS FOR LAKE BREEZE ESTATES, COMMERCIAL AREA” TO ADD “PARKING ON THE LOT DIRECTLY NORTHWEST OF AND ADJACENT TO THE INTERSECTION OF SH 78 AND OAK STREET: PARKING SHALL BE PERMITTED IN THE FRONT YARD AND SIDE YARD WHEN ALONG THE STREET FRONTAGES THE FOLLOWING ARE PROVIDED: 1) CANOPY TREES OF MINIMUM THREE-INCH CALIPER AT PLANTING ARE PLANTED ONE PER 30 LINEAR FEET WITH ROOT BARRIERS SPACED A MINIMUM OF 8 FEET FROM ANY UTILITY LINES; AND 2) AN EVERGREEN SHRUB ROW IS PLANTED.” AT 610 OAK ST. ON LOT 29-R, BLOCK E OF THE LAKE BREEZE ESTATES ADDITION, CITY OF LAVON, TEXAS, (CCAD PROPERTY ID 2923357). MS. DOBBS PRESENTED INFORMATION INCLUDING LOCATION EXHIBITS FOR THE REPLAT OF LOT 29R, BLOCK E, LAKE BREEZE ESTATES.

**MOTION MADE: VALLEJO
SECONDED: NABORS
APPROVED: UNANIMOUS (Absent: Tiegs)**

Staff Notes:

The required public hearing notice was published in the newspaper and on the website, signs posted, and nine (9) notices were provided to the owners of property located within 200 feet of the proposed site. No notices have been returned in favor of or opposition to the application.

Approval is recommended.

- Attachments:**
1. Application
 2. Location Exhibits
 3. Neighbor Notice
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)
 4. Proposed Ordinance



CITY OF LAVON

120 School Road - P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220
lmccleendon@lavontx.gov

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Ryan Kim 1-3-25
Applicants Name Date

Ryan Kim 817-308-6243
Representative or Agent Phone Number


2828 E. TRINITY MILLS RD #300 Carrollton, TX 75006
Street City, State, Zip

North Corner of HWY 78 & Oak Street
Location of Property

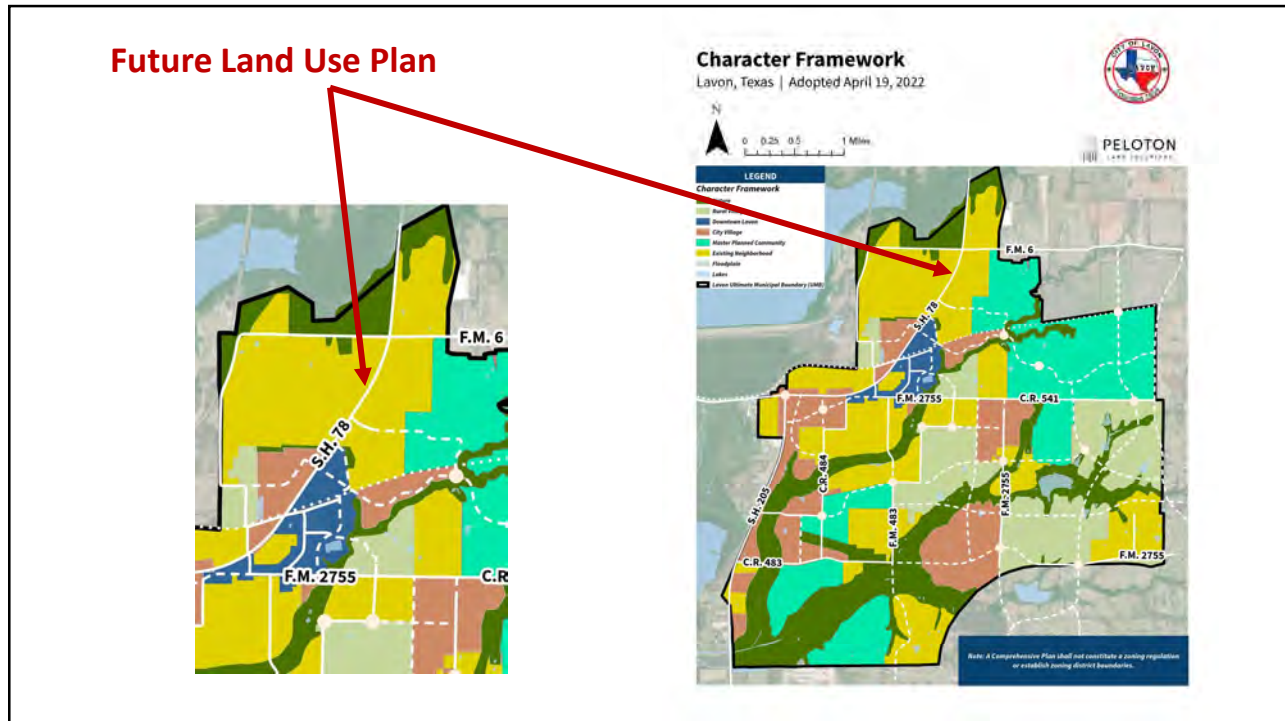
Lot 29R, BLK E Lake Breeze Estates PD
Legal Description of Property Current Zoning

Check which zoning category you wish to change to:

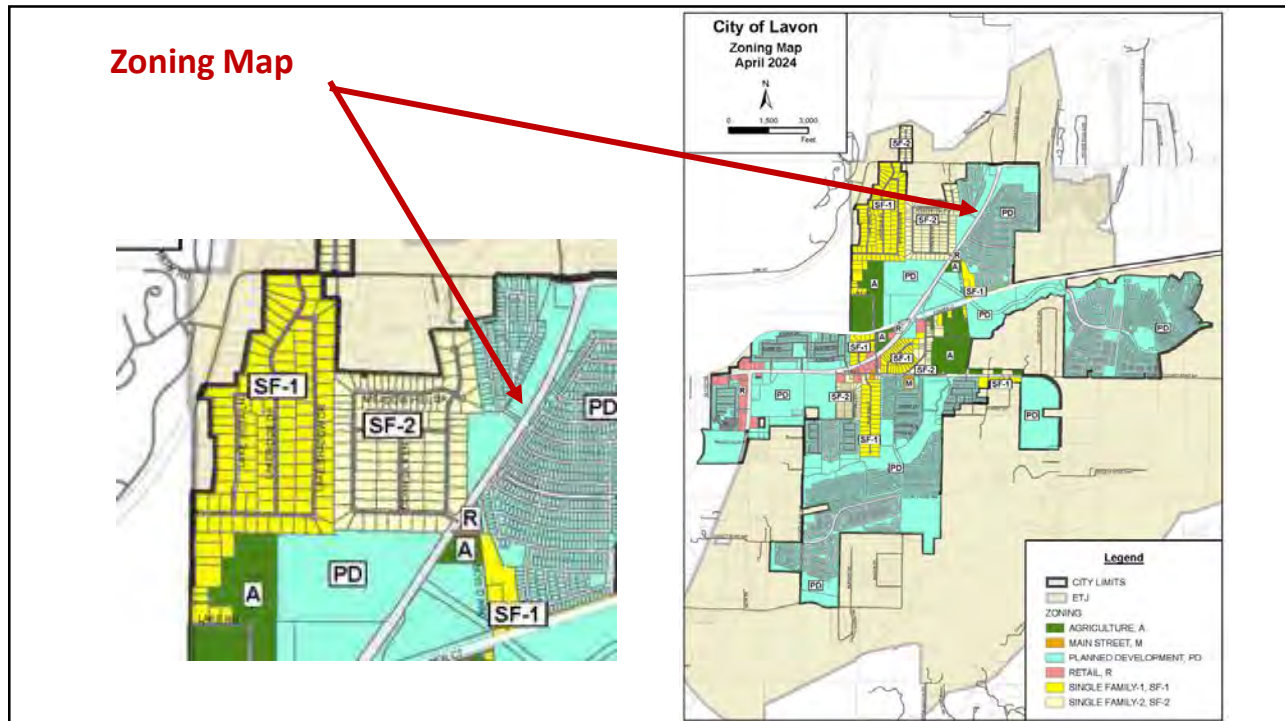
- Residential Single Family – 1-acre (SF-1)
- Residential Single Family – 2 (SF-2)
- Residential Single Family – 4 (SF-4)
- Planned Development (PD)
- Special or Conditional Use Permit
- Retail (R)
- Main Street (M)
- Business Park (B)
- Other: _____

Signature of Applicant or Representative: 

For Office Use Only
Date Received: _____ Date Paid: _____ Fee Paid: _____
Next P & Z Meeting: _____ Next City Council Meeting: _____



11



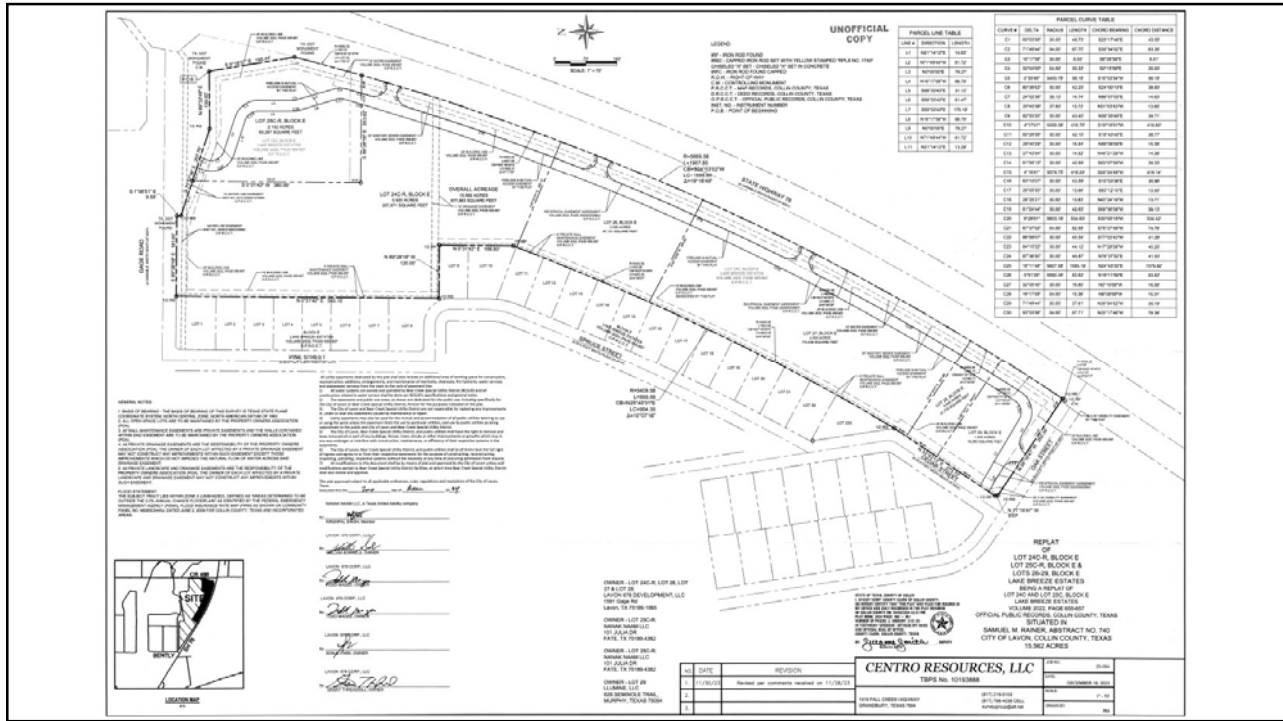
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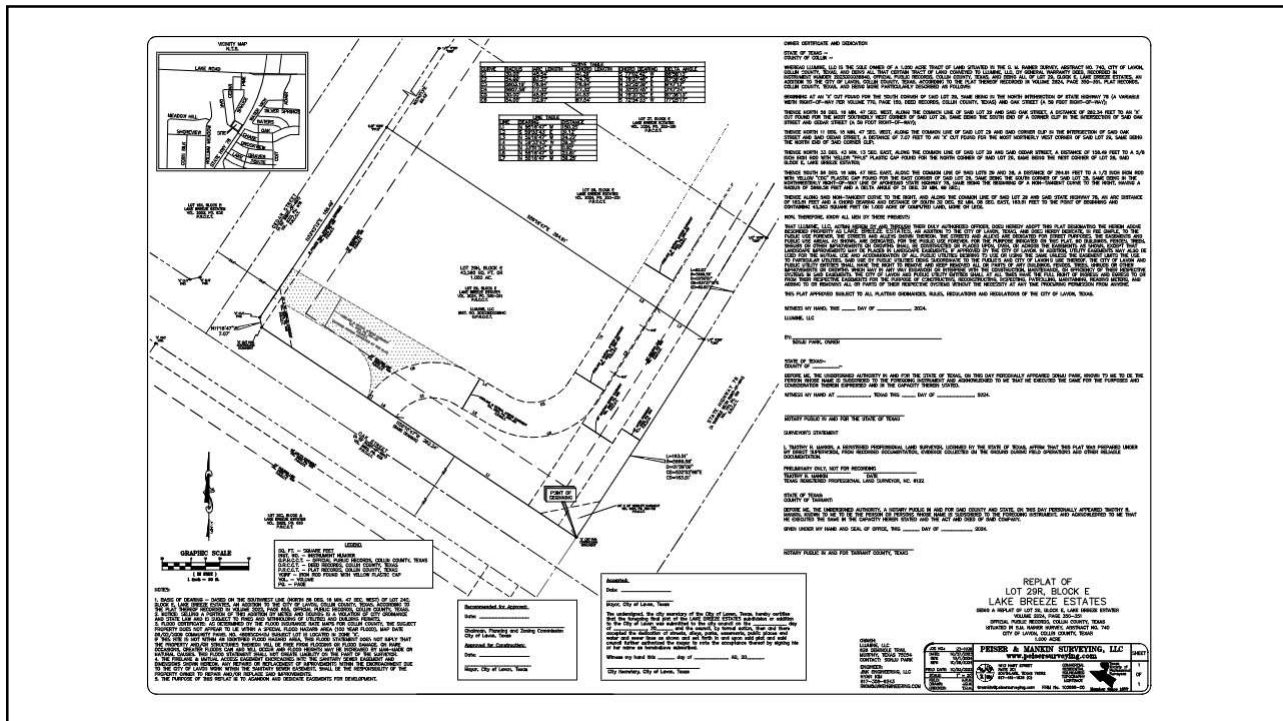
13



14



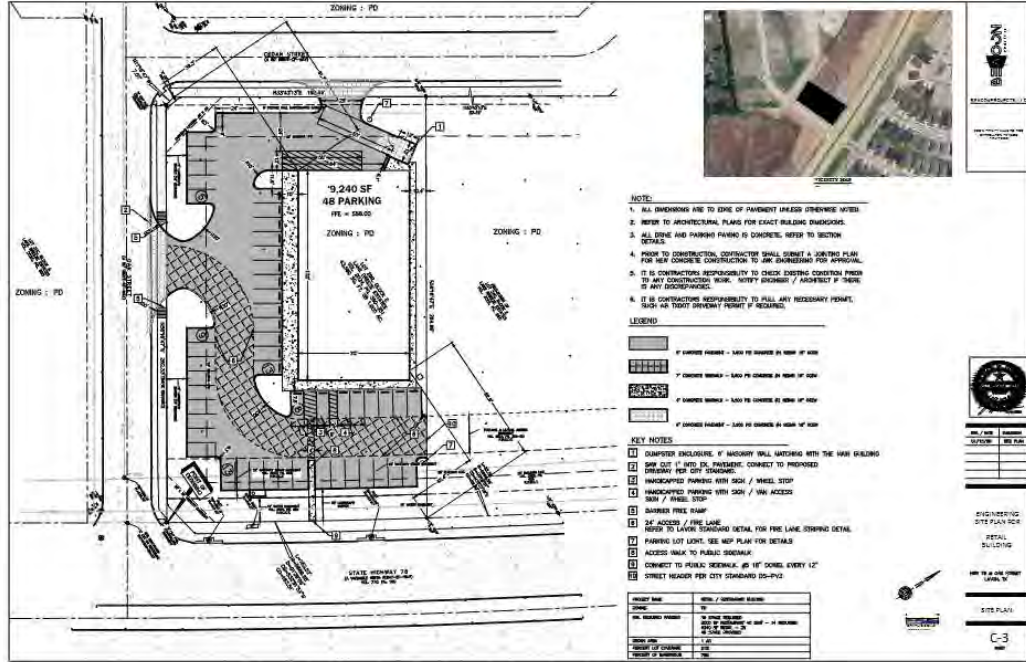
15



16

**DRAFT
PROPOSED
SITE
PLAN**

**Illustration
exhibit to
Proposed
PD
amendment**





**CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS BEFORE THE
PLANNING AND ZONING COMMISSION
AND THE CITY COUNCIL**

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on January 28, 2025 at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on February 4, 2025 at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider applications for:

Request: Consider an application for Lot 29-R, Block E of the Lake Breeze Estates Addition to amend Ord. No. **2020-04-04** that established the Lake Breeze Planned Development District to amend Exhibit C “Zoning Uses and Design Guidelines”, “Additional Standards for Lake Breeze Estates, Commercial Area” to add “Parking on the Lot Directly Northwest of and Adjacent to the Intersection of SH 78 and Oak Street: Parking shall be permitted in the front yard and side yard when along the street frontages the following are provided: 1) canopy trees of minimum three-inch caliper at planting are planted one per 30 linear feet with root barriers spaced a minimum of 8 feet from any utility lines; and 2) an evergreen shrub row is planted.”

Property Description: 610 Oak St., Lavon, TX on Lot 29-R, Block E of the Lake Breeze Estates Addition (CCAD Property ID 2923357).

Additional information regarding the request may be obtained at cityhall@lavontx.gov or at 972-843-4220. You are receiving this notice because you own property within the subject property and/or within 200 feet of the subject property. The public hearing may be continued should an applicant so request. Interested citizens are invited to attend the public hearing and participate in the same.

Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

Check one: I am in favor of the request. I am opposed to the request.

Reasons: (*attach separate sheet(s) as needed*) _____

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

You may return this form to: *City of Lavon* or via email to: CityHall@lavontx.gov
P.O. Box 340
Lavon, Texas 75166

CITY OF LAVON

ORDINANCE NO. 2025-02-02

Amendment to PD Zoning – Lake Breeze Lot 29R- Parking

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ARTICLE 9.03 ZONING ORDINANCE OF THE CITY OF LAVON CODE OF ORDINANCES TO AMEND ORDINANCE NO. 2020-04-04 THAT ESTABLISHED THE LAKE BREEZE PLANNED DEVELOPMENT DISTRICT TO AMEND EXHIBIT C “ZONING USES AND DESIGN GUIDELINES”, “ADDITIONAL STANDARDS FOR LAKE BREEZE ESTATES, COMMERCIAL AREA” TO ADD “PARKING ON THE LOT DIRECTLY NORTHWEST OF AND ADJACENT TO THE INTERSECTION OF SH 78 AND OAK STREET: PARKING SHALL BE PERMITTED IN THE FRONT YARD AND SIDE YARD WHEN ALONG THE STREET FRONTAGES THE FOLLOWING ARE PROVIDED: 1) CANOPY TREES OF MINIMUM THREE-INCH CALIPER AT PLANTING ARE PLANTED ONE PER 30 LINEAR FEET WITH ROOT BARRIERS SPACED A MINIMUM OF 8 FEET FROM ANY UTILITY LINES; AND 2) AN EVERGREEN SHRUB ROW IS PLANTED.” AT 610 OAK ST. ON LOT 29-R, BLOCK E OF THE LAKE BREEZE ESTATES ADDITION, CITY OF LAVON, TEXAS; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Lavon, Texas (hereinafter referred to as “**City**”) is a Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City Council of the City (the “**City Council**”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 9, Article 9.03 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “**Zoning Ordinance**”); and

WHEREAS, the City Council approved Ordinance No. 2020-04-04 setting out Planned Development District regulations for the Retail Areas within the Lake Breeze Estates development project; and

WHEREAS, this proposed zoning code amendment is in accordance with the adopted comprehensive plan of the City; and

WHEREAS, the Zoning Ordinance may incorporate design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings, and such

standards substantially further the preservation of property values and the promotion of economic development within the City, and establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Zoning Ordinance also provides for planned development districts, which enable departures from traditional zoning district standards in recognition of the unique character of a development project; and

WHEREAS, the City’s policy in creating or amending a planned development district is to incorporate and enhance to the fullest extent feasible the design and building materials standards that are integral to the City’s zoning regulations in all planned development districts; and

WHEREAS, the City Council finds and determines that the incorporation of such standards lends long-term viability to the planned development project; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council is of the opinion and finds that said changes would provide for and would be in the best interest of the health, safety, morals and general welfare and should be granted and that the Zoning Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lavon, Texas, as follows:

SECTION 1. Incorporation of Premises. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. Definitions. Definitions shall be those contained in the Zoning Ordinance, Division 3. “Definitions”, as amended, unless specifically defined herein.

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended to amend the zoning of the Property as established in Exhibit A, which exhibit is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by the Ordinance.

SECTION 4. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 5. Severability Clause. 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, sentence, 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 6. 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 7. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

SECTION 8. Open 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, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 9. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 4th day of February 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A. AMENDMENT

ORDINANCE NO. **2020-04-04**

Lake Breeze Planned Development District

Exhibit C “Zoning Uses and Design Guidelines”

Additional Standards for Lake Breeze Estates,

Commercial Area

ADD:

Parking on the Lot Directly Northwest of and Adjacent to the Intersection of SH 78 and Oak Street:

Parking shall be permitted in the front yard and side yard when along the street frontages the following are provided: 1) canopy trees of minimum three-inch caliper at planting are planted one per 30 linear feet with root barriers spaced a minimum of 8 feet from any utility lines; and 2) an evergreen shrub row is planted on Lot 29-R, Block E.



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – D

Item:

Public Hearing, discussion, and action regarding a proposed amendment to the Zoning Ordinance Article 9.03 “Zoning Ordinance” to revise Division 2 “Districts and Zoning District Map”, Section 9.03.032 “Permitted Use Table”, Figure 9.1.2.2 “Zoning Use Summary Table” to organize permitted uses and conditional uses into a single location in the Zoning Use Summary Table; to delete duplicated permitted use and conditional use references from Division 5 “Regulations Applicable to Residential Districts” and Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” and renumber accordingly; and to amend Division 3 “Definitions”, Section 9.03.061 “General” to clarify definitions referenced in the Zoning Use Summary Table.”

- 1) Presentation of proposed amendment.
- 2) **PUBLIC HEARING** to receive comments regarding the proposed amendment.
- 3) Discussion and action regarding the proposed amendment and ordinance.

Background:

In the current City of Lavon Code of Ordinances, Chapter 9 ZONING ORDINANCE, some sections have been noted for easy and/or immediate amendment. The items were generally discussed at the December 18 meeting. The proposed amendment is provided to modify:

- The standards for residential driveways and driveway approaches in Chapter 4, Chapter 9, and Chapter 10 of the Code of Ordinances.
- The footcandle requirement for light trespass on adjacent residential properties in Chapter 4 and Chapter 9 of the Code of Ordinances.
- The permissions of various uses in the Permitted Use Table within Chapter 9 Division 2 of the Code of Ordinances.
- To remove the Permitted Use Table footnote #1 (which restricts outdoor activities) from uses, where appropriate.
- The off-street parking requirements for commercial uses in Chapter 9 Division 8 of the Code of Ordinances.

The proposed amendment is designed to clarify, simplify and improve the zoning implementation and review process.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO ARTICLE 9.03 “ZONING ORDINANCE,” DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP,” SECTION 9.03.032 “PERMITTED USE TABLE” GENERALLY TO AMEND PERMITTED USES AND FOOTNOTES; DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS,” SECTION 9.03.133 “BUSINESS PARK DISTRICT” GENERALLY TO AMEND LIGHT TRESPASS REQUIREMENTS; AND DIVISION 8 “OFF-STREET PARKING AND LOADING REGULATIONS,” SECTION 9.03.172 “OFF-STREET PARKING SITE DESIGN REQUIREMENTS” TO GENERALLY AMEND PARKING REQUIREMENTS.

MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS (Absent: Tiegs)

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website. The proposed application is consistent with the Future Land Use Plan and the Comprehensive Plan.

Approval is recommended.

Attachment: 1) Proposed Amendment – redline

CITY OF LAVON

ORDINANCE NO. 2025-02-03

Amendment to Zoning – Misc. Parking, Light, Driveways, Uses

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY AMENDING ARTICLE 9.03 “ZONING ORDINANCE,” DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP,” SECTION 9.03.032 “PERMITTED USE TABLE” GENERALLY TO AMEND PERMITTED USES AND FOOTNOTES; DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS,” SECTION 9.03.133 “BUSINESS PARK DISTRICT” GENERALLY TO AMEND LIGHT TRESPASS REQUIREMENTS; AND DIVISION 8 “OFF-STREET PARKING AND LOADING REGULATIONS,” SECTION 9.03.172 “OFF-STREET PARKING SITE DESIGN REQUIREMENTS” TO GENERALLY AMEND PARKING REQUIREMENTS.”; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Lavon, Texas (hereinafter referred to as “City”) is a Home Rule Municipality operating under the laws of the State of Texas; and

WHEREAS, the City Council of the City (the “City Council”), is authorized and empowered by law, in accordance with Chapter 211 of the Texas Local Government Code, to adopt zoning regulations governing the use of land within the City; and

WHEREAS, the City Council adopted Chapter 9, Article 9.03 of its Code of Ordinances, the same being the Comprehensive Zoning Ordinance of the City, which governs the use and development of land in the City (the “Zoning Ordinance”); and

WHEREAS, the miscellaneous housekeeping and clarification updates are in order; and

WHEREAS, this proposed zoning code amendment is in accordance with the adopted comprehensive plan of the City; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council is of the opinion and finds that said changes would provide for and would be in the best interest of the health, safety, morals and general welfare and should be granted and that the Zoning Ordinance should be amended.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Lavon, Texas, as

follows:

SECTION 1. Incorporation of Premises. That all of the above recitals are found to be true and correct and are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 2. Definitions. Definitions shall be those contained in the Zoning Ordinance, Division 3. “Definitions”, as amended, unless specifically defined herein.

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended as established in Exhibit A, which exhibit is incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by the Ordinance.

SECTION 4. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 5. Severability Clause. 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, sentence, 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 6. 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 7. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

SECTION 8. Open 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, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 9. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 4th day of February 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A.

**Outdoor Lighting, Permitted Use Table, Off-Street Parking and Loading
Regulations, and Residential Driveways
(Code Amendments and Zoning Amendment)**

Purpose:

- To modify the standards for residential driveways and driveway approaches in Chapter 4, Chapter 9, and Chapter 10 of the Code of Ordinances.
- To modify the footcandle requirement for light trespass on adjacent residential properties in Chapter 4 and Chapter 9 of the Code of Ordinances.
- To modify the permissions of various uses in the Permitted Use Table within Chapter 9 Division 2 of the Code of Ordinances.
- To remove the Permitted Use Table footnote #1 (which restricts outdoor activities) from uses, where appropriate.
- To modify off-street parking requirements for commercial uses in Chapter 9 Division 8 of the Code of Ordinances.

Proposed standards:

Chapter 4 Building Regulations

ARTICLE 4.01 GENERAL PROVISIONS

...

§ 4.01.002 Minimum construction standards for commercial parking lots, driveways and exterior walls.

...

(b) Minimum construction standards.

...

(2) Residential driveways.

...

(D) Residential driveways within the city shall provide a minimum of 20 feet of concrete-paved space between the garage door and the right-of-way, and concrete-paved space equaling the width of the garage door and adjacent to the garage door to accommodate off-street vehicle parking.

ARTICLE 4.07 OUTDOOR LIGHTING

...

§ 4.07.003 General requirements.

...

(f) Light trespass on adjacent property. Light trespass on adjacent residential or unlighted properties shall be minimized by complying with the following:

- (1) Provide material, methods, and designs so that no more than 0.25 footcandle is measured at the property line of ~~the~~ adjacent **unlighted** property and at six feet, six inches above the ground.
- (2) **Provide material, methods, and designs so that no more than 0.1 footcandle is measured on adjacent residential property, at the property line, at six feet, six inches above the ground.**
- (~~2~~ 3) Wall packs shall not be mounted higher above the ground than their distance to the lot (property) line unless they are mounted so as to direct the light away from the adjacent property, i.e., on a wall on the property line, but directed inward.
- (~~3~~ 4) Where the adjacent property is residential, all lighting shall be arranged so as to direct the light away from the adjacent property.

Chapter 9 Planning and Development Regulations

ARTICLE 9.02 SUBDIVISION ORDINANCE

DIVISION 1 GENERALLY

...

§ 9.02.003 Purposes, authority and jurisdiction.

...

(h) Design and Improvement Requirements.

...

(10) Residential driveways.

(A) Residential driveways shall provide a minimum 20 feet of space between the garage door of the principal structure and the street or alley right-of-way.

(B) The distance between residential driveway approaches in front of houses shall be a minimum of 20 feet as measured along the back of curb or edge of pavement.

ARTICLE 9.03 ZONING ORDINANCE

DIVISION 2 DISTRICTS AND ZONING DISTRICT MAP

...

§ 9.03.032 Permitted use table.

Figure 9.1.2.2							
PERMITTED USE TABLE							
P = Permitted Use	C = Conditional Use			-- = Not Permitted			
RESIDENTIAL USES	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
	A	SF-1	SF-2	SF-4	R	M	B
Single family (SF) detached dwelling	P	P	P	P	--	P ⁺	--
Home based business within a SF dwelling (i.e. home occupation)	P	P	P	P	--	P ¹	--
Single family - zero lot line	--	--	--	--	--	--	--
Single family attached - townhomes	--	--	--	--	--	P ⁺	--
Duplex	--	--	--	--	--	--	--
Multi-family dwelling	--	--	--	--	--	C	--
Real estate model home	--	C	C	C	--	--	--
Vertically mixed use multifamily residential and retail	--	--	--	--	--	P ⁺	--
Bed and Breakfast	--	--	--	--	--	C	--
Manufactured home detached dwelling park of two or more dwellings	C	--	--	--	--	--	--
Guest house, caretaker or security quarters for SF dwelling	P	P	--	--	--	--	--
Accessory structure with restrictions	P	P	P	P	--	--	--
Accessory uses within residential districts (parking garage, swimming pool, hobby shed, tennis court, unlit sports court)	p ²	p ²	p ²	p ³	--	--	--

RETAIL, COMMERCIAL, PERSONAL SERVICE USES	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
	A	SF-1	SF-2	SF-4	R	M	B
Alcohol: mixed beverage sales (on-premises consumption) ⁺	--	--	--	--	P ⁺ ,4	P ⁺ ,4	P ⁴
Alcohol: wine and malt beverage sales (on-premises consumption) ⁺	--	--	--	--	P ⁺ ,4	P ⁺ ,4	P ⁴
Alcohol: mixed beverage package store (on- and/or off-premises consumption)	--	--	--	--	C ⁴	--	--
Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)	--	--	--	--	C ⁴	--	--
Amusement establishment	--	--	--	--	C	C	--
Animal boarding, kennel or shelter	C	--	--	--	--	--	--
Automobile fueling and gasoline filling station	--	--	--	--	C	--	--
Automobile service establishment	--	--	--	--	C	--	P
Bakery/confectionery retail establishment	--	--	--	--	C	C	--
Building material sales	--	--	--	--	C	--	--
Business service and sales	--	--	--	--	P ¹	P ¹	--
Carwash	--	--	--	--	C	--	--
Cash and retail lending service establishment	--	--	--	--	C ⁵	--	--
Commercial greenhouse or nursery (wholesale and retail)	C	--	--	--	--	--	--
Commercial stable	C	C	--	--	--	--	--
Dry-cleaning retail establishment with no processing on site	--	--	--	--	C	C	--
Exercise and sports establishment	--	--	--	--	C	C	--
Financial institution	--	--	--	--	P ¹	P ¹	--
Home and residence services	--	--	--	--	P ⁺	P ⁺	--
Hotel	--	--	--	--	C	--	--
Insurance	--	--	--	--	P ¹	P ¹	--

RETAIL, COMMERCIAL, PERSONAL SERVICE USES	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
	A	SF-1	SF-2	SF-4	R	M	B
Medical and state licensed health services	--	--	--	--	P ¹	P ¹	--
Merchandise rental	--	--	--	--	C	--	--
Nursery, garden, landscape material sales	--	--	--	--	C	--	--
Outdoor, drive-in or drive-thru sales or service activity, including rear yard patios	--	--	--	--	C	C ⁶	--
Personal services	--	--	--	--	P ¹	P ¹	C
Pet grooming and care services	--	--	--	--	C	C	--
Pharmacy	--	--	--	--	P ¹	P ¹	--
Private clubs and organizations (indoor)	--	--	--	--	C	--	--
Professional service and sales	--	--	--	--	P ¹	P ¹	--
Recreational vehicle park of two or more vehicles	C	--	--	--	--	--	--
Real estate	--	--	--	--	P ¹	P ¹	--
Restaurant	--	--	--	--	P ⁺	P ⁺	--
Retail sales	--	--	--	--	P ¹	P ¹	--
Second-hand/used goods/pawn shop	--	--	--	--	C ⁵	--	--
Smoke/tobacco/CBD store	--	--	--	--	C	C	--
Storage, self-service	--	--	--	--	C	--	P ¹
Tattoo service and similar body artwork	--	--	--	--	C ⁵	--	--
Technical service and sales	--	--	--	--	P ¹	P ¹	--
Theater	--	--	--	--	C	C	--
Vapor smoking services	--	--	--	--	C	C	--
Vehicle display and sales	--	--	--	--	--	--	--
Vehicle parking garage	--	--	--	--	--	--	--
Vertically mixed use retail commercial and multifamily residential	--	--	--	--	P	P ⁺	--
Veterinarian service, animal clinic	C	--	--	--	C	C	--

INSTITUTIONAL & CIVIC USES	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
	A	SF-1	SF-2	SF-4	R	M	B
Cemetery or mausoleum	P	P	P	--	--	--	--
Church or place of worship	P	P	P	P	P	P	P
Community recreational use	--	C	C	C	--	--	--
Community swimming pool	--	C	C	C	--	--	--
Country club	--	C	C	C	--	--	--
Day care and educational facility - privately-owned	C	C	C	C	P ⁺	P ⁺	--
Educational facility - public	P	P	P	P	--	--	--
Federal, state or city owned or controlled facilities or utilities	P	P	P	P	P ⁺	P ⁺	P ⁺
Franchise-holding facilities and utilities holding a franchise under the authorization of the city	C	C	C	C	C	C	P
Golf course	--	C	C	C	--	--	--
Municipal uses	P	P	P	P	P	P	P ⁺
Nursing home or assisted living facility	--	--	--	--	C	C	C
Open space Preserves	P	P	P	P	P	P	P ⁺
Public parks and playgrounds	P	P	P	P	P	P	P ⁺
Public recreational facilities	P	P	P	P	P	P	P ⁺
Wind energy, utility or telecommunication tower	C	C	C	C	--	--	P

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
	A	SF-1	SF-2	SF-4	R	M	B
AGRICULTURAL USES							
Animal husbandry, livestock	P	P	--	--	--	--	--
Crop cultivation, forestry, farming	P	P	--	--	--	--	--
Uses related to animal husbandry and raising of crops on unplotted land	P	P	--	--	--	--	--
Dairy farm	P	--	--	--	--	--	--
Wholesale plant nursery	P	--	--	--	--	--	--
Horse stables, riding academies and equestrian boarding	P	C	--	--	--	--	--

	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
	A	SF-1	SF-2	SF-4	R	M	B
INDUSTRIAL USES							
Alcohol: brewpub (on- and/or off-premises consumption) [†]	--	--	--	--	C ⁴	--	C ⁴
Alcohol: manufacturing and distribution (on- and/or off-premises consumption) [†]	--	--	--	--	--	--	C ^{1,4}
Auto, tool or equipment rental	--	--	--	--	--	--	--
Automobile and truck repairs and service	--	--	--	--	--	--	P ¹
Commercial cleaning or laundry plant	--	--	--	--	--	--	--
Data center and software design	--	--	--	--	--	--	--
Information assembly, broadcasting, carriers	--	--	--	--	--	--	P ¹
Information data processing	--	--	--	--	--	--	P ¹
Information distribution, publication, production	--	--	--	--	--	--	P ¹
Information telecommunication, sellers	--	--	--	--	--	--	P ¹
Machinery, heavy equipment, truck sales and service	--	--	--	--	--	--	--
Manufacturing - appliance, instrument, controller	--	--	--	--	--	--	P ¹

INDUSTRIAL USES	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS		
	A	SF-1	SF-2	SF-4	R	M	B
Manufacturing - device, parts, vehicle	--	--	--	--	--	--	P ¹
Manufacturing - die, tooling, equipment, machinery	--	--	--	--	--	--	P ¹
Manufacturing - other	--	--	--	--	--	--	C ¹
Materials bending, cutting, machining, molding, welding	--	--	--	--	--	--	P ¹
Medical or scientific laboratory	--	--	--	--	--	--	--
Open storage and open processing operations	--	--	--	--	--	--	C ^{1,7}
Outside sales and storage	--	--	--	--	--	--	--
Packaging of parts and materials prev manufactured	--	--	--	--	--	--	P ¹
Parts assembly, materials sorting prev manufactured	--	--	--	--	--	--	P ¹
Professional, scientific and technical services	--	--	--	--	--	--	P ¹
Storage of flammable liquids and materials	--	--	--	--	--	--	C ¹
Temporary concrete batch plant	--	C ⁸	C ⁸	C ⁸	--	--	--
Trade contractor office and dispatch	--	--	--	--	--	--	--
Warehousing and distribution facilities	--	--	--	--	--	--	P ¹
Wholesale enterprises w/o materials storage and distrib	--	--	--	--	--	--	P ¹

¹ Conducted entirely within the interior of a building.

² Two (2) accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

³ One (1) accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.

⁴ Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

⁵ Provided the lot on which a similar establishment is located is more than one thousand (1,000) feet from the location of the proposed use; the one thousand (1,000) foot distance shall be measured between the lots and along the public street.

⁶ Any outdoor, drive-in or drive-through sales or service activity including rear yard patios requires limited service hours and limited noise/entertainment levels and limited hours.

⁷ Open storage and open processing operations, including on-site sand and gravel processing and storage, sand blasting or similar uses provided said particulate matter shall not leave the property nor be transported across the boundary property line of the tract on which the use is located.

⁸ Temporary concrete batch plants shall be limited to no more than six (6) months, however the limit on the temporary permit may be extended for one (1) additional six (6) month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted; the location of the batch plant is subject to the approval of the building official.

The table does not supersede the zoning ordinance. There may be restrictions for permitted and conditional uses.

Uses not identified as permitted or conditional are prohibited.

DIVISION 6 REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS

...

§ 9.03.133 Business park district (B).

...

(e) Site design, building placement, orientation and process controls.

...

(13) All exterior lighting, designed for security, illumination, parking lot illumination or advertising shall be designed in such a manner as to ensure that it does not extend into adjacent residential zoned property. Information shall be provided on a lighting plan, for approval, which indicate the intensity of all exterior lighting fixtures and the footcandle level beyond the property. Lighting fixtures shall be designed to direct light down onto the site and away from neighboring property. ~~Lighting shall be designed to include cut-off shielding to minimize light pollution onto adjoining property and not exceed 0.25 footcandle beyond the property line.~~

DIVISION 8 OFF-STREET PARKING AND LOADING REGULATIONS

...

§ 9.03.172 Off-street parking site design requirements.

...

(b) Parking shall be primarily to the side and rear of the principal use ~~and shall not be within the front yard or the side yard~~, unless the front yard or side yard is adjacent to State Highway 78 and/or State Highway 205 and enhanced landscaping and screening is provided along the frontage.

Chapter 10 Streets, Parks and Other Public Ways and Places

ARTICLE 10.03 DESIGN AND CONSTRUCTION OF SIDEWALKS AND DRIVEWAY APPROACHES

§ 10.03.001 Driveway approaches.

...

(b) Driveway approach connecting to street. A driveway approach connecting to a street shall conform to the following standards:

...

(6) Residential Driveway Approaches. The distance between residential driveway approaches shall be a minimum of 20 feet.

(c) Driveway approach connecting to alley. A driveway approach connecting to an alley shall conform to the following standards:

...

(4) Residential Driveway Approaches. The distance between residential driveway approaches, where located in the front of the structure, shall be a minimum of 20 feet.



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 - E

Item:

Public hearing, discussion, and action regarding the application for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit two wall signs which is one sign more than permitted and 2) allow approximately 113 square feet in total wall sign area that is 65 square feet greater than permitted for Integrity Urgent Care on Lot 1, Block 1 of the Victory at Lavon Addition at 905 S. SH 78, Suite F, Lavon, Collin County, Texas (CCAD Property ID 2875348).

- 1) Presentation of application.
- 2) **PUBLIC HEARING** to receive comments regarding the application.
- 3) Discussion and action regarding the application.

Background Information

Owner(s): Bobby Mendoza

Applicant: Leia Young, Sign Remedy, Inc.

Location: 905 S. SH 78, Suite F, northwest of the intersection of SH 78 and Burleson Dr.

Description: Block 1, Lot 1 of the Victory at Lavon Addition, Lavon, Collin County, Texas (CCAD Property ID 2875348).

Current Zoning: Planned Development; Ordinance No. **2004-09-05**

Request: Sign Variance

Request Details

The applicant is seeking two variances to Section 4.05.008 of the Code of Ordinances, Signs. The applicant is a tenant in a multi-tenant structure that has been fully developed. The site is located northwest of the intersection of SH 78 and Burleson Drive.

Historically, the City Council has considered sign variances in light of the potential hardship created by visibility-related challenges associated with the highway frontage, posted speed limits and elevations approaching a site, and the prohibition of elevated pole signs.

The area of the applicant's suite is 3,500 square feet and they are located in the eastern corner lease space. The proposed variances pertain to the permitted number of wall signs and the total sign size.

There are no proposed variable messaging signs.

Code Excerpt:

City of Lavon Code of Ordinances

§ 4.05.006 Variances.

- a. The City Council may authorize variances to any restriction set forth in this article, including but not limited to the number, type, area, height or setback of signs, or any other aspect involved in the sign permitting process.
- b. In granting any variance, the City Council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will not be contrary to the public interest and will be in harmony with the spirit and purpose of this article of the Code of Ordinances.
- c. A person may request a variance from the sign regulations by filing the request with the City Secretary.
- d. Any request for variance shall be accompanied by a completed application and a non-refundable filing fee in the amount specified in the current fee schedule adopted by the City Council.”

Variance #1

Code Excerpt:

Lavon Code of Ordinances

Section 4.05.008 – Approved signs and standards

- (b) Approved permanent signs.
- (3) Wall signs.

There may be one sign per building that is permanently affixed to the building, not in any part mounted above the highest part of the building.

The applicant is seeking a variance to Section 4.05.008(b)(3), “Wall Signs” of the Code of Ordinances that permits one sign per building to allow two wall signs. The property has frontage on two access streets, SH 78 and Burleson. The request is consistent with wall signage approved for similar area establishments.

Variance #2

Code Excerpt:

Lavon Code of Ordinances

Section 4.05.008 – Approved signs and standards

Business Size	Sign Size
Up to 1500 sq. ft.	24 sq. ft.
1501 - 3000 sq. ft.	36 sq. ft.
3001 - 6000 sq. ft.	48 sq. ft.
6001 sq. ft. and beyond	60 sq. ft.

If the number of requested wall signs is approved, the applicant is seeking approval of total wall sign area of approximately 113 square feet. Based on the business size, 48 square feet is permitted.

The applicant has provided information supporting the variance requests. Each sign variance is considered for the unique conditions that a commercial site possesses.

A review of the site and circumstances supports the applicant's justification for requesting the variances.

Staff Notes:

Approval is recommended.

- Attachments:** 1) Variance Application
2) Location exhibits



682-465-6665

Leia.Young@SignRemedy.com

4716 McNutt

Haltom City Texas 76117

Dear Building Appeals and Advisory Board,

On behalf of Integrity Urgent Care, I am writing you today to formally request a sign variance for Integrity Urgent Care located at 905 S. Hwy 78 Suite F. After initially applying for the sign permits I was informed we would require sign variances to increase the allotted square footage and to include an additional sign. We are currently limited by Lavon's sign code to 48 square feet of wall sign given the footage of the leasing space of 3,500 square feet. As well as being limited to a single sign. Unfortunately, the current codes will put Integrity Urgent Care at a disadvantage as their direct neighbor, Bearded Monkey Sports Bar and Grill, occupies 2 spaces and has significantly more visual presence on the shared property. Their sign would overshadow Integrity's Urgent Care's main ID sign if a variance is not granted. A larger sign allowance would be more appropriate for this particular site and improve continuity for the complex. It has been my experience that the vast majority of cities calculate total sign allowance based on storefront measurements, for complexes just like this. Potential patrons have no means to calculate the total leasing space of a business but can judge the aesthetics of storefronts at a mere glance.

On another matter of aesthetics, Integrity Urgent Care is the last suite in this particular strip, with Dunkin' Donuts being the first. They too have been awarded several sign variances to include multiple additional signs. We are requesting a second sign for Integrity Urgent Care on their side elevation given they are the last suite and a second sign would bookend the strip evenly to provide balance and will allow Integrity Urgent Care the ability to visually compete with the surrounding businesses signs.

Thank you for your consideration of this request.

Sincerely,

Sign Remedy Project Manager

INTEGRITY URGENT CARE
905 S HWY 78, SUITE F
LAVON, TX 75166



(78 Sq Ft)

One set of halo reverse-lit channel letters of the company name and logo for storefront.
 The channel letters and logo to be fully welded, aluminum construction, painted white on the inside with white LEDs.
 The exterior of the channel letters to be painted official Integrity colors of Pantone 368c, 180c, and 423c.
 All hardware used in construction and installation to be aluminum or stainless steel.
 Any and all wall penetrations to be sealed with dark silicone.
 The overall size of the installed grouping is 54" x 208" is 78 Sq Ft.



NEC COMPLIANT

ELECTRICAL NOTES

Sign Company DOES NOT provide primary electrical to sign.

Power to the sign must be done by a licensed electrical contractor or licensed electrician.

Each sign must have:

1. A minimum of one dedicated 120V 20A circuit
2. Junction box installed within 6 feet of sign
3. Three wires: Line, Ground, Neutral

INTEGRITY URGENT CARE
905 S HWY 78, SUITE F
LAVON, TX 75166



(35 Sq Ft)

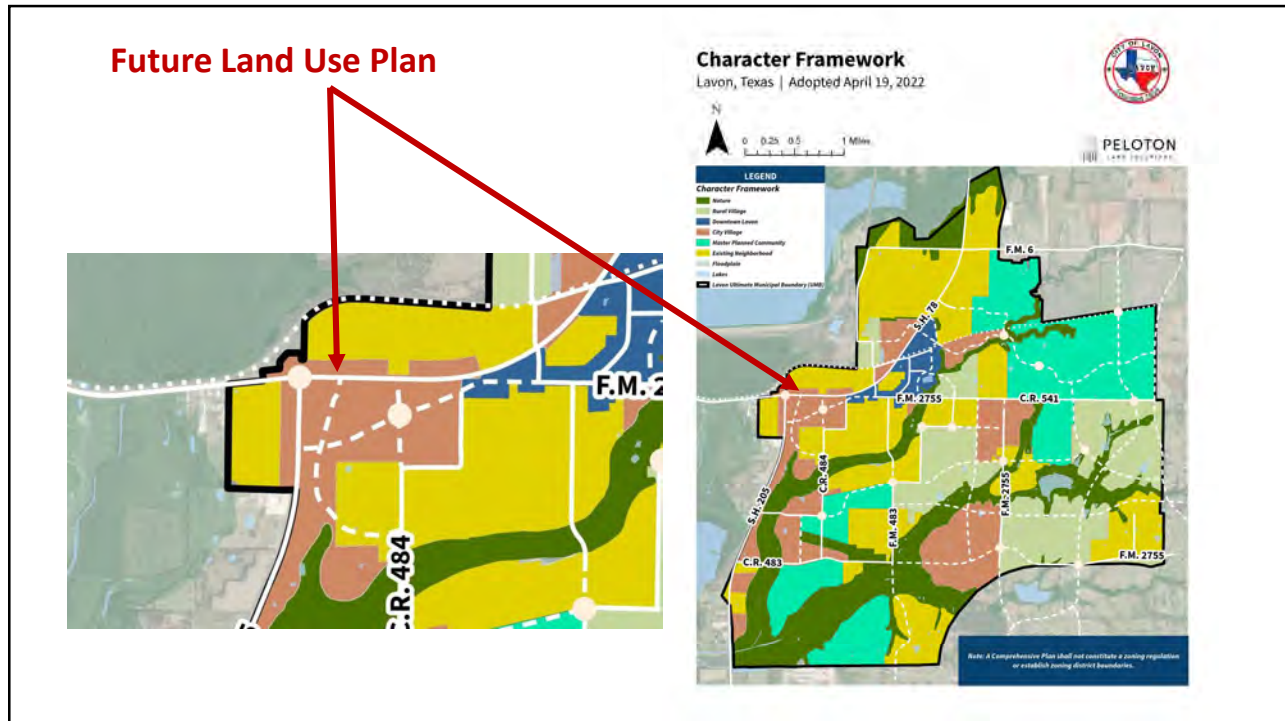
One set of 20" tall halo reverse-lit channel letters reading URGENT CARE.
The channel letters to fully welded aluminum construction, painted white on the inside with white LEDs.
The exterior of the channel letters to be painted Pantone 180c.
All hardware used in construction and installation to be aluminum or stainless steel.
Any and all wall penetrations to be sealed with dark silicone.



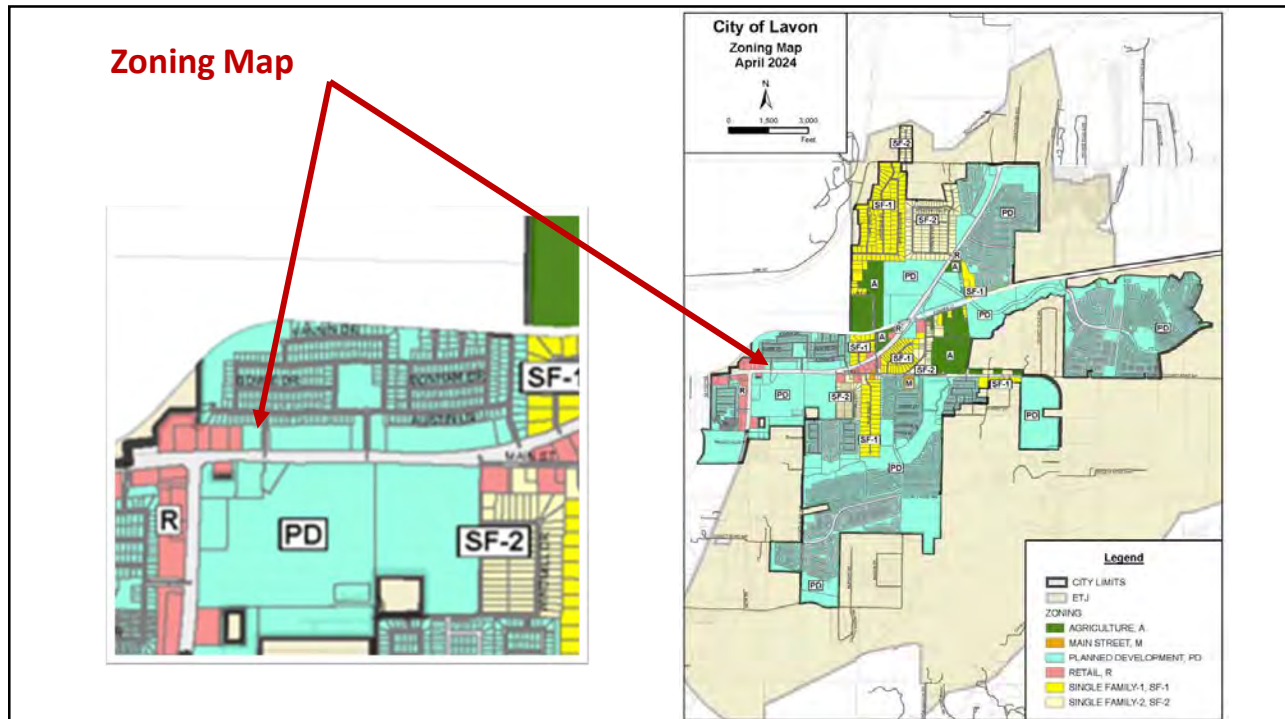
LISTED NEC COMPLIANT

ELECTRICAL NOTES

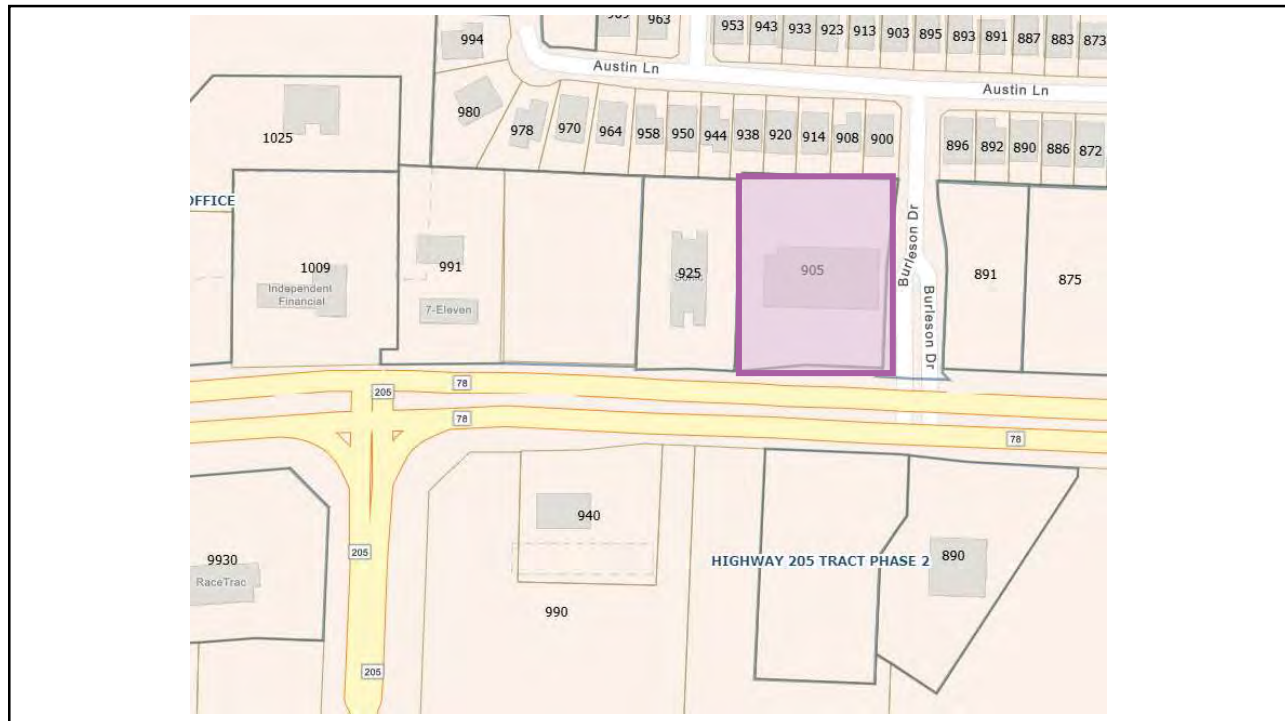
Sign Company DOES NOT provide primary electrical to sign.
Power to the sign must be done by a licensed electrical contractor or licensed electrician.
Each sign must have: 1. A minimum of one dedicated 120V 20A circuit
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3. Three wires: Line, Ground, Neutral



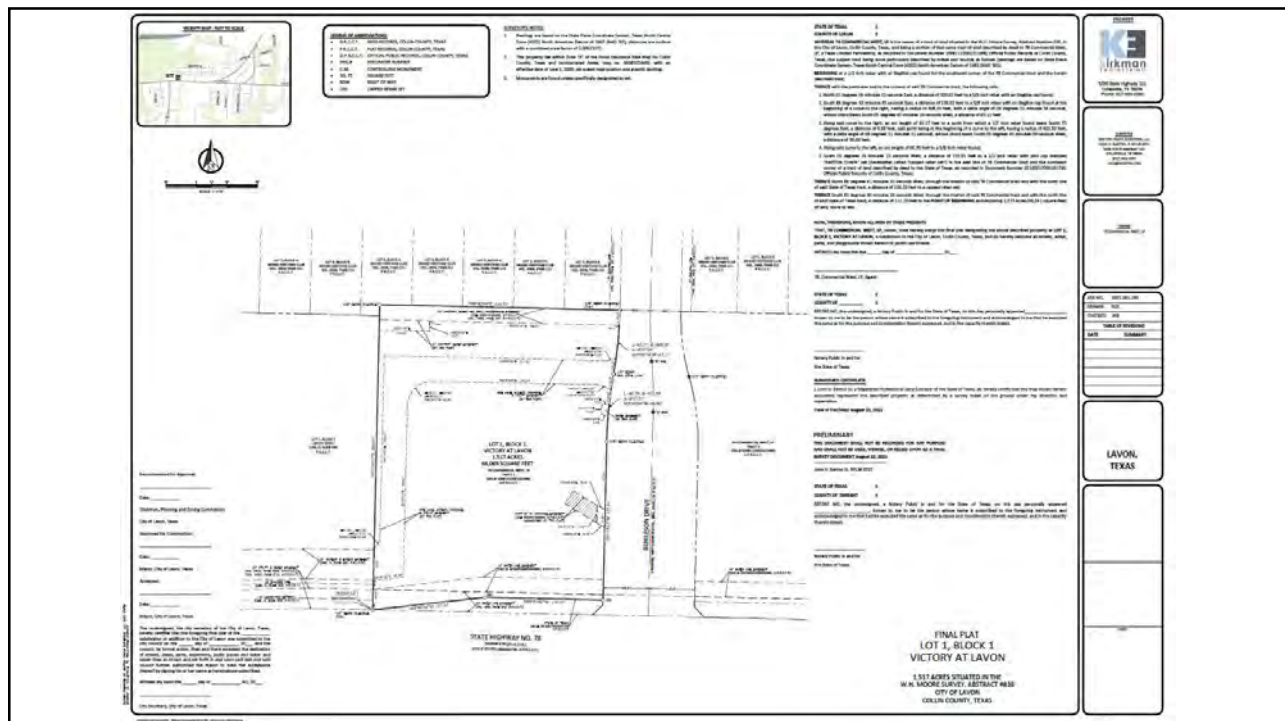
48



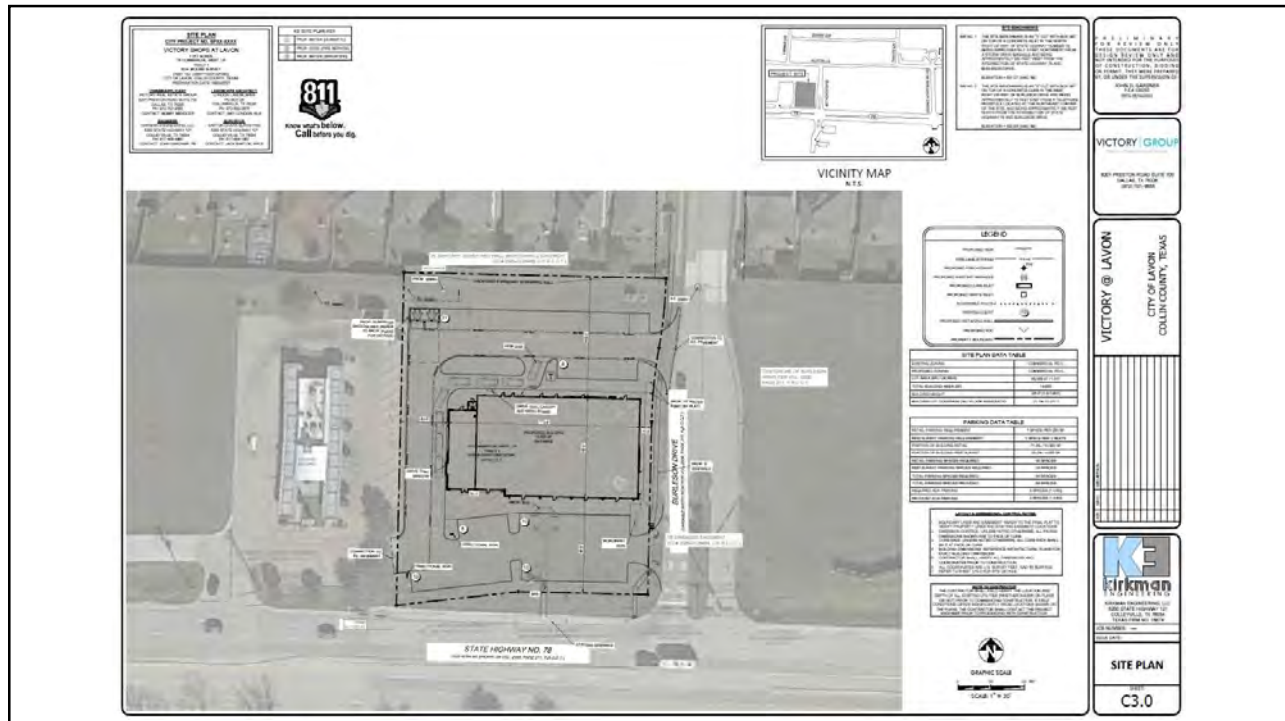
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CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – F

Item:

Discussion and action regarding the site plan and landscape plan of the AutoZone Parts Inc. project at 677 S. SH 78, Lot 3, Block A of the 78 Commercial East Addition in the Grand Heritage Planned Development District located northeast of the intersection of SH 78 and Grand Heritage Blvd. (CCAD Property ID 2614649).

Application Information

- Owner(s):** 78 Commercial East, LP
- Applicant:** Carl Helton for AutoZone Parts, Inc.
- Location:** 677 S. SH 78, located northeast of the intersection of SH 78 and Grand Heritage Blvd.
- Description:** Lot 3, Block A of the 78 Commercial East Addition in the Grand Heritage Planned Development District (CCAD Property ID 2614649).
- Current Zoning:** Planned Development
- Request:** Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for a AutoZone Parts, Inc. store that is approximately 6,816 square feet in area.

The site will be developed in accordance with the Grand Heritage Planned Development District regulations, Ordinance No. 2004-09-05, as amended that established the Planned Development zoning for the property.

Code Excerpt:

**LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 7 – SITE PLAN**

9.03.151 PURPOSE

The purpose of this Section is to regulate the manner in which land in the City of Lavon

is used and developed, minimize adverse effects on surrounding property or the general public, protection from fire, protection of adjacent uses from obstructions to light, air and visibility plus provision of adequate storm water drainage facilities, transportation, water and sanitary sewage facilities.

9.03.154 CRITERIA FOR APPROVAL

- a) All applicable City of Lavon Comprehensive Master Plan and Ordinance requirements shall have been met as a condition of site plan approval.
- b) All applicable Site Plan requirements of this Subtitle shall have been met as a condition of site plan approval.
- c) The adequate capacity of public or private facilities for water, sewer and access to, from and through the development shall be met as a condition of site plan approval. City reserves the right to deny approval of a site plan based upon insufficient capacity of any public facility or facilities.

Zoning: The property is zoned Planned Development (PD). The proposed development of the property is permitted. The site plan and landscape plan are generally prepared in conformance with the approved zoning requirements.

Platting: The property will require platting prior to building permit. A plat application is pending.

Access: Access is provided SH 78 and via cross access easements.

Utilities: The site will be served water by the Bear Creek Special Utility District and sanitary sewer by the City of Lavon.

Screening and Landscaping: Screening and landscaping are generally provided in accordance with the zoning requirements.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF THE AUTOZONE PARTS INC. PROJECT AT 677 S. SH 78, LOT 3, BLOCK A OF THE 78 COMMERCIAL EAST ADDITION IN THE GRAND HERITAGE PLANNED DEVELOPMENT DISTRICT LOCATED NORTHEAST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD SUBJECT TO CITY ENGINEER AND PLANNER REVIEW AND APPROVAL.

MOTION MADE: NABORS
 SECONDED: VALLEJO
 APPROVED: UNANIMOUS (Absent: Tiegs)

Staff Notes:

The proposed applications were reviewed by the planning consultant and staff development review committee (DRC).

The site plan consideration does not include signage.

Approval of the site plan and landscape plan are recommended subject to the final review and approval of the planner and engineer.

- Attachments:**
1. Application and Site Plan; Building Elevations
 2. Landscape Plan
 3. Location exhibits
 4. Planning and Engineering Review comments



CITY OF LAVON SITE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220

APPLICATION INFORMATION

Name: Carl Helton for AutoZone Parts, Inc.
 Address: 123 S. Front St., 3rd Floor, Memphis TN 38103
 Telephone Number: 901-495-6736
 Email Address: carl.helton@autozone.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
Lot 3 Block A, 78 Commercial East Plat

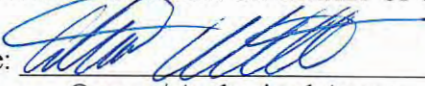
SUBDIVISION NAME: (*approved plat is prerequisite*)
Lot 3 Block A, 78 Commercial East Plat

ZONING: PD Planned Development

LEGAL OWNER OF PROPERTY INVOLVED: 78 Commercial East, LP, a Texas
limited partnership

If Applicant is NOT the Owner, Relationship to Owner: Future Owner
 (AutoZone Parts, Inc. is under contract to purchase subject property)

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature: 
 Owner / Authorized Agent
 Date: 12/2/2024

Printed Name: Carter W. Hunt
 Owner / Authorized Agent
 Title: VICE PRESIDENT
 Company: 78 COMMERCIAL EAST, LP

City Office Use Only:

	Amount:	Check #	or Cash _____
Fee paid (<i>due at time of application</i>) Cost \$200 plus - \$500 deposit			
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			



CITY OF LAVON LANDSCAPE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220 Fax (972) 843-0397

APPLICATION INFORMATION

Name: Carl Helton for AutoZone Parts, Inc.
Address: 123 S. Front St., 3rd Floor, Memphis TN 38103
Telephone Number: 901-495-6736
Email Address: carl.helton@autozone.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
Lot 3 Block A, 78 Commercial East Plat

SUBDIVISION NAME: (*approved plat is prerequisite*) _____
Lot 3 Block A, 78 Commercial East Plat

ZONING: PD Planned Development

LEGAL OWNER OF PROPERTY INVOLVED: 78 Commercial East, LP, a Texas
limited partnership

If Applicant is NOT the Owner, Relationship to Owner: Future Owner
(AutoZone Parts, Inc. is under contract to purchase subject property)

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature:  12/2/2024
Owner / Authorized Agent Date

Printed Name: Carter W. Hunt
Owner / Authorized Agent

Title: 78 COMMERCIAL EAST, LP VICE PRESIDENT

Company: 78 COMMERCIAL EAST, LP

City Office Use Only:

	Amount:	Check #	or Cash _____
Fee paid (<i>due at time of application</i>) Cost plus admin fee - \$500 deposit			
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			



Site Plans for
AUTOZONE STORE TX3645
 Lot 3, Block A, 78 Commercial East Plat
 City of Lavon, Collin County, Texas

ORIGINAL ISSUE DATE:
November 26, 2024

VICINITY MAP NOT TO SCALE

PLAN NORTH

MAP NORTH

CAUTION!!!
 UNDERGROUND AND OVERHEAD UTILITIES ARE PRESENT WITHIN AND ADJACENT TO THE WORK AREA. CONTRACTOR TO LOCATE AND PROTECT ALL UTILITIES AND UTILITY APPURTENANCES DURING CONSTRUCTION COORDINATE WITH RESPECTIVE UTILITY PROVIDERS AS REQUIRED PRIOR TO THE ONSET OF CONSTRUCTION.

THE CONSTRUCTION SPECIFIED WITHIN THESE PLANS SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, ALL APPLICABLE REFERENCE SPECIFICATIONS, INDEPENDENT UTILITY OWNERS, AND AUTOZONE PROJECT SPECIFICATIONS AS APPLICABLE.

SPARTAN ENGINEERING SOLUTIONS, LLC

2583 PINE BLUFFS COURT
 HIGHLAND, MI 48357
 PHONE: 810-746-9928
 WEB: WWW.SPARTAN-ES.COM

I.B.P.E. FIRM REGISTRATION # 7-19280

11-28-24

ALTA/NSPS AND TOPOGRAPHIC SURVEY BY OTHERS:
 THE ALTA/NSPS LAND TITLE SURVEY, AND ALL EXISTING FEATURES SHOWN THEREON, WAS PREPARED BY WESTWOOD PROFESSIONAL SERVICES, INC. SPARTAN ENGINEERING SOLUTIONS, LLC, MAKES NO GUARANTEE, NEITHER EXPRESSED NOR IMPLIED, AS TO THE COMPLETENESS OR ACCURACY OF THE SITE BOUNDARY OR EXISTING FEATURES SHOWN ON THE SURVEY. SPARTAN ENGINEERING SOLUTIONS, LLC WILL NOT BE HELD LIABLE FOR THE ACCURACY OF INFORMATION CONTAINED ON THE SURVEY, NOR FOR ERRORS, OMISSIONS, OR CLAIMS ARISING FROM USE OF SAID INFORMATION PROVIDED BY OTHERS.

PROJECT TEAM	
APPLICANT/DEVELOPER AND FUTURE OWNER AUTOZONE PARTS, INC. 123 S. FRONT STREET, 3RD FLOOR MEMPHIS, TN 38103 (901) 495-6736 CARL HELTON	ARCHITECT 123 S. FRONT STREET, 3RD FLOOR MEMPHIS, TN 38103 (901) 495-8705 GEORGE CALLOW
CIVIL ENGINEER SPARTAN ENGINEERING SOLUTIONS, LLC 2583 PINE BLUFFS COURT HIGHLAND, MI 48357 (810) 746-9928 WESLEY R. BERLIN, PE	SURVEYOR WESTWOOD PROFESSIONAL SERVICES, INC. 211 NORTH LOOP 1604 EAST, STE. 205 SAN ANTONIO, TX 78232 (210) 265-8300

SHEET INDEX	
SHEET NUMBER	SHEET TITLE
C0.0	COVER SHEET
1 OF 2	ALTA/NSPS LAND TITLE SURVEY
2 OF 2	ALTA/NSPS LAND TITLE SURVEY
C1.0	SITE PLAN
C1.0A	FIRE LANE LAYOUT PLAN
C1.0B	AERIAL SITE PLAN
C1.1	GRADING PLAN
C1.F	TRASH ENCLOSURE DETAILS
L1.0	LANDSCAPE PLAN
PH-1	SITE PHOTOMETRIC PLAN
CE-1	COLOR ELEVATION
SN-2	SITE SIGN PLAN

PREPARED FOR: **AUTOZONE PARTS, INC.**
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TN 38103

PROJECT: **AUTOZONE LAVON TX3645**
 PROPOSED LOT 3, BLOCK A, 78 COMMERCIAL EAST PLAT
 CITY OF LAVON, COLLIN COUNTY, TEXAS

SHEET TITLE: **COVER SHEET**

SCALE:

72 HOURS NOTICE BEFORE YOU DIG CALL

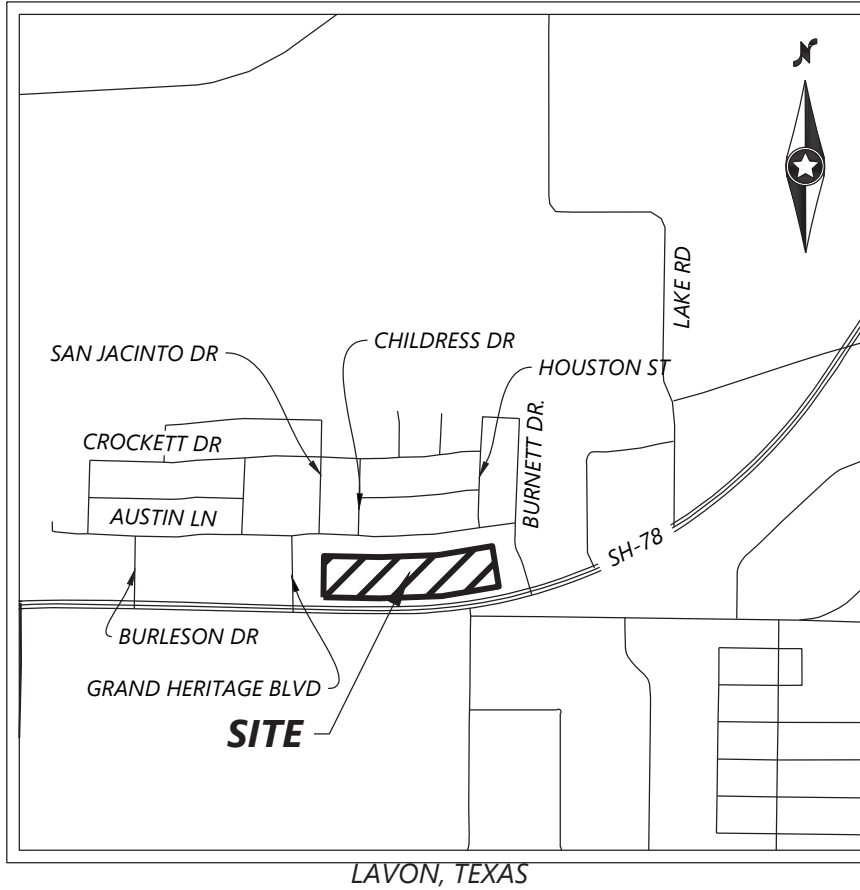
TEXAS 811
 TEXAS811.ORG
 800-344-8377 OR 811

REVISED:

P.E./P.M. WRB/WRB
 DRAFTED: WRB
 CHECKED: WRB
 JOB NO. 2024-006
 ORIGINAL ISSUE DATE: NOVEMBER 26, 2024
 SHEET NO. **C0.0**

VICINITY MAP

(NOT TO SCALE)

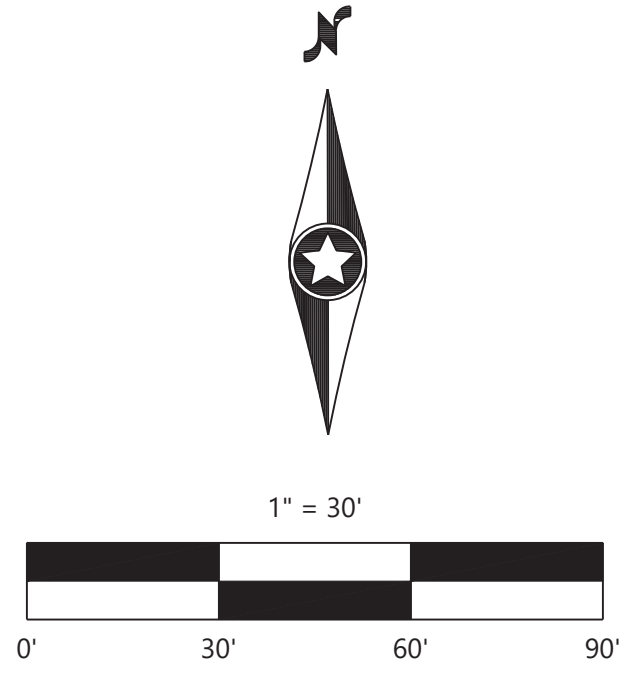


GENERAL NOTES

- Deed Reference: Document No. 2008112001321980, Collin County Official Public Records.
- Bearings are based on the North American Datum of 1983 (2011 adjustment), The Texas State Plane Coordinate System for the North Central Zone, 4202. Coordinates and distances shown hereon are surface utilizing a scale factor of 1.0001474336.
- Vertical data is referenced to the North American Vertical Datum of 1988.
- This survey was completed using Title Commitment Form No. NCS-1202123-MICH, with Effective Date December 01, 2023 provided by First American Title Insurance Company.
- A Texas811 one call utility locate ticket request was placed on 01/09/2024, Ticket No. 245091176. Utilities notified were Atmos Midtex, Suddenlink Communications, Spectrum, Farmers Electric Cooperative Inc., Campus Communications Group, North Texas Municipal Water District, Peoples Communications, and Frontier Communications Inc.
- The underground utilities shown have been located from field survey information and existing drawings. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although the surveyor does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
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- Distance units are based on the US Survey Foot definition: (1"=1200/3937 meter, or approximately 1" = 0.30480061 meters)

LEGEND

- | | | | | | |
|---|-----------------------|-------|------------------|-----|---|
| ③ | SANITARY MANHOLE | — | BOUNDARY LINE | △ | SITE CONTROL |
| ⊕ | SEWER CLEANOUT | - - - | EASEMENT LINE | ● | FOUND MONUMENT (SEE LABEL) |
| ⊖ | STORM MANHOLE | — | GAS LINE | OPR | COLLIN COUNTY OFFICIAL PUBLIC RECORDS |
| ⊚ | STORM DRAIN GRATE | — | PUG | PR | COLLIN COUNTY PLAT RECORDS |
| ⊚ | STORM DRAIN CULVERT | — | SAN | TC | TOP OF CURB ELEVATION |
| ⊚ | ELECTRIC MANHOLE | — | FO | G | GUTTER ELEVATION |
| ⊚ | FIBER OPTIC HAND HOLE | — | CB & G | () | BEARING AND DISTANCE PER DOC. NO. 2008112001321980, OPR |
| — | SIGN (SEE LABEL) | ▨ | CONCRETE SURFACE | | |



LEGAL DESCRIPTION (PER TITLE COMMITMENT OF NO. NCS-1202123-MICH)

BEING A TRACT OR PARCEL OF LAND SITUATED IN THE W.H. MOORE SURVEY, ABSTRACT NO. 638, IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING A PORTION OF A TRACT OF LAND DESCRIBED IN DEED TO BEAR CREEK RESIDENTIAL, L.P., A TEXAS LIMITED LIABILITY PARTNERSHIP, RECORDED IN VOLUME 5606, PAGE 1223, DEED RECORDS, COLLIN COUNTY, TEXAS (D.R.R.C.T.), SAID TRACT OF LAND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 5/8" IRON ROD FOUND FOR CORNER AT THE NORTHEAST CORNER OF GRAND HERITAGE CLUB, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AS RECORDED IN DOCUMENT NO. 2006-211 PLAT RECORDS, COLLIN COUNTY, TEXAS, AND BEING THE NORTHWEST CORNER OF LAVONIA LANDING, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 16 MINUTES 00 SECONDS EAST ALONG THE EAST LINE OF SAID GRAND HERITAGE CLUB AND THE COMMON WEST LINE OF SAID LAVONIA LANDING, A DISTANCE OF 1171.33 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER, SAID CORNER LYING IN THE NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78 (120 FOOT RIGHT-OF-WAY);

THENCE SOUTH 74 DEGREES 13 MINUTES 18 SECONDS WEST ALONG THE SOUTH LINE OF SAID GRAND HERITAGE CLUB AND SAID NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78, A DISTANCE OF 270.28 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER;

THENCE SOUTH 80 DEGREES 28 MINUTES 47 SECONDS WEST ALONG THE SOUTH LINE OF SAID GRAND HERITAGE CLUB AND SAID NORTH RIGHT-OF-WAY LINE OF STATE HIGHWAY NO. 78, A DISTANCE OF 64.89 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" SET FOR CORNER, SAID CORNER BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT;

THENCE SOUTH 80 DEGREES 28 MINUTES 47 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78, A DISTANCE OF 420.87 FEET TO A POINT FOR CORNER;

THENCE SOUTH 87 DEGREES 55 MINUTES 04 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78, A DISTANCE OF 453.37 FEET TO A POINT FOR CORNER;

THENCE NORTH 88 DEGREES 50 MINUTES 16 SECONDS WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78, A DISTANCE OF 408.32 FEET TO A POINT FOR CORNER;

THENCE NORTH 00 DEGREES 42 MINUTES 22 SECONDS EAST DEPARTING THE NORTH RIGHT-OF-WAY LINE OF SAID STATE HIGHWAY NO. 78, A DISTANCE OF 299.99 FEET TO A POINT FOR CORNER;

THENCE SOUTH 88 DEGREES 50 MINUTES 16 SECONDS EAST A DISTANCE OF 400.53 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A CURVE TO THE LEFT;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 14 MINUTES 40 SECONDS, A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 89 DEGREES 32 MINUTES 24 SECONDS EAST, A CHORD DISTANCE OF 14.15 FEET AND AN ARC LENGTH OF 14.16 FEET TO A POINT FOR CORNER;

THENCE NORTH 87 DEGREES 55 MINUTES 04 SECONDS EAST A DISTANCE OF 402.04 FEET TO A POINT FOR CORNER, SAID CORNER BEING THE BEGINNING OF A CURVE TO LEFT;

THENCE ALONG SAID CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 16 SECONDS, A RADIUS OF 250.00 FEET, A CHORD BEARING OF NORTH 84 DEGREES 11 MINUTES 56 SECONDS EAST, A CHORD DISTANCE OF 32.43 FEET AND AN ARC LENGTH OF 32.45 FEET TO A POINT FOR CORNER;

THENCE NORTH 80 DEGREES 28 MINUTES 47 SECONDS EAST A DISTANCE OF 379.81 FEET TO A POINT FOR CORNER;

THENCE SOUTH 09 DEGREES 31 MINUTES 13 SECONDS EAST A DISTANCE OF 298.98 FEET TO THE POINT OF BEGINNING AND CONTAINING 8.636 ACRES OF LAND, MORE OR LESS.

TABLE A ITEMS

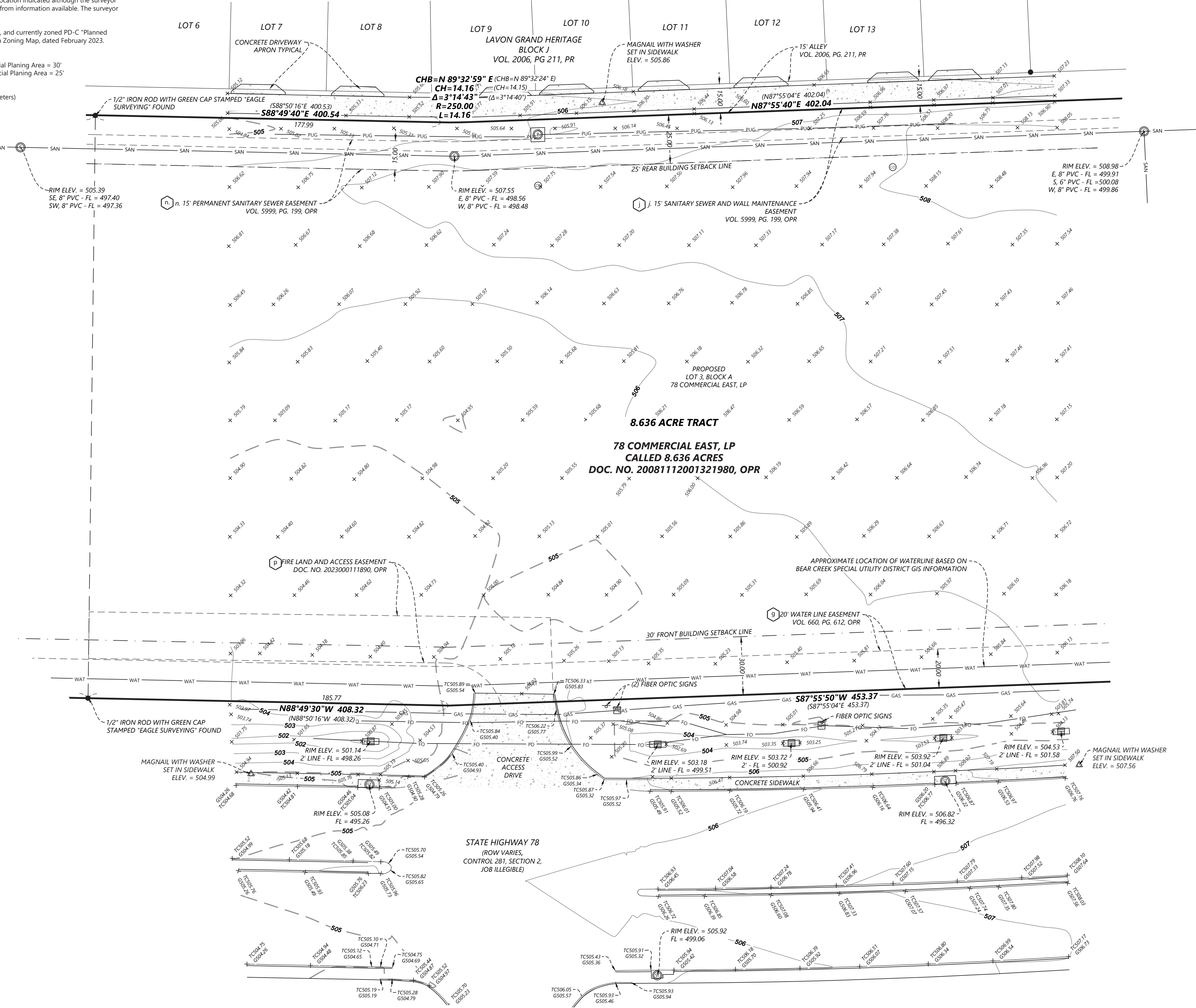
- Monuments found or placed at all major corners of the boundary of the property, excepting where proposed boundaries have not been finalized.
- The subject property has not been assigned an address but fronts State Highway 78, Lavon, Texas 75166.
- The foregoing property is located within Zone X according to FEMA FIRM Map No. 48085C0440, dated June 2, 2009. Zone X is the area determined to be outside the 0.2% annual chance floodplain.
- Subject tract area is 8.636 acres, or 376,205 square feet.
- Vertical relief is based on NAVD88.
- No buildings were found on site.
- Substantial features observed in the process of conducting the survey are shown hereon.
- No parking spaces found on site.
- No division or party walls were designated by client, nor were any buildings found on site.
- Names of adjoining owners of platted lands according to current public records are shown hereon.
- No evidence of earth moving work and construction was found on site.
- No evidence of recent street or sidewalk construction or repairs were observed in the process of completing the field work.
- All plottable offsite easements or servitudes disclosed in documents provided or obtained are shown hereon.
- 7150 AutoZone General Requirements

CERTIFICATION

To AutoZone Development, LLC, and First American Title Insurance Company:
 This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 5, 7a, 7b(1), 7(c), 8, 9, 10, 13, 16, 17, 18, 19 and 20 of Table A thereof. The field work was completed on 01/11/2024.

PRELIMINARY

Ethan C. Oelke, R.P.L.S. Date: 01/31/2024
 Tx License No. 6926
 ethan.oelke@westwoodps.com



SCH. B EXCEPTIONS

The following notes correspond to the numbering system of Schedule B of the above mentioned title commitment. SURVEYOR'S COMMENTS IN ITALICS

- The following restrictive covenants of record itemized below (We must either insert specific recording data or delete this exception):
 Restrictive covenants described in instrument filed 09/16/2005, recorded in Volume 6004, Page 3529, Real Property Records, Collin County, Texas, Correction filed 11/12/2008, recorded in cc# 2008112001321970, Real Property Records, Collin County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.
 Restrictive covenants described in instrument filed 09/16/2005, recorded in Volume 6004, Page 3544, Real Property Records, Collin County, Texas, Correction filed 11/12/2008, recorded in cc# 2008112001321980, Real Property Records, Collin County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.
 Restrictive covenants described in instrument filed 12/18/1998, recorded in Volume 4317, Page 2689, Real Property Records, Collin County, Texas. Assignment of Rights Relating to Prior Restrictive Covenants filed 04/28/2003, recorded in Volume 5405, Page 3105, Real Property Records, Collin County, Texas. Partial Release Relating to Assignment of Rights filed 02/16/2004, recorded in Volume 5606, Page 1233, Real Property Records, Collin County, Texas. Amendment to Restrictive Covenants filed 08/11/2005, recorded in Volume 5979, Page 4986, Real Property Records, Collin County, Texas. Any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status, or national origin to the extent such covenants, conditions or restrictions violate 42 USC 3604(c), is deleted.
- The following matters and all terms of the documents creating or offering evidence of the matters (We must insert matters or delete this exception):
 e. Mineral estate and interest in coal, lignite oil, gas and other minerals together with all rights, privileges and immunities thereto described in instrument filed 09/16/2005, recorded in Volume 6004, Page 3529, Real Property Records, Collin County, Texas, Correction filed 11/12/2008, recorded in cc# 2008112001321970, Real Property Records, Collin County, Texas. Company makes no representation as to the present ownership of any such interests.
 f. Easement granted by W. C. Daugherty, Jr., et al to North Texas Municipal Water District, filed 05/13/1991, recorded in Volume 3553, Page 267, Real Property Records, Collin County, Texas. AFFECTS PARENT TRACT, DOES NOT AFFECT PROPOSED SITE.
 g. Easement granted by Mrs. Bernice Daugherty individually and as Independent Executive of the Estate of W. C. Daugherty to Lavon Water Supply Corporation, filed 09/16/1965, recorded in Volume 660, Page 612, Real Property Records, Collin County, Texas. AFFECTS, SHOWN HEREOF.
 h. Terms, provisions, conditions, and obligations contained in Memorandum Regarding Sewer and Water Agreements, filed 02/16/2004, recorded in Volume 5606, Page 1253, Real Property Records, Collin County, Texas. BLANKET IN NATURE.
 i. Temporary Easement granted by Bear Creek Residential, L.P., a Texas limited partnership to Lennar Homes of Texas Land and Construction, Ltd., a Texas limited partnership, filed 08/23/2005, recorded in Volume 5987, Page 2991, Real Property Records, Collin County, Texas. BLANKET IN NATURE.
 j. Easement granted by Bear Creek Residential, L.P., a Texas limited partnership to the City of Lavon, filed 09/19/2005, recorded in Volume 5999, Page 199, Real Property Records, Collin County, Texas. AFFECTS, SHOWN HEREOF.
 k. Easement granted by 78 Commercial East, LP to North Texas Municipal Water District, filed 11/02/2012, recorded in cc# 2012112001404870, Real Property Records, Collin County, Texas. AFFECTS PARENT TRACT, DOES NOT AFFECT PROPOSED SITE.
 l. Easement granted by 78 Commercial East, LP, a Texas limited partnership to the City of Lavon, filed 09/14/2023, recorded in cc# 2023000106093, Real Property Records, Collin County, Texas. AFFECTS PARENT TRACT, DOES NOT AFFECT PROPOSED SITE.
 m. Easement granted by 78 Commercial East, LP, a Texas limited partnership to the City of Lavon, filed 09/14/2023, recorded in cc# 2023000106094, Real Property Records, Collin County, Texas. AFFECTS PARENT TRACT, DOES NOT AFFECT PROPOSED SITE.
 n. Easement granted by 78 Commercial East, LP, a Texas limited partnership to the City of Lavon, filed 09/14/2023, recorded in cc# 2023000106095, Real Property Records, Collin County, Texas. AFFECTS, SHOWN HEREOF.
 o. Terms, provisions, conditions, and easements contained in Declaration of Drainage Easement, filed 09/27/2023, recorded in cc# 2023000111889, Real Property Records, Collin County, Texas. AFFECTS PARENT TRACT, DOES NOT AFFECT PROPOSED SITE.
 p. Terms, provisions, conditions, and easements contained in Declaration of Fire Line and Access Easement, filed 09/27/2023, recorded in cc# 2023000111890, Real Property Records, Collin County, Texas. AFFECTS PARENT TRACT, DOES NOT AFFECT PROPOSED SITE.

SITE CONTACTS

- TELECOMMUNICATIONS:
 Spectrum - 1-(855)-707-7328
 Suddenlink Communications - (844)-794-2724
 Peoples Communications - (935)-763-2214
 Frontier Communications Inc. - (800)-921-8106
 Campus Communications Group - (888)-799-7249
- ELECTRIC:
 Farmers Electric Cooperative Inc. - (254)-867-2331
- NATURAL GAS:
 Atmos Energy - (866)-322-8667
- WATER AND SEWER:
 Water: Bear Creek Special Utility District - (972)-843-2101
 Sewer: City of Lavon - (972)-843-4220

PROJECT:	51875.01
CHECKED:	ECO
DRAWN:	WCH
FIELD CREW:	IS
FIELD WORK DATE:	01/11/2024

INITIAL ISSUE:
 REVISIONS:

PREPARED FOR:
AutoZone
 123 S. Front St.
 Memphis, Tennessee, 38103

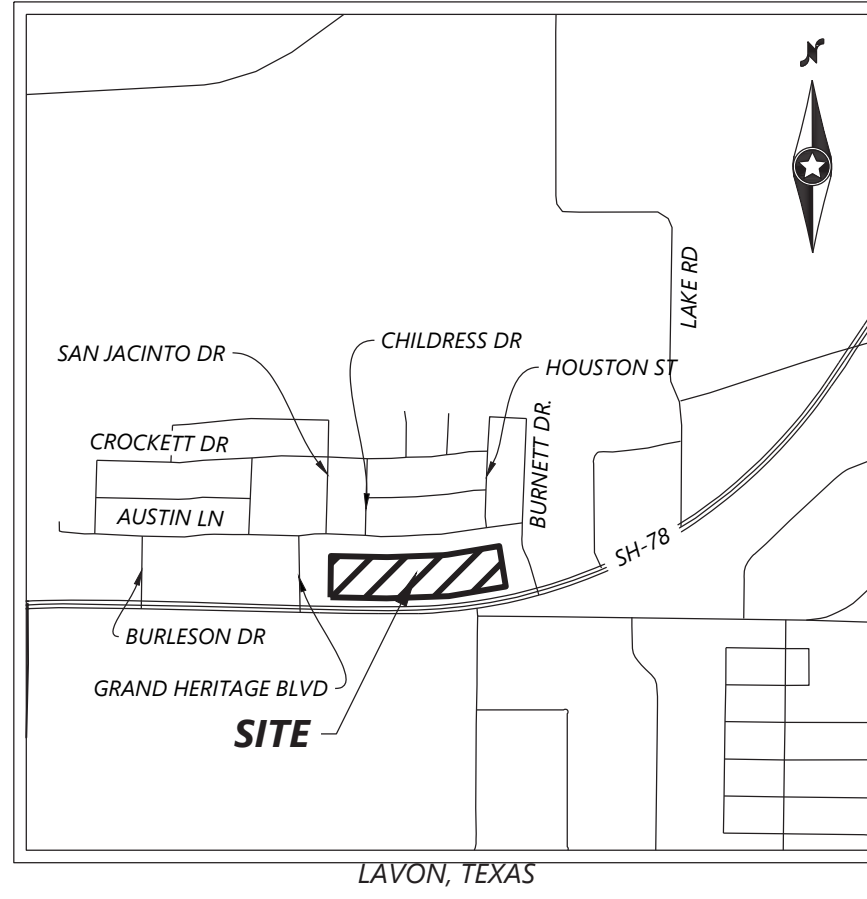
ALTA/NSPS LAND TITLE SURVEY AUTOZONE TX3645

A 8.636 ACRE TRACT OF LAND OUT OF THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638, SITUATED IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS, BEING THAT CALLED 8.636 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOC. NO. 2008112001321980, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS

Westwood
 Westwood Professional Services, Inc.
 211 North Loop 1604 East, Suite 205
 San Antonio, TX 78232
 (210) 265-8300
 (888) 937-5150
 westwoodps.com
 TBPOLS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER:
1 OF 2
 DATE: 01/31/2024

VICINITY MAP (NOT TO SCALE)

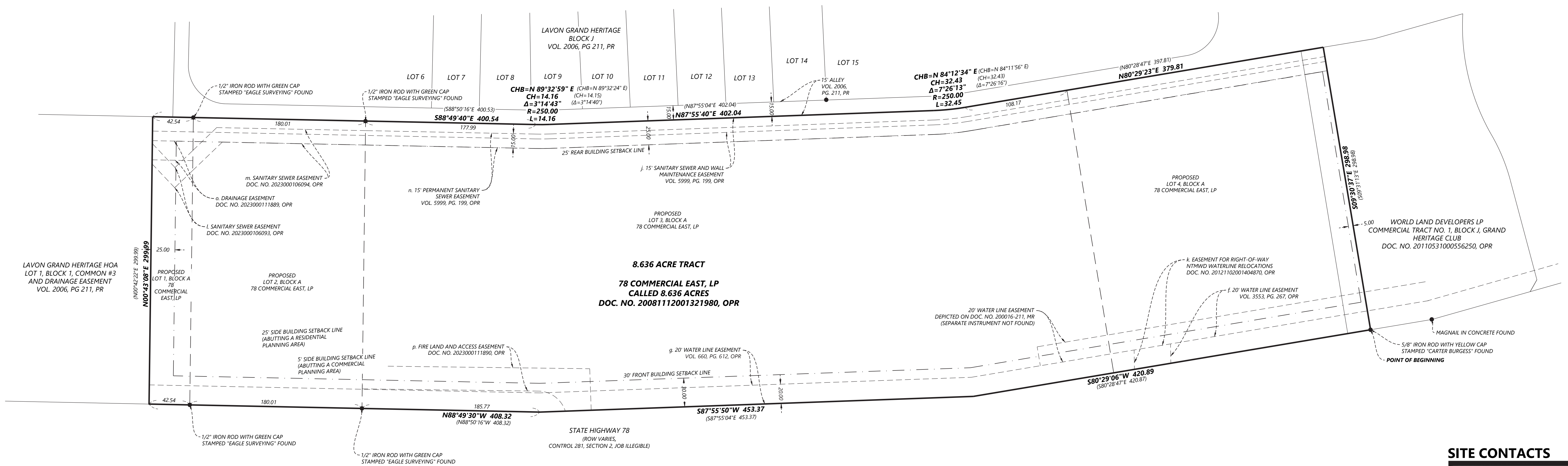
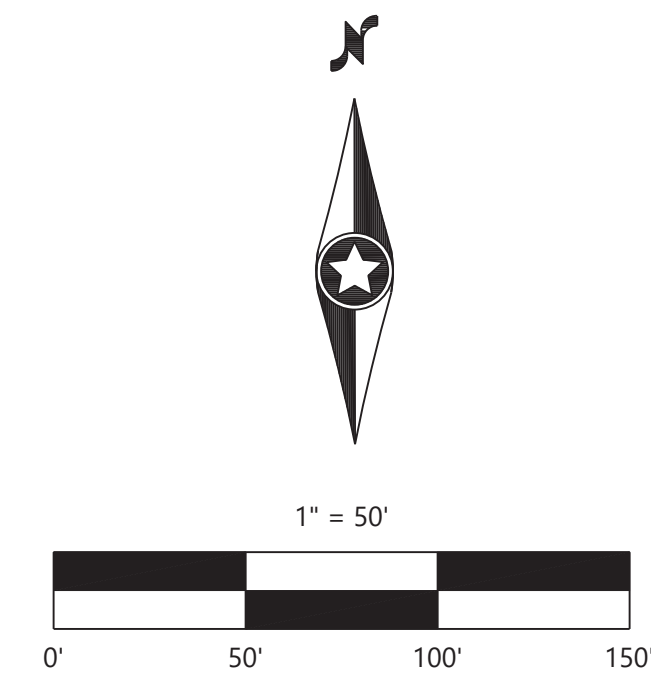


GENERAL NOTES

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Rear Yard Building Setback = 25'
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(1 = 1200/3937 meter, or approximately 1" = 0.30480061 meters)

LEGEND

	SANITARY MANHOLE		BOUNDARY LINE		SITE CONTROL
	SEWER CLEANOUT		EASEMENT LINE		FOUND MONUMENT (SEE LABEL)
	STORM MANHOLE		GAS LINE		COLLIN COUNTY OFFICIAL PUBLIC RECORDS
	STORM DRAIN GRATE		POWER UNDERGROUND		COLLIN COUNTY PLAT RECORDS
	STORM DRAIN CULVERT		SANITARY SEWER		TOP OF CURB ELEVATION
	ELECTRIC MANHOLE		FIBER OPTIC		GUTTER ELEVATION
	FIBER OPTIC HAND HOLE		CURB & GUTTER		BEARING AND DISTANCE PER DOC. NO. 2008112001321980, OPR
	SIGN (SEE LABEL)		CONCRETE SURFACE		



SITE CONTACTS

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 - Suddenlink Communications - (844)-794-2724
 - Peoples Communications - (803)-763-2214
 - Frontier Communications Inc. - (800)-921-8106
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- Farmers Electric Cooperative Inc. - (254)-687-2331
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- Atmos Energy - (866)-322-8667
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PROJECT:	51875.01
CHECKED:	ECO
DRAWN:	WCH
FIELD CREW:	IS
FIELD WORK DATE:	01/11/2024

INITIAL ISSUE:
REVISIONS:

PREPARED FOR:

AutoZone
123 S. Front St.
Memphis, Tennessee, 38103

**ALTA/NSPS LAND
TITLE SURVEY
AUTOZONE TX3645**

A 8.636 ACRE TRACT OF LAND OUT OF THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638, SITUATED IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS, BEING THAT CALLED 8.636 ACRE TRACT OF LAND DESCRIBED IN DEED RECORDED IN DOC. NO. 2008112001321980, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS

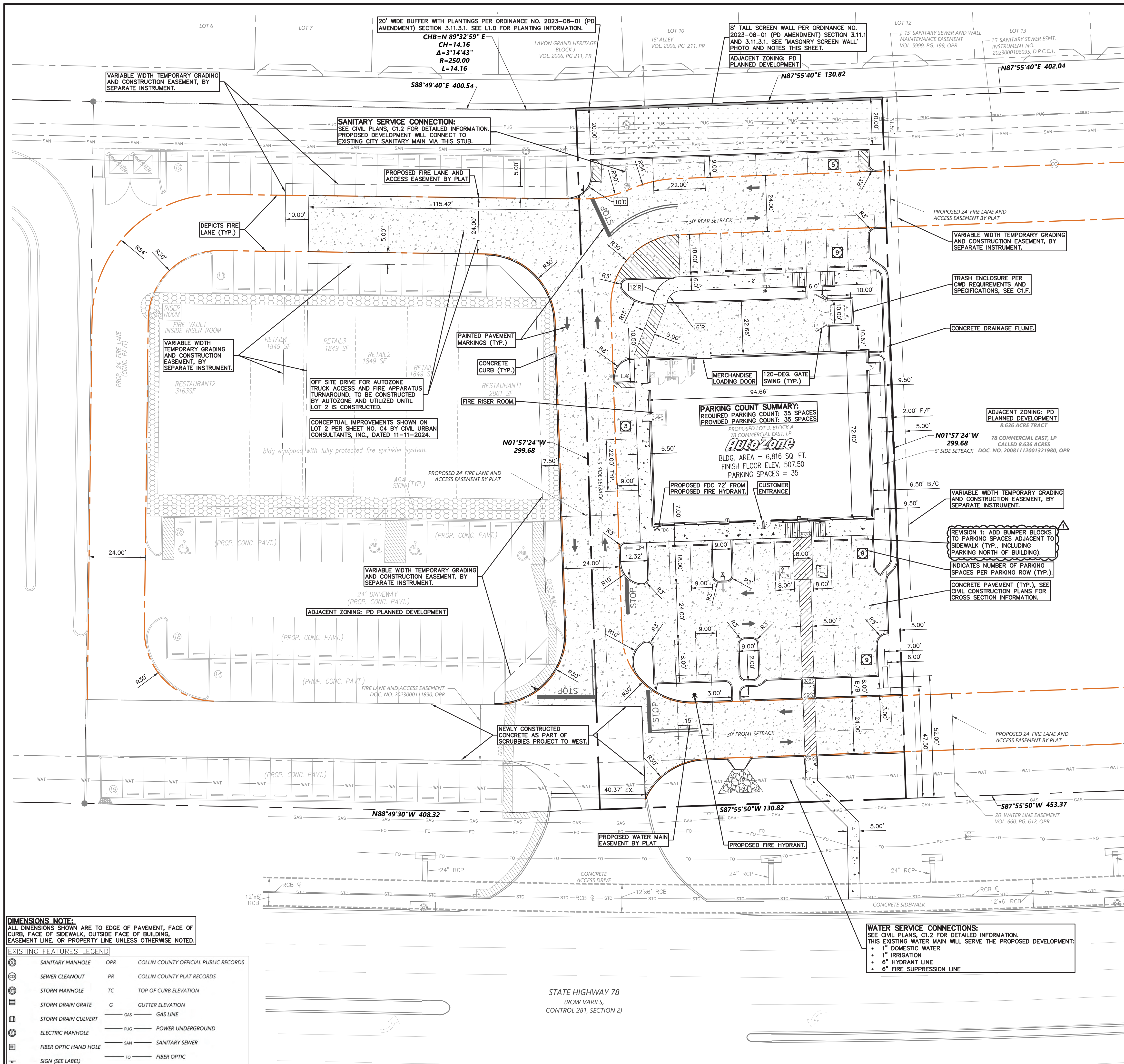
Westwood

Phone (210) 265-8300 211 North Loop 1604 East, Suite 205
Toll Free (888) 937-5150 San Antonio, TX 78232
westwoodps.com
Westwood Professional Services, Inc.
TIBELS ENGINEERING FIRM REGISTRATION NO. 11756
TIBELS SURVEYING FIRM REGISTRATION NO. 10074301

SHEET NUMBER:

2 OF **2**

DATE: 01/31/2024



SCALE: 1" = 20'

DRAWING SCALE: 0' 10' 20'

PLAN NORTH

VICINITY MAP NOT TO SCALE

THIS DRAWING AND ALL INFORMATION IT CONTAINS ARE THE INTELLECTUAL PROPERTY OF SPARTAN ENGINEERING SOLUTIONS, LLC (SES). NO PART OF THIS DRAWING, INCLUDING ANY INFORMATION THEREIN, SHALL BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE EXPRESS WRITTEN CONSENT OF SPARTAN ENGINEERING SOLUTIONS, LLC. (SEE COMBINED THAT ALL COMMON LAW RIGHTS OF COPYRIGHT ARE HEREBY SPECIFICALLY RESERVED. © 2024 SPARTAN ENGINEERING SOLUTIONS, LLC.

EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF SPARTAN ENGINEERING SOLUTIONS, LLC, CONSTRUCTION CONTRACTOR AGREES TO HOLD SPARTAN ENGINEERING SOLUTIONS, LLC HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE CONSTRUCTION PROJECT, JOB SITE CONDITIONS, INCLUDING PERSONNEL SAFETY AND PROPERTY DAMAGE, ARE THE SOLE RESPONSIBILITY OF THE SITE CONSTRUCTION CONTRACTOR.

INFORMATION REGARDING EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING AND PROVIDED BY OTHERS. SPARTAN ENGINEERING SOLUTIONS, LLC MAKES NO GUARANTEE ON THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS, TYPES, MATERIALS, AND DEPTHS PRIOR TO THE START OF CONSTRUCTION. SPARTAN ENGINEERING SOLUTIONS, LLC WILL NOT BE HELD LIABLE FOR MISSING OR INCOMPLETE UTILITY INFORMATION OR CONSEQUENTIAL DAMAGES, FOR ANY REASON.

SPARTAN ENGINEERING SOLUTIONS, LLC

2583 PINE BLUFFS COURT
HIGHLAND, MI 48357
PHONE: 810-746-9928
WEB: WWW.SPARTAN-ES.COM

I.B.P.E. FIRM REGISTRATION # F-19280

STATE OF TEXAS

WESLEY R. BERLIN
128147

11-28-24

PREPARED FOR: **AUTOZONE PARTS, INC.**
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TN 38103

PROJECT: **AUTOZONE LAVON TX3645**
PROPOSED LOT 3, BLOCK A, 78 COMMERCIAL EAST PLAT
CITY OF LAVON, COLLIN COUNTY, TEXAS

SHEET TITLE: **SITE PLAN**

SCALE: 1" = 20'



MASONRY SCREEN WALL
ABOVE PHOTO OF EXISTING SCREEN WALL WAS TAKEN ALONG THE REAR OF THE TACO BELL SITE WEST OF THE PROPOSED AUTOZONE. PROPOSED SCREEN WALL ON AUTOZONE'S SITE TO MATCH THIS WALL. CONTRACTOR SHALL SUBMIT SHOP DRAWINGS FOR AUTOZONE AND CITY OF LAVON REVIEW AND APPROVAL PRIOR TO MATERIAL ORDERING OR WALL CONSTRUCTION. MANUFACTURER: HANK CONSTRUCTION WEBSITE: WWW.HANKPRECAST.COM PRODUCT: STACK-CRETE, CHISEL PATTERN MOW STRIP: PROVIDE CONTINUOUS CONCRETE MOW STRIP BENEATH WALL PER MANUFACTURER DETAIL AND SPECIFICATIONS (WHOLLY CONTAINED ON AUTOZONE PROPERTY).

SETBACK AND BUILDING REQUIREMENTS

BUILDING SETBACKS	REQUIRED	PROVIDED
FRONT SETBACK: SOUTH	30 FT	119.7 FT
REAR SETBACK: NORTH	50 FT	107.2 FT
SIDE SETBACK: EAST	5 FT	9.5 FT
SIDE SETBACK: WEST	5 FT	28.3 FT

BUILDING REQUIREMENTS	REQUIRED	PROVIDED
MAXIMUM BUILDING HEIGHT PD ORDINANCE NO. 2023-08-01	45 FT	1 STORY/23 FT

SITE DATA SUMMARY

LOT INFORMATION: LOT 3 BLOCK A, 78 COMMERCIAL EAST FINAL PLAT

ZONING DISTRICT: PD PLANNED DEVELOPMENT
CITY OF LAVON ORDINANCE NO. 2004-09-05
CITY OF LAVON ORDINANCE NO. 2023-08-01

EXISTING USE: VACANT AND UNDEVELOPED
PROPOSED USE: AUTOZONE AUTO PARTS RETAIL SALES
BUILDING OCCUPANCY USE: MERCANTILE (V8)

SITE AREA: 39,204 SF = 0.90 ACRES (PER FINAL PLAT)

BUILDING GROSS FLOOR AREA = 6,816 SF (EXTERIOR FACE)
% LOT COVERAGE = 6,816 / 39,204 = 17.4%
BUILDING HEIGHT = TOP OF PARAPET WALL 23'
NUMBER OF FLOORS = ONE
REQUIRED LANDSCAPE AREA = 8% TOTAL LOT AREA = 3,136.3 SF (ORDINANCE NO. 2004-09-05, SEC. 3.12.4)
PROVIDED LANDSCAPE AREA = 8,139 SF (20.8%)

PARKING AND LOADING INFORMATION

ITEM	REQUIRED	PROVIDED
MINIMUM PARKING STALL COUNT PER ORDINANCE NO. 2004-09-05, SEC. 3.9.	1 SPACE PER 200 SF GROSS FLOOR AREA; 6,816/200 = 34.08 SPACES = 35 SPACES	35 SPACES
MIN. PARKING DIMENSIONS	9 FT x 18 FT	9 FT x 18 FT
MIN. DRIVE ISLE WIDTH	24 FT	24 FT
ADA PARKING SPACES	2 SPACES, 1 VAN ACCESSIBLE	2 VAN SPACES
LOADING SPACE	NONE REQUIRED FOR BUILDING LESS THAN 20,000 SF PER ORDINANCE NO. 2004-09-05, SEC. 3.10	N/A

- DIMENSIONS NOTE:**
ALL DIMENSIONS SHOWN ARE TO EDGE OF PAVEMENT, FACE OF CURB, FACE OF SIDEWALK, OUTSIDE FACE OF BUILDING, EASEMENT LINE, OR PROPERTY LINE UNLESS OTHERWISE NOTED.
- EXISTING FEATURES LEGEND**
- | | | | |
|---|-----------------------|-----|---------------------------------------|
| ○ | SANITARY MANHOLE | OPR | COLLIN COUNTY OFFICIAL PUBLIC RECORDS |
| ⊖ | SEWER CLEANOUT | PR | COLLIN COUNTY PLAT RECORDS |
| ⊙ | STORM MANHOLE | TC | TOP OF CURB ELEVATION |
| ⊚ | STORM DRAIN GRATE | G | GUTTER ELEVATION |
| ⊛ | STORM DRAIN CULVERT | GAS | GAS LINE |
| ⊜ | ELECTRIC MANHOLE | PUG | POWER UNDERGROUND |
| ⊝ | FIBER OPTIC HAND HOLE | SAN | SANITARY SEWER |
| ⊞ | SIGN (SEE LABEL) | FO | FIBER OPTIC |

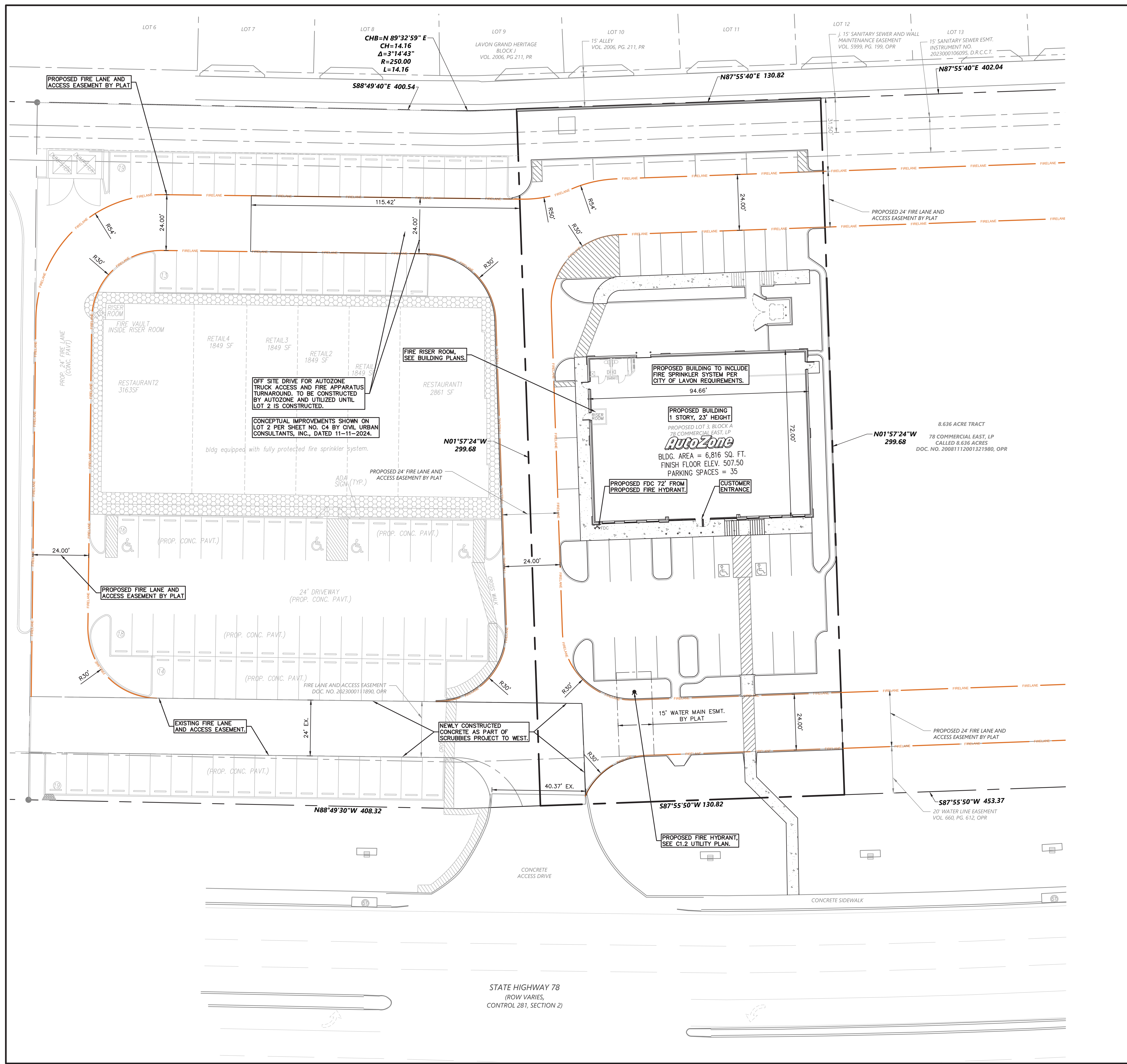
72 HOURS NOTICE BEFORE YOU DIG CALL

TEXAS 811

TEXAS 811
TEXAS811.ORG
800-344-8377 OR 811

REVISED:
REVISION 1: 1-17-25
CITY REVIEW 1 DATED 1/17/25

P.E./P.M. WRB/WRB
DRAFTED: WRB
CHECKED: WRB
JOB NO. 2024-006
ORIGINAL ISSUE DATE: NOVEMBER 26, 2024
SHEET NO.
C1.0



SCALE: 1" = 20'

DRIVING SCALE: 0' 10' 20' 40'

VICINITY MAP NOT TO SCALE

PLAN NORTH

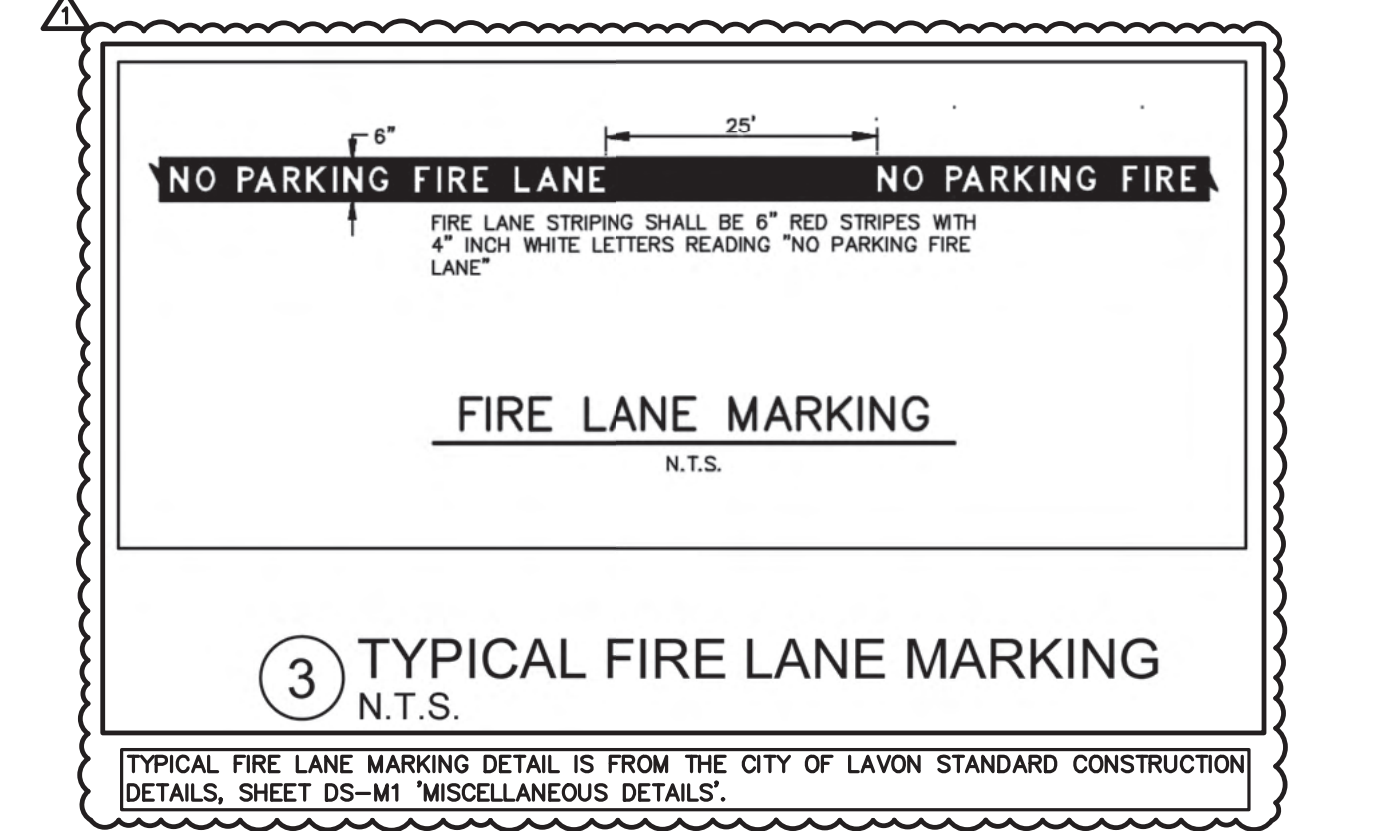
MAP NORTH

SH-78 MEDIAN OPENING

Site location map showing the project area relative to State Highway 78 and surrounding streets.

CAUTION!!!
UNDERGROUND AND OVERHEAD UTILITIES ARE PRESENT WITHIN AND ADJACENT TO THE WORK AREA. CONTRACTOR TO LOCATE AND PROTECT ALL UTILITIES AND UTILITY APPURTENANCES DURING CONSTRUCTION. COORDINATE WITH RESPECTIVE UTILITY PROVIDERS AS REQUIRED PRIOR TO THE ONSET OF CONSTRUCTION.

THE CONSTRUCTION SPECIFIED WITHIN THESE PLANS SHALL BE PERFORMED IN COMPLETE COMPLIANCE WITH THE STANDARDS AND SPECIFICATIONS OF THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, ALL APPLICABLE REFERENCE SPECIFICATIONS, INDEPENDENT UTILITY OWNERS, AND AUTOZONE PROJECT SPECIFICATIONS AS APPLICABLE.



NOTE:
PER CITY OF LAVON ORDINANCE NO. 2018-09-06, CHAPTER 33 SECTION 3310.1: FIRE LANES MUST BE CONSTRUCTED, INSPECTED AND APPROVED BY THE CITY OF LAVON PRIOR TO VERTICAL CONSTRUCTION OF THE BUILDING. COORDINATE ALL RELATED WORK WITH CITY OF LAVON AND AUTOZONE.

- FIRE LANE NOTES**
- CURBS LOCATED ON EACH SIDE OF A FIRE LANE SHALL BE PAINTED RED OR A RED STRIPE SHALL BE PLACED ALONG THE PAVEMENT AS SHOWN OR WHERE THERE IS NO CURB. PAINTED CURBS AND FIRE LANE STRIPES SHALL ALSO BE CONSPICUOUSLY AND LEGIBLY MARKED WITH THE WARNING 'FIRE LANE NO PARKING TOW AWAY ZONE' IN WHITE LETTERS FOUR (4) INCHES IN HEIGHT WITH A ONE INCH STROKE CENTERED ON THE RED STRIPE. AT INTERVALS NOT EXCEEDING 25 FEET OR AS DIRECTED BY THE LOCAL FIRE AUTHORITY. RED PAINT STRIPE SHALL BE 6" WIDE WHETHER ON CURB OR PAVEMENT. WHERE FIRE LANES ARE CLEARLY DEFINED BY CURBS/PAVEMENT STRIPING, FIRE LANE SIGNS ARE NOT REQUIRED UNLESS OTHERWISE DIRECTED BY FIRE AUTHORITY. FIRE LANE SIGNS SHALL BE PLACED AT A MAXIMUM INTERVAL OF 50 FEET ALONG ANY FIRE LANE WHERE PAVEMENT OR CURB STRIPING IS NOT PRACTICAL, OR AS REQUIRED BY FIRE AUTHORITY.
 - ANY COLOR OTHER THAN RED MAY BE USED IN 'NO PARKING' AREAS THAT ARE NOT APPROVED FIRE LANES. RED COLORED CURBS, STRIPING OR WHEEL STOPS SHALL BE USED ONLY TO DESIGNATE APPROVED FIRE LANES.
 - ALL SIGNAGE, STRIPING AND RELATED WORK ITEMS SHALL CONFORM TO THE CITY OF LAVON REQUIREMENTS AND SPECIFICATIONS. COORDINATE ALL RELATED WORK WITH THE CITY OF LAVON FIRE AUTHORITY.
 - THE CITY OF LAVON HAS ADOPTED THE 2021 IFC, WITH AMENDMENTS. SEE CITY OF LAVON ORDINANCE NO. 2024-11-03 FOR COMPLETE REQUIREMENTS.

SPARTAN ENGINEERING SOLUTIONS, LLC

2583 PINE BLUFFS COURT
HIGHLAND, MI 48357
PHONE: 810-746-9928
WEB: WWW.SPARTAN-ES.COM

I.P.E. FIRM REGISTRATION # 1-19280

STATE OF TEXAS

WESLEY R. BERLIN
128147

FOR PERMIT SUBMITTAL

11-28-24

PREPARED FOR: **AUTOZONE PARTS, INC.**
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TN 38103

PROJECT: **AUTOZONE LAVON TX3645**
PROPOSED LOT 3, BLOCK A, 78 COMMERCIAL EAST PLAT
CITY OF LAVON, COLLIN COUNTY, TEXAS

SHEET TITLE: **FIRE LANE LAYOUT PLAN**

SCALE: 1" = 20'

72 HOURS NOTICE BEFORE YOU DIG CALL

TEXAS 811

TEXAS 811
800-344-8377 OR 811

REVISED:
REVISION 1: 1-17-25
CITY REVIEW 1 DATED 1/17/25

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JOB NO. 2024-006
ORIGINAL ISSUE DATE: NOVEMBER 26, 2024
SHEET NO.

C1.0A



SCALE: 1" = 20'

DRAWING SCALE: 0' 10' 20' 40'

VICINITY MAP NOT TO SCALE

PLAN NORTH

SH-78 MEDIAN OPENING

S State Hwy 78

Grand Heritage Clubhouse

MAP NORTH

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EXCEPT FOR LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF SPARTAN ENGINEERING SOLUTIONS, LLC, CONSTRUCTION CONTRACTOR AGREES TO INDEMNIFY AND HOLD ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE CONSTRUCTION PROJECT. JOB SITE CONDITIONS, INCLUDING PERSONNEL SAFETY AND PROPERTY DAMAGE, ARE THE SOLE RESPONSIBILITY OF THE SITE CONSTRUCTION CONTRACTOR.

INFORMATION REGARDING EXISTING UNDERGROUND UTILITIES SHOWN ON THIS DRAWING AND PROVIDED BY OTHERS. SPARTAN ENGINEERING SOLUTIONS, LLC MAKES NO GUARANTEE ON THE ACCURACY OR COMPLETENESS OF INFORMATION PROVIDED BY OTHERS. THE CONTRACTOR SHALL BE EXCLUSIVELY RESPONSIBLE FOR DETERMINING THE EXACT UTILITY LOCATIONS, TYPES, MATERIALS, AND DEPTHS PRIOR TO THE START OF CONSTRUCTION. SPARTAN ENGINEERING SOLUTIONS, LLC WILL NOT BE HELD LIABLE FOR MISSING OR INCOMPLETE UTILITY INFORMATION OR CONSEQUENTIAL DAMAGES OR DAMAGES, FOR ANY REASON.

SPARTAN ENGINEERING SOLUTIONS, LLC

2583 PINE BLUFFS COURT
HIGHLAND, MI 48357
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WEB: WWW.SPARTAN-ES.COM

I.B.P.E. FIRM REGISTRATION # 7-19280

STATE OF TEXAS

WESLEY R. BERLIN
128147

11-28-24

FOR PERMIT SUBMITTAL

PREPARED FOR: **AUTOZONE PARTS, INC.**
123 S. FRONT STREET, 3RD FLOOR
MEMPHIS, TN 38103

PROJECT: **AUTOZONE LAVON TX3645**
PROPOSED LOT 3, BLOCK A, 78 COMMERCIAL EAST PLAT
CITY OF LAVON, COLLIN COUNTY, TEXAS

SHEET TITLE: **AERIAL SITE PLAN**

C:\PROJECTS\2024-008-AUTOZONE-LAVON-TX3645\AERIAL SITE PLAN\DWG-C1.0B-240908.DWG

SCALE: 1" = 20'

72 HOURS NOTICE BEFORE YOU DIG CALL

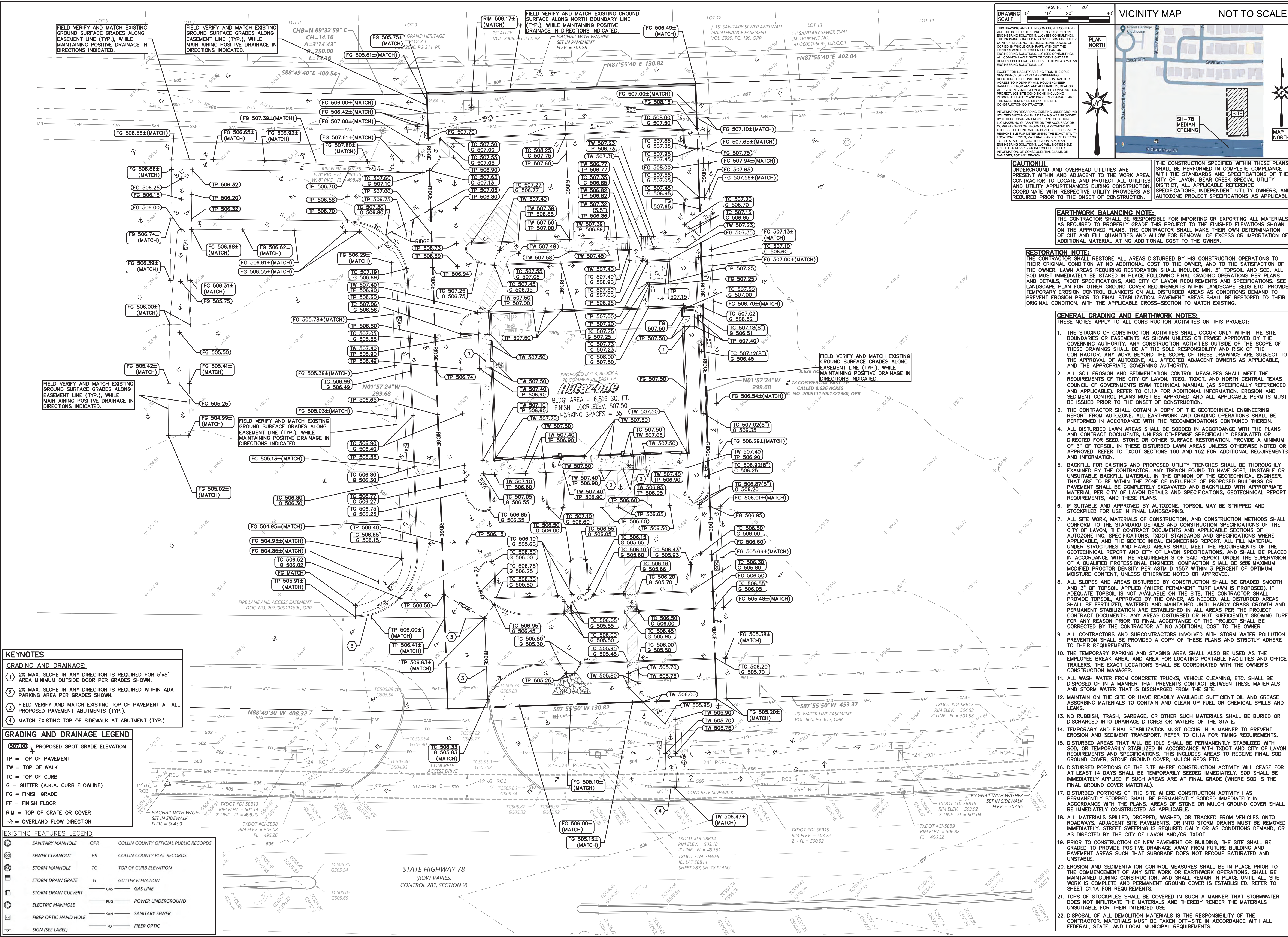
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SCALE: 1" = 20'

DRAWING SCALE: 1" = 20'

VICINITY MAP: NOT TO SCALE

PLAN NORTH: (North arrow pointing up)

MAP NORTH: (North arrow pointing up)

CAUTION!!!
 UNDERGROUND AND OVERHEAD UTILITIES ARE SHOWN AS APPROXIMATE LOCATIONS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE EXACT LOCATION AND DEPTH OF ALL UTILITIES PRIOR TO CONSTRUCTION. ANY UNEXPECTED UTILITIES SHALL BE STOPPED IMMEDIATELY AND THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION FROM THE UTILITY OWNERS.

EARTHWORK BALANCING NOTE:
 THE CONTRACTOR SHALL BE RESPONSIBLE FOR IMPORTING OR EXPORTING ALL MATERIALS AS REQUIRED TO PROPERLY GRADE THIS PROJECT TO THE FINISHED ELEVATIONS SHOWN ON THESE PLANS. THE CONTRACTOR SHALL MAKE THEIR OWN DETERMINATION OF CUT AND FILL QUANTITIES AND ALLOW FOR REMOVAL OF EXCESS OR IMPORTATION OF ADDITIONAL MATERIAL AT NO ADDITIONAL COST TO THE OWNER.

RESTORATION NOTE:
 THE CONTRACTOR SHALL RESTORE ALL AREAS DISTURBED BY HIS CONSTRUCTION OPERATIONS TO THEIR ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER, AND TO THE SATISFACTION OF THE OWNER. LAWN AREAS REQUIRING RESTORATION SHALL INCLUDE MIN. 3" TOPSOIL AND SOD. ALL SOD MUST IMMEDIATELY BE STAKED IN PLACE FOLLOWING FINAL GRADING OPERATIONS PER PLANS AND DETAILS. TXDOT SPECIFICATIONS, AND CITY OF LAVON REQUIREMENTS AND SPECIFICATIONS. SEE LANDSCAPE PLAN FOR OTHER GRASS COVER REQUIREMENTS WITHIN LANDSCAPE BEDS ETC. PROVIDE COORDINATE WITH DISTURBED AREAS AS CONDITIONS DEMAND. RESTORATION SHALL BE COMPLETED PRIOR TO FINAL STABILIZATION. PAVEMENT AREAS SHALL BE RESTORED TO THEIR ORIGINAL CONDITION, WITH THE APPLICABLE CROSS-SECTION TO MATCH EXISTING.

GENERAL GRADING AND EARTHWORK NOTES:
 THESE NOTES APPLY TO ALL CONSTRUCTION ACTIVITIES ON THIS PROJECT:

1. THE STAGING OF CONSTRUCTION ACTIVITIES SHALL OCCUR ONLY WITHIN THE SITE BOUNDARIES OR EASEMENTS. ALL CONSTRUCTION ACTIVITIES OUTSIDE OF THE SCOPE OF THESE DRAWINGS SHALL BE AT THE SOLE RESPONSIBILITY AND RISK OF THE CONTRACTOR. ANY WORK BEYOND THE SCOPE OF THESE DRAWINGS ARE SUBJECT TO THE APPROVAL OF TXDOT. FOR ADDITIONAL INFORMATION, EROSION AND SEDIMENT CONTROL PLANS MUST BE APPROVED AND ALL APPLICABLE PERMITS MUST BE ISSUED PRIOR TO THE ONSET OF CONSTRUCTION.
2. ALL SOIL EROSION AND SEDIMENTATION CONTROL MEASURES SHALL MEET THE REQUIREMENTS OF THE CITY OF LAVON, TXDOT, AND NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENTS ISWM TECHNICAL MANUAL (AS SPECIFICALLY REFERENCED AND APPROVED). REFER TO C1.1A FOR ADDITIONAL INFORMATION. EROSION AND SEDIMENT CONTROL PLANS MUST BE APPROVED AND ALL APPLICABLE PERMITS MUST BE ISSUED PRIOR TO THE ONSET OF CONSTRUCTION.
3. THE CONTRACTOR SHALL OBTAIN A COPY OF THE GEOTECHNICAL ENGINEERING REPORT FROM AUTOZONE. ALL EARTHWORK AND GRADING OPERATIONS SHALL BE PERFORMED IN ACCORDANCE WITH THE RECOMMENDATIONS CONTAINED THEREIN.
4. ALL DISTURBED LAWN AREAS SHALL BE SOODED IN ACCORDANCE WITH THE PLANS AND CONTRACT DOCUMENTS, UNLESS OTHERWISE SPECIFICALLY DESIGNATED OR DIRECTED FOR SEED, STONE OR OTHER SURFACE RESTORATION. PROVIDE A MINIMUM OF 3" OF TOPSOIL. DISTURBED LAWN AREAS UNLESS OTHERWISE NOTED OR APPROVED, REFER TO TXDOT SECTIONS 160 AND 162 FOR ADDITIONAL REQUIREMENTS AND INFORMATION.
5. BACKFILL FOR EXISTING AND PROPOSED UTILITY TRENCHES SHALL BE THOROUGHLY EXAMINED BY THE CONTRACTOR. ANY TRENCH FOUND TO HAVE SOFT, UNSTABLE OR MATERIAL PER CITY OF LAVON SPECIFICATIONS, AND SHALL BE PLACED IN ACCORDANCE WITH THE REQUIREMENTS OF SAID REPORT UNDER THE SUPERVISION OF A QUALIFIED PROFESSIONAL ENGINEER. COMPACTION SHALL BE 95% MAXIMUM MODIFIED PROCTOR DENSITY PER ASTM D 1557 WITHIN 5 PERCENT OF OPTIMUM MOISTURE CONTENT, UNLESS OTHERWISE NOTED OR APPROVED.
6. IF SUITABLE AND APPROVED BY AUTOZONE, TOPSOIL MAY BE STRIPPED AND STOCKPILED FOR USE IN FINAL LANDSCAPING.
7. ALL SITE WORK, MATERIALS OF CONSTRUCTION, AND CONSTRUCTION METHODS SHALL CONFORM TO THE STANDARD DETAILS AND CONSTRUCTION SPECIFICATIONS OF THE CITY OF LAVON. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION FROM THE UTILITY OWNERS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS AND INFORMATION FROM THE UTILITY OWNERS.
8. ALL SLOPES AND AREAS DISTURBED BY CONSTRUCTION SHALL BE GRADED SMOOTH AND 3" OF TOPSOIL APPLIED (WHERE PERMANENT TURF LAWN IS PROPOSED). IF ADEQUATE TOPSOIL IS NOT AVAILABLE ON THE SITE, THE CONTRACTOR SHALL PROVIDE TOPSOIL APPROVED BY THE OWNER. AS NEEDED, ALL DISTURBED AREAS SHALL BE FERTILIZED, WATERED AND MAINTAINED UNTIL HARDY GRASS GROWTH AND PERMANENT STABILIZATION ARE ESTABLISHED IN ALL AREAS PER THE PROJECT CONTRACT DOCUMENTS. ANY AREA NOT SUFFICIENTLY GROWING TURF FOR ANY REASON PRIOR TO FINAL ACCEPTANCE OF THE PROJECT SHALL BE CORRECTED BY THE CONTRACTOR AT NO ADDITIONAL COST TO THE OWNER.
9. ALL CONTRACTORS AND SUBCONTRACTORS INVOLVED WITH STORM WATER POLLUTION PREVENTION SHALL BE PROVIDED A COPY OF THESE PLANS AND STRICTLY ADHERE TO THEIR REQUIREMENTS.
10. THE TEMPORARY PARKING AND STAGING AREA SHALL ALSO BE USED AS THE EMPLOYEE BREAK AREA, AND AREA FOR LOCATING PORTABLE FACILITIES AND OFFICE TRAILERS. THE EXACT LOCATIONS SHALL BE COORDINATED WITH THE OWNER'S CONSTRUCTION MANAGER.
11. ALL WASH WATER FROM CONCRETE TRUCKS, VEHICLE CLEANING, ETC. SHALL BE DISPOSED OF IN A MANNER THAT PREVENTS CONTACT BETWEEN THESE MATERIALS AND STORM WATER THAT IS DISCHARGED FROM THE SITE.
12. MAINTAIN ON THE SITE OR HAVE READILY AVAILABLE SUFFICIENT OIL AND GREASE ABSORBING MATERIALS TO CONTAIN AND CLEAN UP FUEL OR CHEMICAL SPILLS AND LEAKS.
13. NO RUBBISH, TRASH, GARBAGE, OR OTHER SUCH MATERIALS SHALL BE BURIED OR DISCARDED INTO DRAINAGE DITCHES OR WATERS OF THE STATE.
14. TEMPORARY AND FINAL STABILIZATION MUST OCCUR IN A MANNER TO PREVENT EROSION AND SEDIMENT TRANSPORT. REFER TO C1.1A FOR TIMING REQUIREMENTS.
15. DISTURBED AREAS THAT WILL BE IDLE SHALL BE PERMANENTLY STABILIZED WITH SOD, OR TEMPORARILY STABILIZED IN ACCORDANCE WITH TXDOT AND CITY OF LAVON REQUIREMENTS. THIS INCLUDES AREAS SUCH AS RECEIVING FINAL SOD GROUND COVER, STONE GROUND COVER, MULCH BEDS ETC.
16. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY WILL CEASE FOR AT LEAST 14 DAYS SHALL BE TEMPORARILY SEEDDED IMMEDIATELY. SOD SHALL BE IMMEDIATELY APPLIED IF SUCH AREAS ARE AT FINAL GRADE (WHERE SOD IS THE FINAL GROUND COVER MATERIAL).
17. DISTURBED PORTIONS OF THE SITE WHERE CONSTRUCTION ACTIVITY HAS PERMANENTLY STOPPED SHALL BE PERMANENTLY SOODED IMMEDIATELY IN ACCORDANCE WITH THE PLANS. AREAS OF STONE OR MULCH GROUND COVER SHALL BE IMMEDIATELY CONSTRUCTED AS APPLICABLE.
18. ALL MATERIALS SPILLED, DROPPED, WASHED, OR TRACKED FROM VEHICLES ONTO ROADWAYS, ADJACENT SITE PAVEMENTS, OR INTO STORM DRAINS SHALL BE REMOVED IMMEDIATELY. STREET SWEEPING IS REQUIRED DAILY OR AS CONDITIONS DEMAND, OR AS DIRECTED BY THE CITY OF LAVON AND/OR TXDOT.
19. PRIOR TO CONSTRUCTION OF NEW PAVEMENT OR BUILDING, THE SITE SHALL BE GRADED TO PROVIDE POSITIVE DRAINAGE AWAY FROM FUTURE BUILDING AND PAVEMENT AREAS SUCH THAT SUBGRADE DOES NOT BECOME SATURATED AND UNSTABLE.
20. EROSION AND SEDIMENTATION CONTROL MEASURES SHALL BE IN PLACE PRIOR TO THE COMMENCEMENT OF ANY SITE WORK OR EARTHWORK OPERATIONS. SHALL BE MAINTAINED DURING CONSTRUCTION AND SHALL REMAIN IN PLACE UNTIL ALL SITE WORK IS COMPLETE AND PERMANENT GROUND COVER IS ESTABLISHED. REFER TO SHEET C1.1A FOR REQUIREMENTS.
21. TOPS OF STOCKPILES SHALL BE COVERED IN SUCH A MANNER THAT STORMWATER DOES NOT INFILTRATE THE MATERIALS AND THEREBY RENDER THE MATERIALS UNSUITABLE FOR THEIR INTENDED USE.
22. DISPOSAL OF ALL DEMOLITION MATERIALS IS THE RESPONSIBILITY OF THE CONTRACTOR. MATERIALS MUST BE TAKEN OFF-SITE IN ACCORDANCE WITH ALL FEDERAL, STATE, AND LOCAL MUNICIPAL REQUIREMENTS.

- KEYNOTES**
- GRADING AND DRAINAGE:**
1. 2% MAX. SLOPE IN ANY DIRECTION IS REQUIRED FOR 5'x5' AREA MINIMUM OUTSIDE DOOR PER GRADES SHOWN.
 2. 2% MAX. SLOPE IN ANY DIRECTION IS REQUIRED WITHIN ADA PARKING AREA PER GRADES SHOWN.
 3. FIELD VERIFY AND MATCH EXISTING TOP OF PAVEMENT AT ALL PROPOSED PAVEMENT ABUTMENTS (TYP.).
 4. MATCH EXISTING TOP OF SIDEWALK AT ABUTMENT (TYP.).

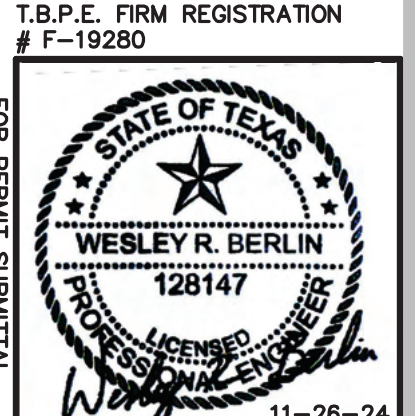
- GRADING AND DRAINAGE LEGEND**
- 507.00 PROPOSED SPOT GRADE ELEVATION
- TP = TOP OF PAVEMENT
- TW = TOP OF WALK
- TC = TOP OF CURB
- G = GUTTER (A.K.A. CURB FLOWLINE)
- FG = FINISH GRADE
- FF = FINISH FLOOR
- RIM = TOP OF GRATE OR COVER
- => OVERLAND FLOW DIRECTION

- EXISTING FEATURES LEGEND**
- | | | | |
|----|-----------------------|-----|---------------------------------------|
| SM | SANITARY MANHOLE | OPR | COLLIN COUNTY OFFICIAL PUBLIC RECORDS |
| SC | SEWER CLEANOUT | OPR | COLLIN COUNTY PLAT RECORDS |
| SM | STORM MANHOLE | TC | TOP OF CURB ELEVATION |
| SG | STORM DRAIN GRATE | G | GUTTER ELEVATION |
| SC | STORM DRAIN CULVERT | GAS | GAS LINE |
| EM | ELECTRIC MANHOLE | PAG | POWER UNDERGROUND |
| FS | FIBER OPTIC HAND HOLE | SSN | SANITARY SEWER |
| FO | SIGN (SEE LABEL) | FO | FIBER OPTIC |



SPARTAN ENGINEERING SOLUTIONS, LLC

2583 PINE BLUFFS COURT
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T.B.P.E. FIRM REGISTRATION
 F-19280

AUTOZONE PARTS, INC.
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TN 38103

AUTOZONE LAVON TX3645
 PROPOSED LOT 3, BLOCK A, 78 COMMERCIAL EAST PLAT
 CITY OF LAVON, COLLIN COUNTY, TEXAS

GRADING PLAN

SCALE: 1" = 20'

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TEXAS 811
 800-344-8377 OR 811

REVISED:

P.E./P.M. WRB/WRB

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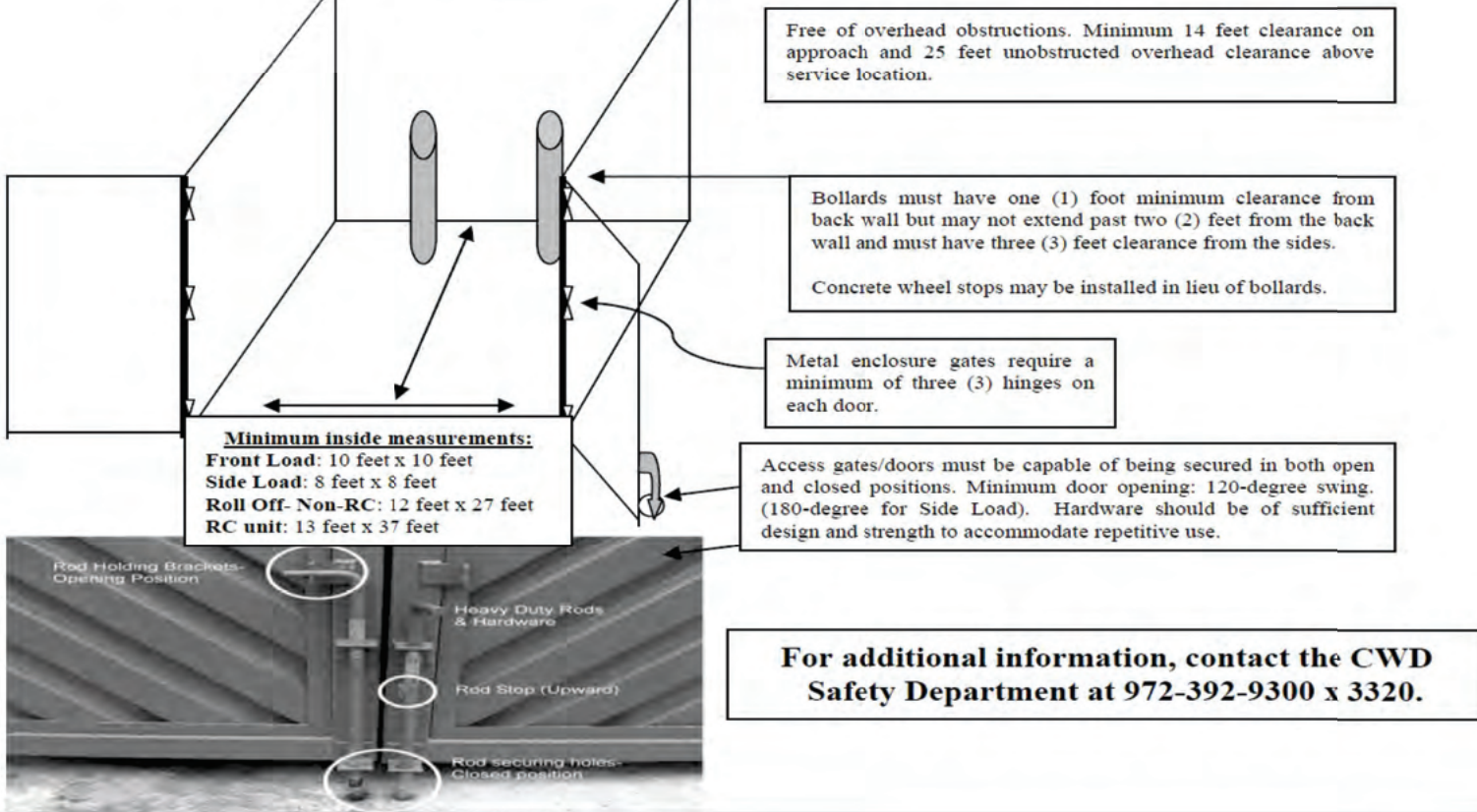


2023 Commercial Trash and Recycling Guidelines:

- Customer warrants that the container service area and all right-of-ways for servicing equipment is sufficient to bear the weight of all equipment/vehicles required to perform the designated services. CWD does not accept liability for concrete or asphalt failure. Commercial Vehicle gross weight is 54,000 lbs, axle weight is 20,000 lbs with a 10,000 lb single wheel load. All container service areas must be on flat level surfaces.
- Customer warrants that any right-of-way provided for servicing equipment is of sufficient width and length (minimum 12' width with sufficient swept path clearances to negotiate turns, entrances/exits, etc.) to provide access to all equipment, vehicles and personnel access required to perform the designated services. Commercial Vehicle length is 35.6 feet with a 210-inch wheelbase for Front Load trucks and 33 feet with 278-inch wheelbase for Roll Off trucks. Wall to wall turning radius is 78 feet for Front Load/Side Load and 84 feet for Roll Off. There must be 70 feet of unobstructed approach (truck length + approach clearance) in front of each container for Front Load service and 100 feet unobstructed approach (truck length + service clearance) for Roll Off container service.
- Customer warrants that any right-of-way provided for servicing equipment is free from all obstructions that may interfere with servicing the container, including sufficient vehicle/driver access clearance areas and unobstructed visibility. Overhead ceilings, roofs, wires, pipes, or other obstructions must be a minimum of 14 feet above ground/service level at the lowest point on approach, and 25 feet of unobstructed clearance above the service location. Some configurations may require additional clearance space. CWD does not accept liability for damage to ceilings, roofs, wires, pipes, or other obstructions with insufficient clearances. Landscaping/vegetation must be planted with consideration for future growth potential.
- CWD does not accept liability for damage caused to automatic vehicular gates if they close against the service vehicle during entry/exit. Property access barriers, including automatic vehicular gates/arms, shall be equipped with a reversing Inherent Entrapment Sensing System (ground loop, magnetic, eye sensor, or other) installed, capable of detecting vehicles in both opening and closing cycles to prevent gate closure on entrapped vehicles. Due to increased risk of entrapped vehicles, vehicular gates with split entry/exit sides that swing in opposite directions are strongly discouraged. Service vehicles may be required to drive in the middle of two gates in order to have sufficient approach for entry/exit. Split entry gates must have appropriate entrapment devices installed to recognize a vehicle in the middle of the two gates. Gates/arms must have sufficient time allowed for slow-moving vehicle entrance/exit with a recommended minimum duration of 15 seconds. Proper access codes or remote activation device must be provided for service access.
- Front Load Enclosures must contain a minimum of 10 feet x 10 feet inside dimensions (two containers in shared enclosure must be a minimum of 20 feet wide) to provide reasonable safe clearance for servicing. Access doors/gates must be mounted to provide a minimum 10 feet wide unobstructed opening to the enclosure (20 feet for two containers in shared enclosure), have a 120-degree swing opening radius, and must be securable in both the open and closed positions. Enclosures should not be covered (open to the sky) above the container.
- Side Load Enclosures must be a minimum of 8 feet wide by 8 feet deep to provide reasonable safe clearance for servicing. Access gates/doors must be a minimum of 8 feet wide with a 180-degree swing opening and be capable of being secured in both the open and closed positions.
- Roll-Off Enclosures must accommodate a minimum of 2 feet clearance on each side of the container and 2 feet clearance in the front and rear of the container. Access gates/doors must be a minimum of 12 feet wide with a 120-degree swing opening and be capable of being secured in both the open and closed positions. (See compactor size diagrams for more information)
- Heavy-duty cane bolts of at least 3/4" diameter are recommended to be installed on both doors to secure them in the open/closed positions. The cane bolts shall smoothly and securely drop into the ground a minimum of 3 inches. Bollards or concrete wheel stops are recommended to be installed inside the enclosure to prevent containers from coming into contact with the back of the

enclosure. For metal enclosure doors/gates, three heavy-duty hinges per door are required to support the weight of the gates over the lifetime of the enclosure.

- All enclosure hardware (including access gates, doors, hinges, cane bolts, etc) must be of sufficient design and strength to accommodate repetitive use. Regular inspections and maintenance should be performed to ensure proper operation and to prevent hardware failure.
- Additional equipment, containers, or other items stored inside the enclosure must be kept a minimum of 2 feet away from each side, and 3 feet away from the rear of the dumpster container. CWD does not accept liability for grease container spills if the grease containers are stored inside the enclosure unsecured from the normal dumpster service area.
- All containers without enclosures must have a 3-foot obstruction-free clearance zone surrounding the container. This includes vehicles, poles, buildings, and any other obstructions. Containers located behind overhead/roll up doors are subject to the same minimum clearance requirements as containers inside enclosures.
- Containers on casters may not exceed 4 yards in size and must be limited to a required maneuverable distance of less than 25 feet. A smooth, flat, and level surface must be provided for all pathways the container must be maneuvered and will be expected to travel. Customer is responsible for securing containers on casters and preventing them from rolling when the containers are onsite but not immediately being serviced.
- All trash/recycle items must fit inside the container and not extend above the lip of the container. CWD is not responsible for damage caused by (or from) items left outside or on top of the container, or damage caused from servicing overloaded/overweight containers. Customer is responsible for any and all citations resulting from servicing/transporting overloaded/overweight containers.
- Building developer shall ensure that all additional enclosure dimensions and construction material meet the construction requirements of the local City Land Development Code. Customers with enclosures that will also be housing other non-trash/recycle serviceable containers (grease traps, oil containers, etc) must provide additional space to accommodate bollards to separate the regular trash/recycle container and the other container, plus a two-foot clearance (on each side) between the bollards and both containers. All drains/covers located inside the enclosure must have prior approval from the City. All enclosure walls must be 8-foot minimum height and uncovered (open to the sky).



Front Load Service

Container Dimensions:
 Width- Length- Height
 4 cubic yard dumpster 84" 60" 63"
 6 cubic yard dumpster 84" 67" 72"
 8 cubic yard dumpster 84" 72" 77"
 *Sizes are approximate and may vary by manufacturer.
 One cubic yard = 170 gallons

Height is measured with the lids. Lids must remain closed at all times except when the container is being loaded or unloaded. When lids are raised, full height from the ground to the top of lids may extend to 130".

Required Clearance for Front End Loading Vehicles:

Vertical (Approach and Exit) 14' High
 Vertical (When dumping container) 25' High
 Lateral 16' Wide
 Outside Turning Radius 78' - (84' feet in pick-up/service position)
 Length of Vehicle 33' - (37' in pick-up/service position)

Side Load Service

Container Dimensions:
 Width- Length- Height
 3 cubic yard dumpster 60" 66" 52"
 4 cubic yard dumpster 30" 66" 62"
 *Sizes are approximate and may vary by manufacturer.
 One cubic yard = 170 gallons

Height is measured with the lids. Lids must remain closed at all time except when the container is being loaded or unloaded. When lids are raised, full height from the ground to the top of lids may extend to 90".

Required Clearance for Side Loading Vehicles:

Vertical (Approach and Exit) 14' High
 Vertical (When dumping container) 20' High
 Lateral 12' Wide
 Outside Turning Radius 78'
 Length of Vehicle 33'

Roll Off - Open Top/Compactor Service

Open Top Dimensions:
 40 Yard Length: 22' Width: 8' Height: 8'
 30 Yard Length: 22' Width: 8' Height: 6'
 *Sizes are approximate and may vary.

Required Clearance for Roll Off Vehicles:

Vertical (Approach and Exit) 14' High
 Vertical (When loading or unloading container) 25' High
 Lateral 12' Wide
 Service Area length 70' long
 Outside Turning Radius 84'
 Length of Vehicle 33'

NOTE: THESE DETAILS WERE PROVIDED BY THE CITY OF LAVON FOR AUTOZONE'S SITE DESIGN PURPOSES. ALL COPYRIGHTS REMAIN WITH THE PREPARING ENTITY FOR THESE REFERENCE DOCUMENTS CONTAINED ON THIS SHEET.



2583 PINE BLUFFS COURT
 HIGHLAND, MI 48357
 PHONE: 810-746-9928
 WEB: WWW.SPARTAN-ES.COM
 I.B.P.E. FIRM REGISTRATION
 #1-19280



PREPARED FOR: **AUTOZONE PARTS, INC.**
 123 S. FRONT STREET, 3RD FLOOR
 MEMPHIS, TN 38103

PROJECT: **AUTOZONE LAVON TX3645**
 PROPOSED LOT 3, BLOCK A, 78 COMMERCIAL EAST PLAT
 CITY OF LAVON, COLLIN COUNTY, TEXAS

SHEET TITLE: **TRASH ENCLOSURE DETAILS**

SCALE: 3/32" = 1'

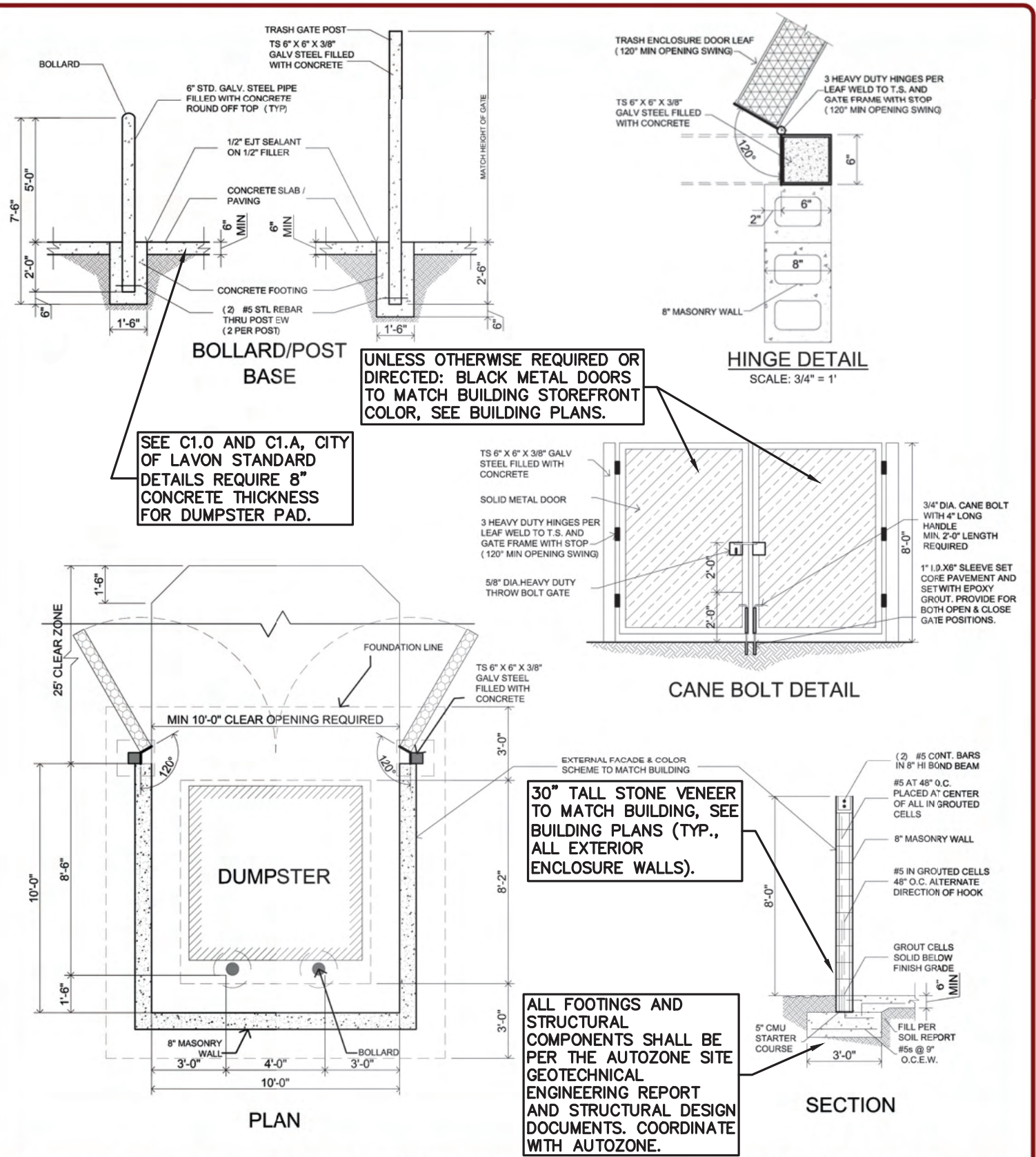
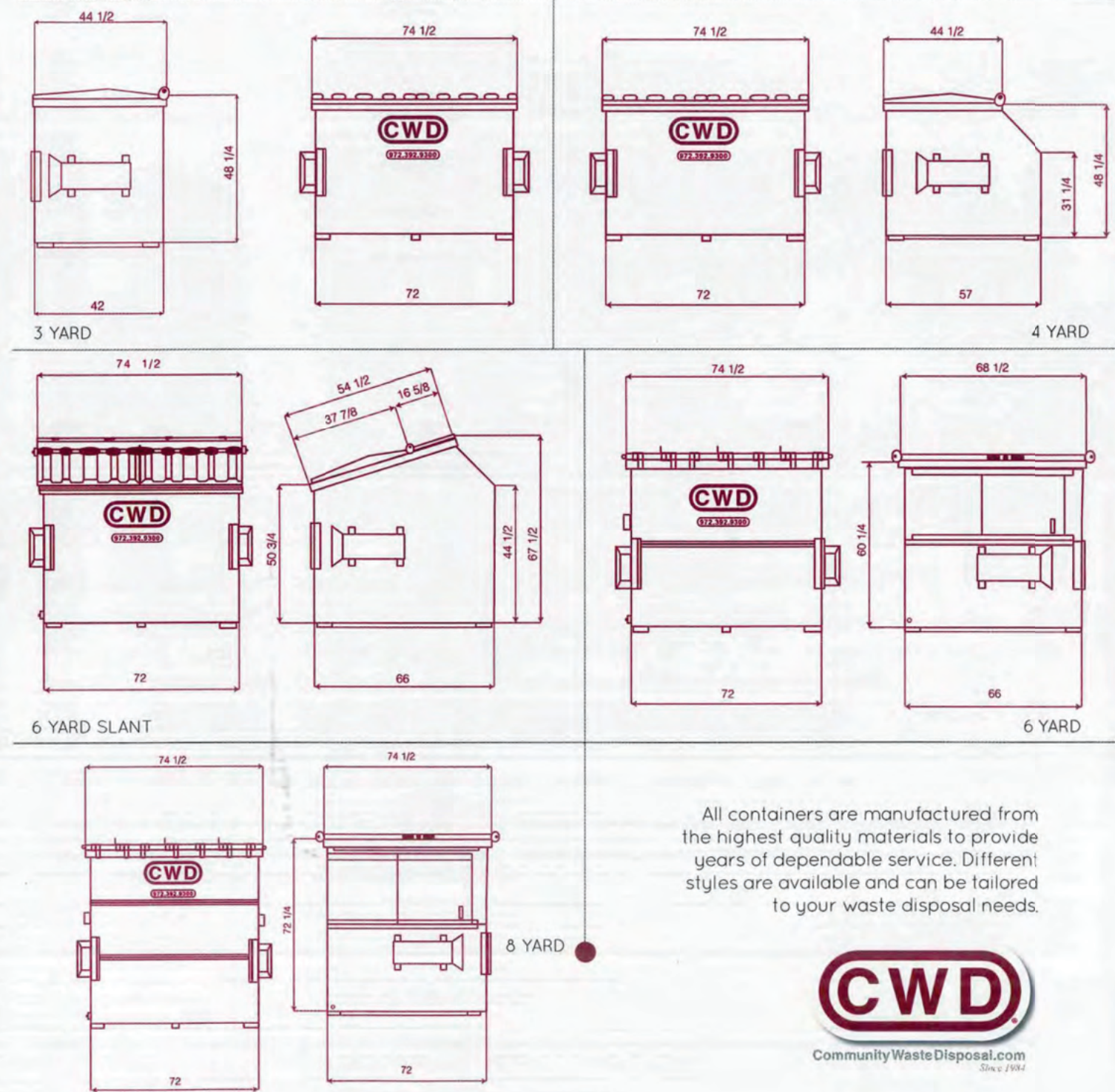
72 HOURS NOTICE BEFORE YOU DIG CALL

TEXAS 811
 TEXAS811.ORG
 800-344-8377 OR 811

REVISED:

P.E./P.M. WRB/WRB
 DRAFTER: WRB
 CHECKED: WRB
 JOB NO. 2024-006
 ORIGINAL ISSUE DATE: NOVEMBER 26, 2024
 SHEET NO.

FRONT LOADING CONTAINERS

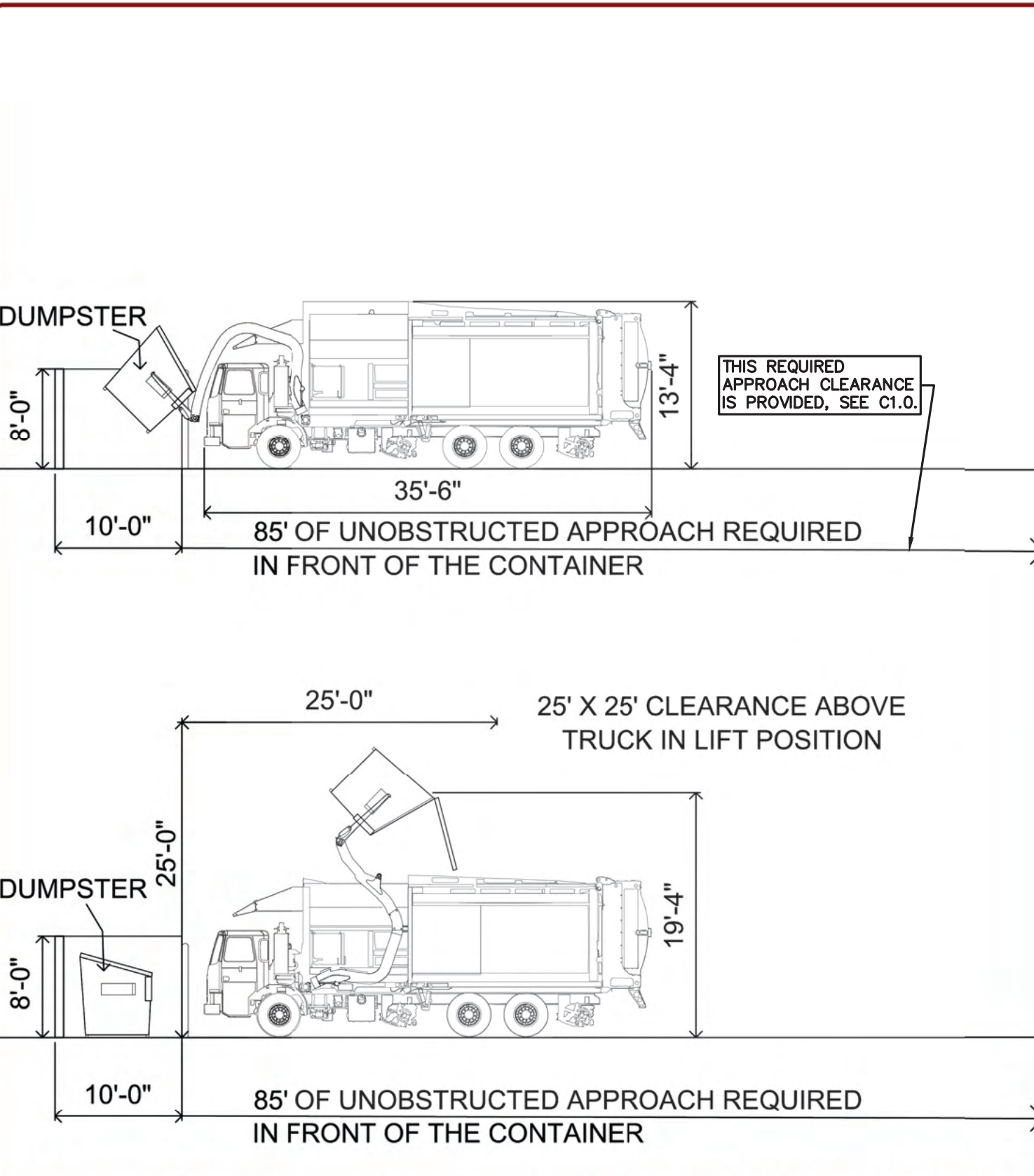


The information in this report is confidential and may be legally privileged. It is intended solely for the internal use of Community Waste Disposal, L.P. (CWD). Access to the information contained within this report by anyone else is unauthorized. Any disclosure, copying, distribution or action taken or omitted based on this information is prohibited and maybe unlawful.

CWD Community Waste Disposal
 9720 California Commerce Plaza
 Dallas, Texas 75239-5910
 972-392-9300 FAX: 972-392-9301

SRG Architects, LLC
 1800 Ross Street, Suite 100
 Fort Worth, Texas 76104
 817-335-8800 FAX: 817-335-8800
 Copyright © 2018 SRG Architects, LLC

SINGLE DUMPSTER
 AUGUST 23 2018
 GUIDELINES
 SCALE: 3/16" = 1'



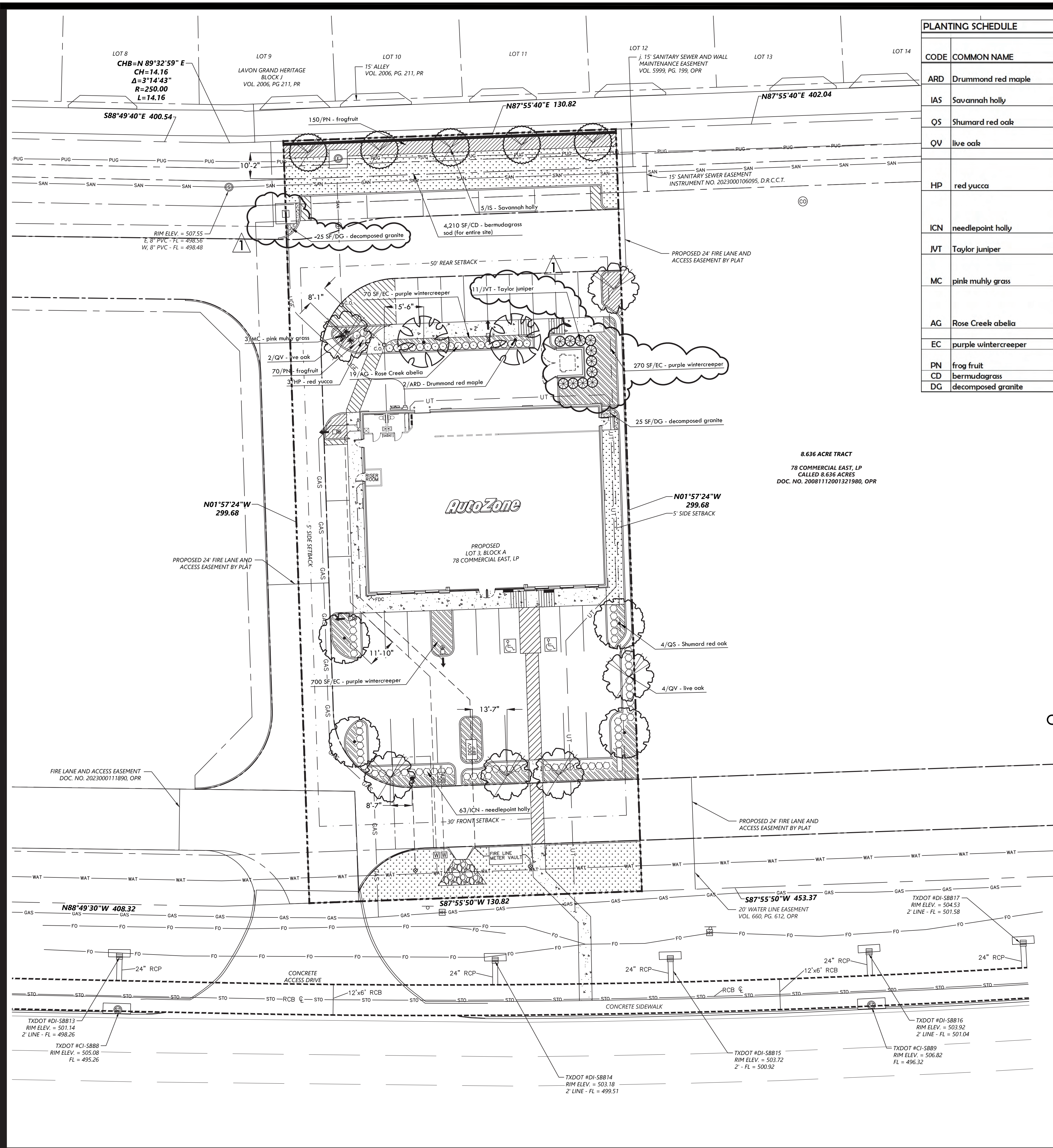
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CWD Community Waste Disposal
 9720 California Commerce Plaza
 Dallas, Texas 75239-5910
 972-392-9300 FAX: 972-392-9301

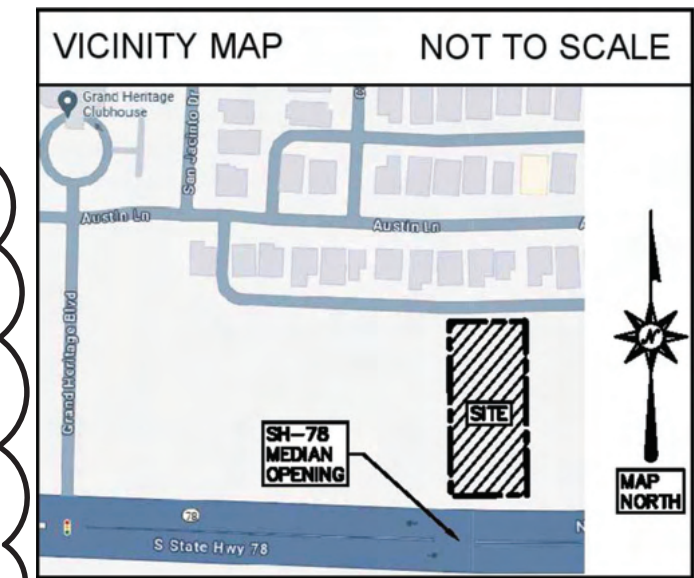
SRG Architects, LLC
 1800 Ross Street, Suite 100
 Fort Worth, Texas 76104
 817-335-8800 FAX: 817-335-8800
 Copyright © 2018 SRG Architects, LLC

FRONT LOAD TRUCK SIDE ELEVATION
 AUGUST 2 2018
 GUIDELINES
 SCALE: 3/32" = 1'

C1.F

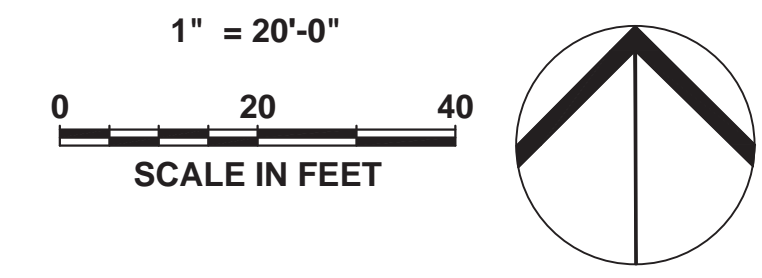


CODE	COMMON NAME	BOTANICAL NAME	QTY	SIZE	NOTES
ARD	Drummond red maple	Acer rubrum 'Drummondii'	2	3" cal	12' hgt. x 6' spd. min. at planting; 40' x 40' at maturity
IAS	Savannah holly	Ilex attenuata 'Savannah'	5	2" cal	6' hgt. min. 4' min. spread; full, well branched
QS	Shumard red oak	Quercus shumardii	4	4" cal.	12' hgt. x 6' spd. min. at planting; 60' x 40' at maturity
QV	live oak	Quercus virginiana	6	4" cal.	12' hgt. x 6' spd. min. at planting; 50' x 40' at maturity
HP	red yucca	Hesperaloe parvifolia	3	3G	24" min. hgt.; 18" min. spread; full at planting; spacing varies; 3' x 3' at maturity
ICN	needlepoint holly	Ilex cornuta 'Needlepoint'	63	5G	30" min. hgt.; 24" min. spread; full, well branched at planting; 3' OC; 4' x 3' at maturity
JVT	Taylor juniper	Juniperus virginiana 'Taylor'	11	15G	5' hgt at planting; 4' OC; 10' x 4' at maturity
MC	pink muhly grass	Muhlenbergia capillaris	3	3G	24" min. hgt.; 18" min. spread; full at planting; spacing varies; 3' x 3' at maturity
AG	Rose Creek abelia	Abelia grandiflora 'Rose Creek'	19	3G	24" min. hgt.; 24" min. spread; full, well branched at planting; 3' OC; 3' x 3' at maturity
EC	purple wintercreeper	Euonymus coloratus	1040	SF	4" pots; 12" OC, well rooted
PN	frog fruit	Phyla nodiflora	220	1G	12" x 12" min. at planting; 24" OC, well rooted
CD	bermudagrass	Cynodon dactylon	4,210	SF	sod
DG	decomposed granite		50	SF	3" deep over weed mat



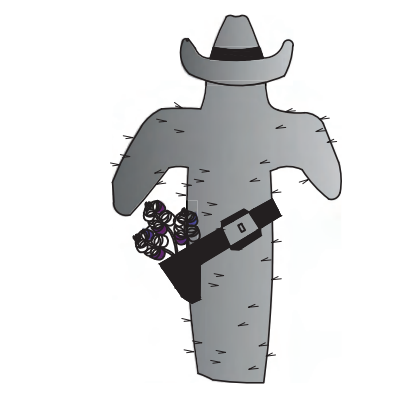
LANDSCAPE REQUIREMENTS			
A.	LANDSCAPE AREA		
	Required landscape area : 8% of site	Required	Provided
	Total site area: 39,204 SF		
	Total impervious area: 31,065 SF	3,136.3 SF	8,139 SF (20.8%)
	1 4" cal. tree/25 LF street frontage (130.8/25 = 5.2)	6	6
B.	SCREENING		
		Required	Provided
	Loading area		
	dense landscape planting	yes	yes
	Parking lot screened from road with shrubs	yes	yes
	Shrubs shall be a min. 24" tall at installation		yes
C.	INTERIOR PARKING LOT LANDSCAPE		
	1 tree/7 spaces	Required	Provided
	35 spaces	5	6
D.	REAR BUFFERYARD		
		Required	Provided
	20' adjacent to rear property line	yes	yes
	8' screen wall	yes	yes
	1 tree/30 LF (130.8/30 = 4.4)	5	5

- GENERAL NOTES:**
- By submitting a proposal for the landscape planting scope of work, the contractor confirms that they have read, and will comply with, the associated notes, specifications, and details with this project, including all applicable jurisdiction requirements.
 - The landscape contractor is responsible for determining plant quantities. Plant quantities shown on legends and callouts are for general information only. In the event of a discrepancy between the plan and the plant legend, the plant quantity as shown on the plan (for individual symbols) or callout (for groundcover patterns) shall take precedence.
 - All landscape areas shall be irrigated with an underground sprinkler system. System shall provide 100% coverage and be installed per state and local codes.
 - Landscape installed must be maintained in a healthy growing condition.



CIVIL ENGINEER:
 WESLEY R. BERLIN, PE
 SPARTAN ENGINEERING SOLUTIONS, LLC
 2583 PINE BLUFFS COURT
 HIGHLAND, MI 48357
 810-746-9928

LANDSCAPE ARCHITECT
 BERIT HUTSON, TX1991
 TEXAS TUFF LANDSCAPE
 PO BOX 712
 PROSPER, TEXAS 75078
 (972) 347-9930
 info@texastufflandscape.com



TEXAS TUFF LANDSCAPE

Landscape Architecture
 Irrigation Design
 Project Management
 Horticulture Consultations

PO Box 712
 Prosper, Texas 75078
 972-347-9930

AutoZone Lavon - TX3645
 Lot 3, Block A, 78 Commercial East Plat
 Lavon, Texas

PROJECT: Landscape Plan
 DESIGNER: bah
 DATE: 11/26/2024
 SCALE: 1" = 20'-0"
 REVISIONS: 01/17/2025

Per city comments

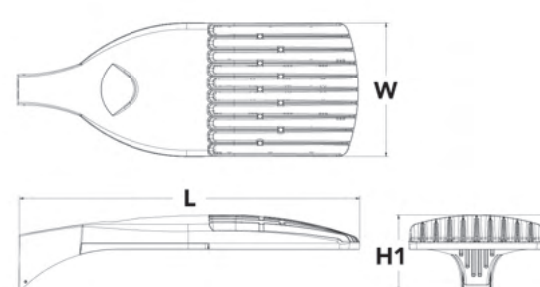
L1.0



D-Series Size 1 LED Area Luminaire



Specifications
 EPA: 1.01 ft² (0.09 m²)
 Length: 33" (841 mm)
 Width: 13" (330 mm)
 Height H1: 7-1/2" (191 mm)
 Height H2: 3-1/2" (91 mm)
 Weight (max): 27 lbs (12.2 kg)



Introduction
 The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire. The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 750W metal halide in pedestrian and area lighting applications with typical energy savings of 65% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX1 LED P7 40K T3M MVOLT SNA NPLAIR2 PIRHN DBDXD

Series	LEDs	Color temperature	Distribution	Voltage	Mounting
DSX1 LED	Forward optics P1 P4 P7 P2 P5 P8 P3 P6 P9	30K 3000K 40K 4000K 50K 5000K	T15 Type I short (submodule) T25 Type V very short T35 Type V short T45 Type V medium T55 Type V wide	MVOLT ¹ VOLT (277V-480V) ^{2,3,4}	Shipped included SNA Square pole mounting RPA Round pole mounting ⁵ WBA Wall bracket ⁶ SPUMBA Square pole universal mounting adaptor ⁷ RPUUBA Round pole universal mounting adaptor ⁸
	Rotated optics P10 ⁹ P12 ⁹ P11 ⁹ P13 ⁹		T15 Type II short T25 Type II short T35 Type II medium T45 Type II medium T55 Type II medium		Shipped separately KMAS DBDXD ¹⁰ Mast arm mounting bracket adaptor (specify finish) ¹¹

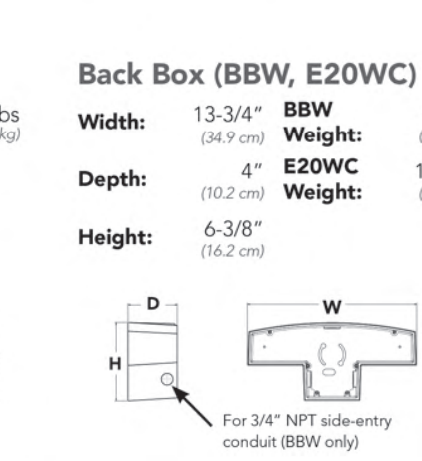
Control options	Other options	Finish (optional)
Shipped installed NLSAR2 Night All generation 2 enabled ¹² PIRHN Network, high/low motion/ambient sensor ¹³ PER NEMA two-lock receptacle only (controls ordered separately) ¹⁴ PERS Fluo-gie receptacle only (controls ordered separately) ¹⁴ PER7 Seven-pin receptacle only (controls ordered separately) ¹⁴ DMG On-the-dimmer wire-paired outside fixture (for use with an external control, ordered separately) ¹⁵ DS Dual switching ^{16,17}	PIR High/low motion/ambient sensor 8-15' mounting height, ambient sensor enabled at 5k ¹⁸ PIRHN High/low motion/ambient sensor 15-30' mounting height, ambient sensor enabled at 5k ¹⁸ PIRHCW High/low motion/ambient sensor 8-15' mounting height, ambient sensor enabled at 5k ¹⁸ PIRHCWV Bi-level, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5k ¹⁸ FAO Field adjustable output ¹⁹	DSBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBXD Textured dark bronze DDBLXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white



D-Series Size 1 LED Wall Luminaire



Specifications
 Luminaire
 Width: 13-3/4" (34.9 cm)
 Depth: 10" (25.4 cm)
 Height: 6-3/8" (16.2 cm)
 Weight: 12 lbs (5.4 kg)
 Back Box (BBW, E20WC)
 Width: 13-3/4" (34.9 cm)
 Depth: 4" (10.2 cm)
 Height: 6-3/8" (16.2 cm)
 Weight: 5 lbs (2.3 kg)
 Weight: 10 lbs (4.5 kg)



Introduction
 The D-Series Wall luminaire is a stylish, fully integrated LED solution for building-mount applications. It features a sleek, modern design and is carefully engineered to provide long-lasting, energy-efficient lighting with a variety of optical and control options for customized performance. With an expected service life of over 20 years of nighttime use and up to 74% in energy savings over comparable 250W metal halide luminaires, the D-Series Wall is a reliable, low-maintenance lighting solution that produces sites that are exceptionally illuminated.

Ordering Information

EXAMPLE: DSXW1 LED 20C 1000 40K T3M MVOLT DDBTXD

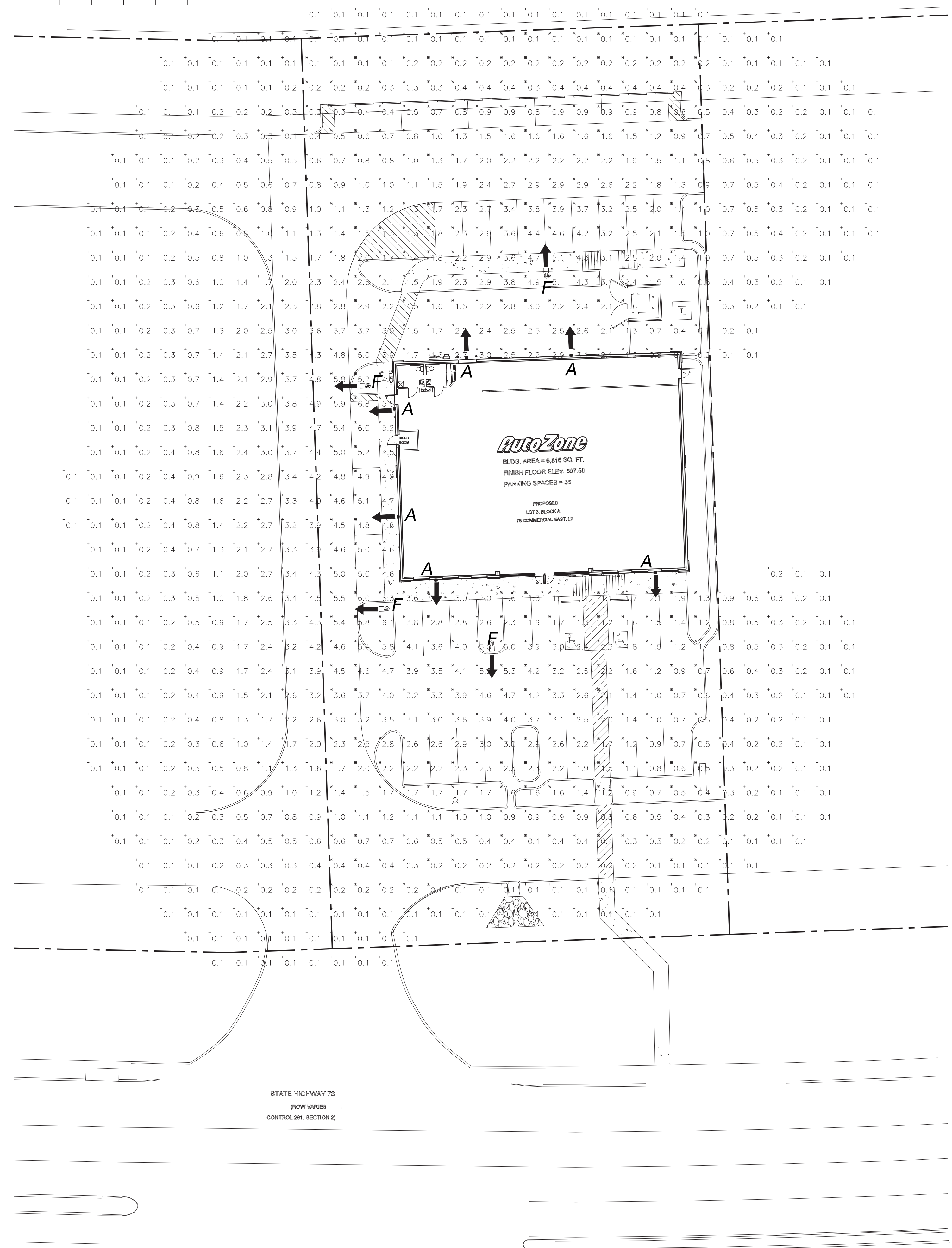
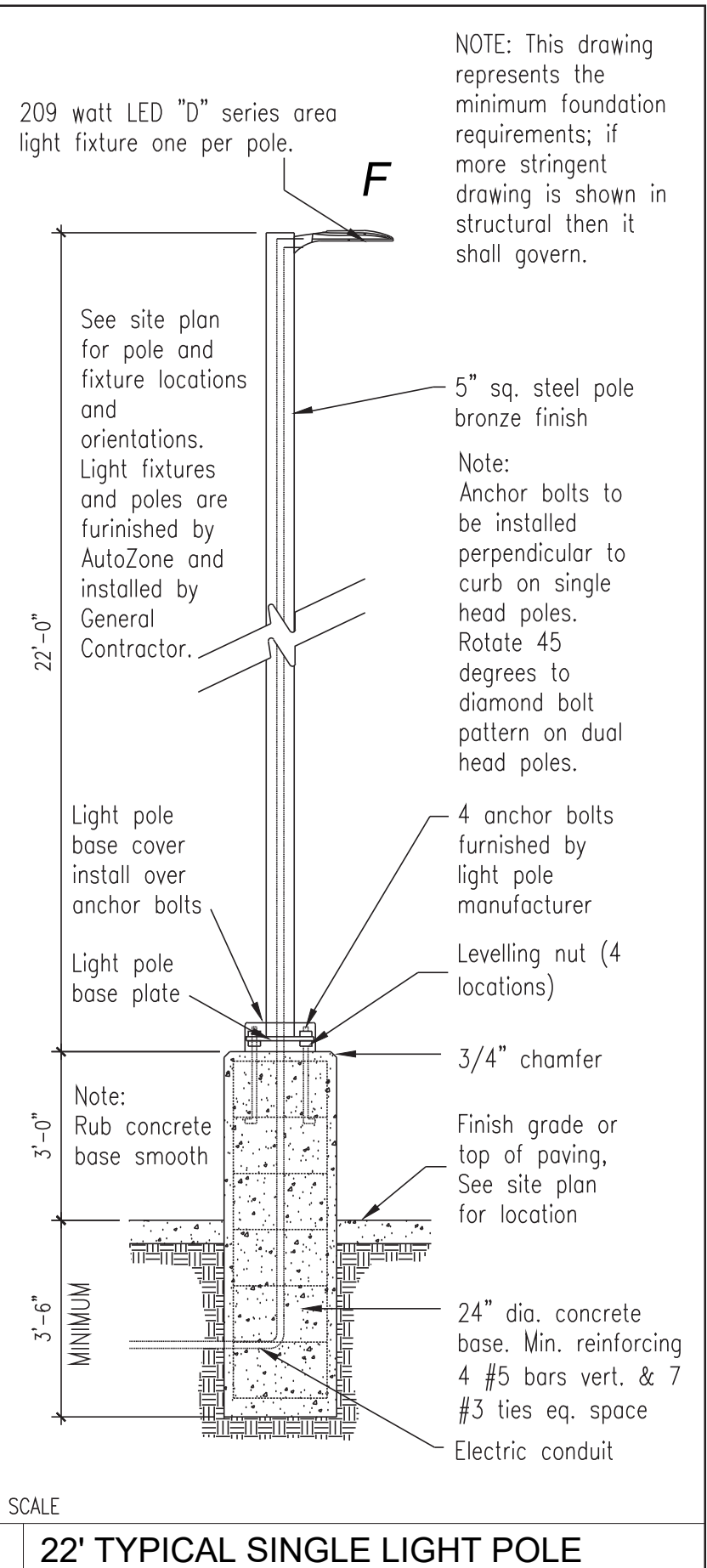
Series	LEDs	Drive Current	Color temperature	Distribution	Voltage	Mounting	Control Options
DSXW1 LED	10C 10 LEDs (one engine) 20C 20 LEDs (two engines)	350 350 mA 530 530 mA 700 700 mA 1000 1000 mA (1 A) ¹	30K 3000K 40K 4000K 50K 5000K	T25 Type II Short T35 Type II Medium T45 Type II Medium T55 Type II Medium	MVOLT ¹ 120 ² 208 ³ 277 ⁴ 347 ¹⁴ 480 ¹⁴	Shipped included (blank) Surface mounting bracket BBW Surface-mounted back box (for conduit entry) ¹	Shipped installed PE Photoelectric cell, button type ⁵ DMG 0-10V dimming wires pulled outside fixture (for use with an external control, ordered separately) PIR 180° motion/ambient light sensor, <15' mtg ht. ¹² PIRHN Motion/ambient light sensor, 15-30' mtg ht. ¹² PIRHCW Motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5k ¹⁸ E20WC Emergency battery backup (includes external component enclosure, CA Title 20 compliant) ¹⁶

Other Options	Finish (optional)
Shipped installed SF Single face (120, 277 or 347V) ¹⁴ DF Double face (208, 240 or 480V) ¹⁴ HS House-side shield ¹⁵ SPD Separate surge protection ¹¹	DSBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBXD Textured dark bronze DDBLXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

Accessories
 NOTES:
 1. 20C, 1000 is not available with PIR, PIRHN, PIRHCW or PIRHCWV.
 2. MVOLT driver operates on any line voltage from 120-277V (50/60 Hz).
 3. Single face (SF) requires 120, 277 or 347 voltage option. Double face (DF) requires 208, 240 or 480 voltage option.
 4. Only available with 20C, 700mA or 1000mA. Not available with PIR or PIRHN.
 5. Back box ships installed on fixture. Conduit fit field available. Cannot be ordered as an accessory.
 6. Photocell (PE) requires 120, 208, 277 or 347 voltage option. Not available with motion/ambient light sensor (PIR or PIRHN).
 7. Reference Motion Sensor table on page 3.
 8. Same as all E20WC Cold weather (CW) rated. Not compatible with conduit entry applications. Not available with BBW mounting option. Not available with wiring. Not available with 347 or 480 voltage options. Emergency components located in back box housing. Emergency mode IES files located on product page at www.lithonia.com.
 9. Not available with SPD.
 10. Not available with E20WC.
 11. Also available as a separate accessory; see Accessories information.
 12. Not available with E20WC.

Symbol	Label	Quantity	Manufacturer	Catalog Number	Description	Number Lamps	Lumens Per Lamp	Light Loss Factor	Wattage
□	A	6	Lithonia Lighting	WallPack DSXW1 LED 10C 1000 40K T3M MVOLT	DSXW1 LED WITH 1 LIGHT ENGINE, 10 LED's, 1000mA DRIVER, 4000K LED, TYPE 3, MEDIUM OPTIC	1	3043	0.95	40
□	F	4	Lithonia Lighting	DSX1 LED P5 40K T4M MVOLT HS	DSX1 LED P5 40K T4M MVOLT with house-side shield	1	18424	0.95	207

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Impervious	X	2.2 fc	6.8 fc	0.1 fc	68.0:1	22.0:1
Site	X	1.9 fc	6.8 fc	0.1 fc	68.0:1	19.0:1



ARCHITECT: GEORGE CALLOW
 123 SOUTH FRONT STREET
 MEMPHIS, TENNESSEE 38103
 TEL.: (901) 495-8757 FAX: (901) 495-8901

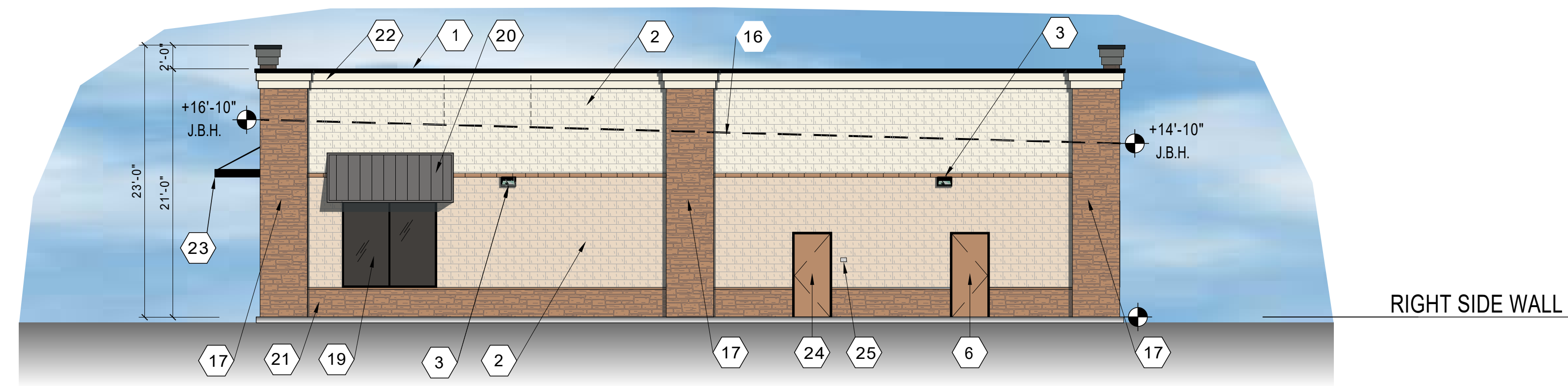
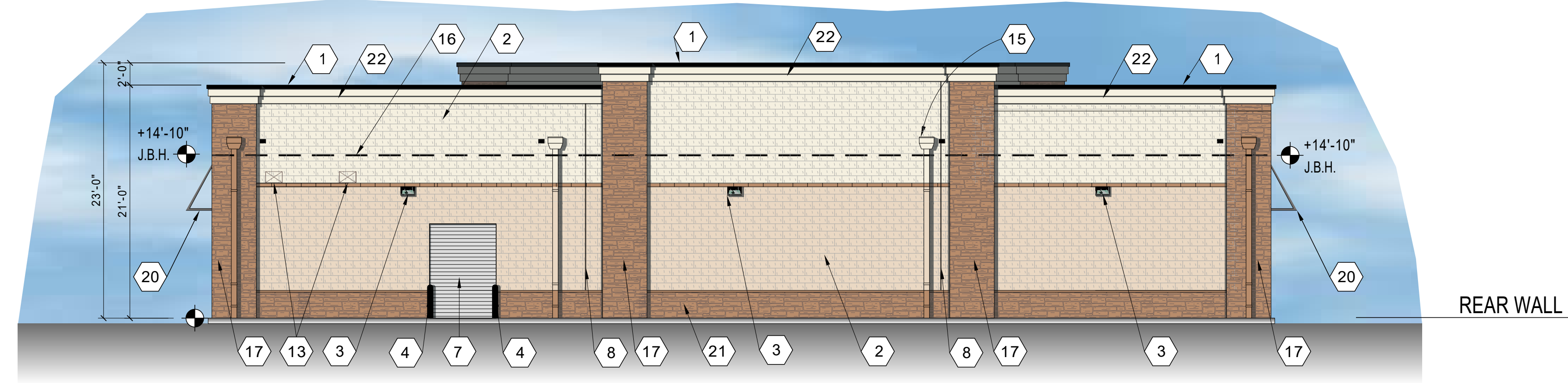
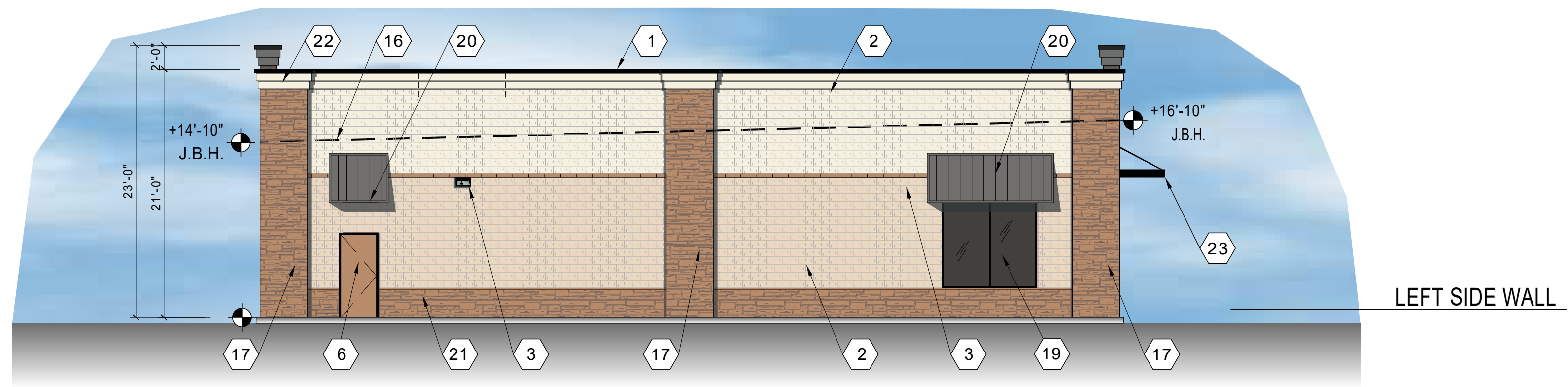
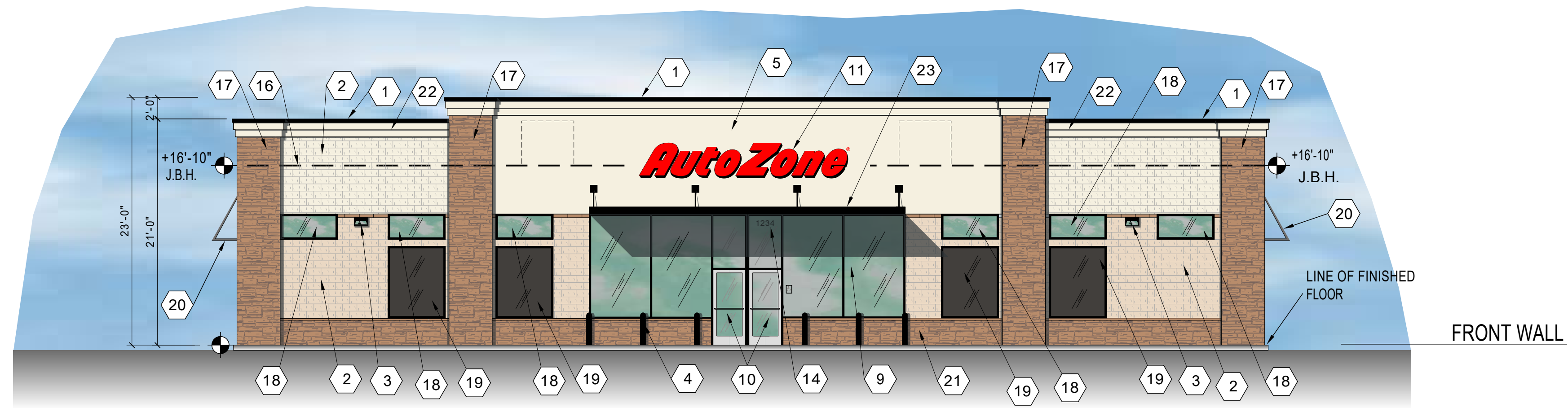
PREPARED FOR: AutoZone STORE DEVELOPMENT
 Store No.: 3645
 LOT 3, BLOCK A, 78 COMMERCIAL EAST PLAT LAYON TX
 SITE PHOTOMETRIC PLAN

SCALE: 1" = 20'

REVISIONS
1.
2.
3.
4.
5.
6.
7.

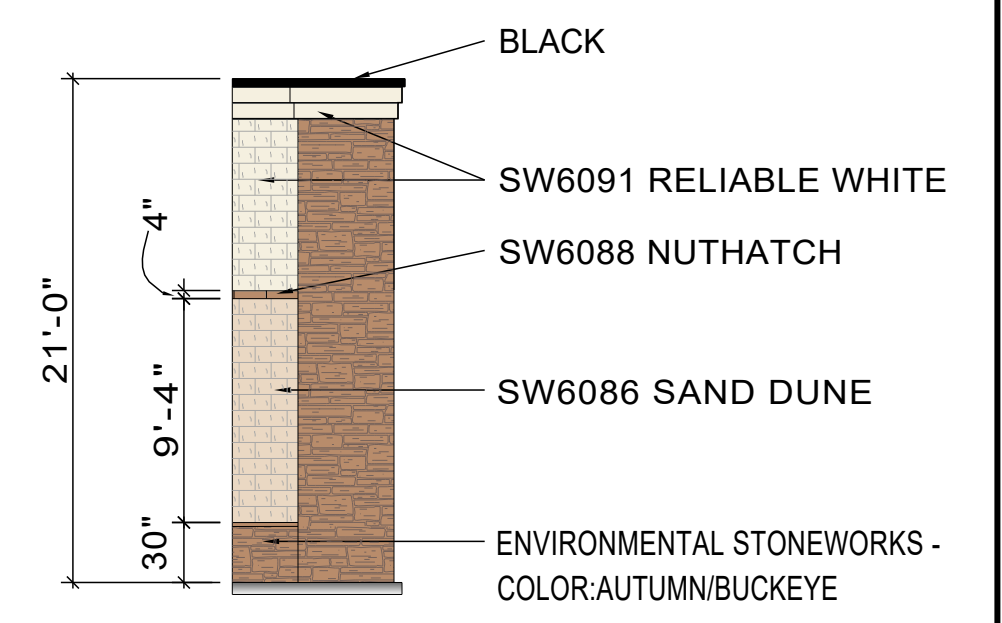
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 DRAFTSMAN: SC
 CHECKED BY:
 PERMIT DATE: 11-06-24
 PROTOTYPE SIZE: 65W-L

PH-1



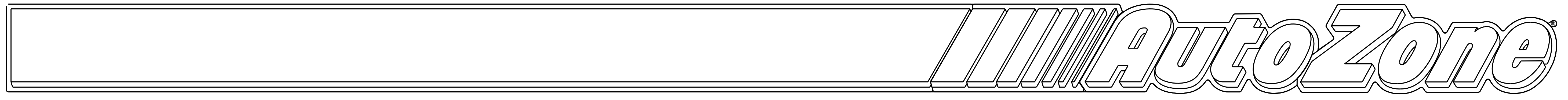
- 1 TWO PIECE COMPRESSION TRIM - BLACK
- 2 PAINTED SPLIT FACE BLOCK
- 3 WALL MOUNTED LIGHT FIXTURE
- 4 PIPE GUARD WITH BLACK SLEEVE
- 5 STUCCO FINISH - COLOR: RELIABLE WHITE SW#6091
- 6 PAINT MAN DOOR NUTHATCH SW#6088 & METAL FRAMES BLACK
- 7 DO NOT PAINT OVERHEAD DOOR PAINT ANGLES BLACK
- 8 CONTROL JOINT
- 9 STOREFRONT SYSTEM CLEAR ANODIZED ALUMINUM COLOR: BLACK
- 10 GLASS AND ALUMINUM DOORS - CLEAR ANODIZED FINISH
- 11 SIGNAGE TO BE UNDER SEPARATE PERMIT
- 12 NOT USED
- 13 TOILET WALL VENTS PAINT TO MATCH WALL
- 14 STORE ADDRESS - 6" WHITE REFLECTIVE NUMBERS
- 15 SCUPPERS AND DOWNSPOUTS. PAINTED TO MATCH BACKGROUND WALL COLOR. ADJACENT 4" H. X 6" W. OVERFLOW SCUPPER. FLOWLINE 2" ABOVE ROOF.
- 16 ROOF LINE
- 17 4" WIDE STONE VENEER PILASTER W/ 4" PROJECTION - SEE COLOR SCHEME DETAIL THIS SHEET
- 18 CLERESTORY WINDOW - EVERGREEN GLASS
- 19 FAUX WINDOW - OPAQUE BLACK GLASS
- 20 GRAY STANDING SEAM AWNING (TYP.)
- 21 2" TALL 4" PROJECTED STONE VENEER W/ PROJECTION PAINTED CONCRETE CAP. - ENVIRONMENTAL STONWORKS - COLOR:AUTUMN/BUCKEYE
- 22 DECORATIVE FOAM CORNICE - SEE COLOR SCHEME BELOW
- 23 FLAT CANOPY
- 24 PAINT MAN DOOR NUTHATCH SW#6088 & METAL FRAMES BLACK - RISER ROOM
- 25 KNOX BOX

2 KEY NOTES



3 COLOR SCHEME

CE-1
Color Elevation
AutoZone Store #3645
Lavon, TX



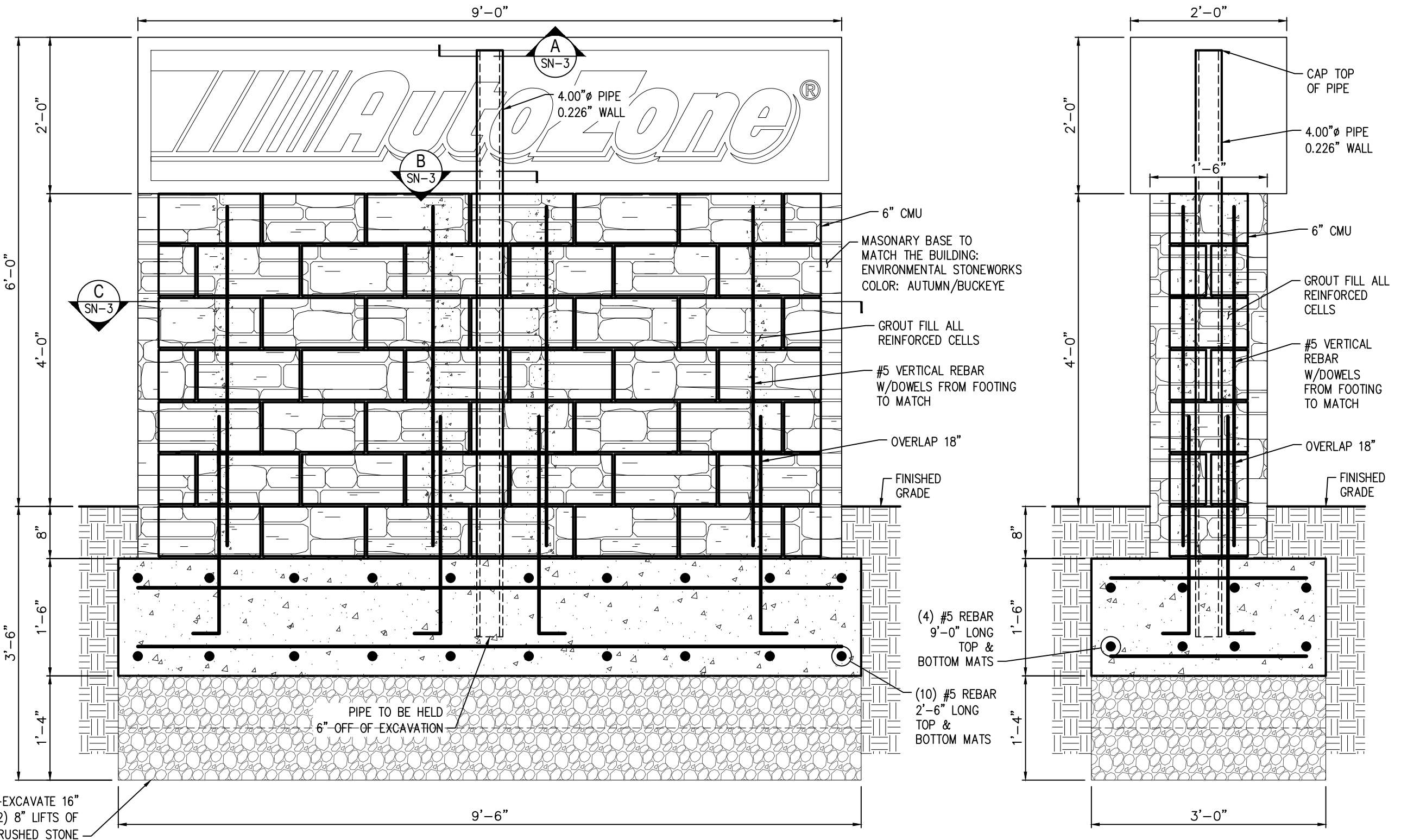
GC IS RESPONSIBLE FOR OBTAINING THE PERMIT AND REQUIRED INSPECTIONS FOR THE FOUNDATION AND MASONRY FOR THE SIGN.

POLE, FOOTING, AND MASONRY BASE PROVIDED AND INSTALLED BY THE GC.

POLE INSIDE CABINET NEEDS TO BE PAINTED PRIMER WHITE. GC TO COMPLETE.

MASONRY BASE TO MATCH THE BUILDING: ENVIRONMENTAL STONWORKS COLOR: AUTUMN/BUCKEYE

REQUIRED EARTHWORK
OVER-EXCAVATE AN ADDITIONAL 16" DEEP AND COMPACT THE BOTTOM OF THE EXCAVATION, THEN BACKFILL WITH 3/4" CRUSHED STONE IN (2) 8" LIFTS AND PROPERLY COMPACT EACH LIFT USING A WALK-BEHIND VIBRATORY COMPACTOR.



STRUCTURE FRONT ELEVATION
SCALE: 3/4" = 1'-0"

STRUCTURE SIDE ELEVATION
SCALE: 3/4" = 1'-0"

DESIGN CRITERIA
 BUILDING CODE: IBC 2018/ASCE 7-16
 ANALYSIS: LRFD-AISC 15TH
 CHAPTER 16 SECTION 1109.3.1
 ULTIMATE WIND SPEED VULT = 105 MPH
 NOMINAL WIND SPEED VASP = 81 MPH
 RISK CATEGORY: VASB VULT/0.6
 EXPOSURE: C

FOUNDATION DESIGN CRITERIA
 THIS CONCRETE FOUNDATION HAS BEEN DESIGNED IN ACCORDANCE WITH ACI 318-19
 ALLOWABLE SOIL BEARING PRESSURE = 1,000 PSF. CONCRETE SHALL DEVELOP A
 MINIMUM COMPRESSIVE STRENGTH OF 2500 PSI IN 28 DAYS.
 VERIFY SITE CONDITIONS PRIOR TO CONSTRUCTION.

FOR INFORMATIONAL PURPOSES ONLY AS PART OF SITE PLAN SUBMITTAL.
 SIGNAGE UNDER SEPARATE PERMIT.

Drawn	LCF
Checked	ERA
EE Job#	100x6209
Created	7/25/2024

ELROD ENGINEERING
 887 Seven Oaks Blvd., Suite 1010
 Smyrna, TN 37167
 615-890-9405

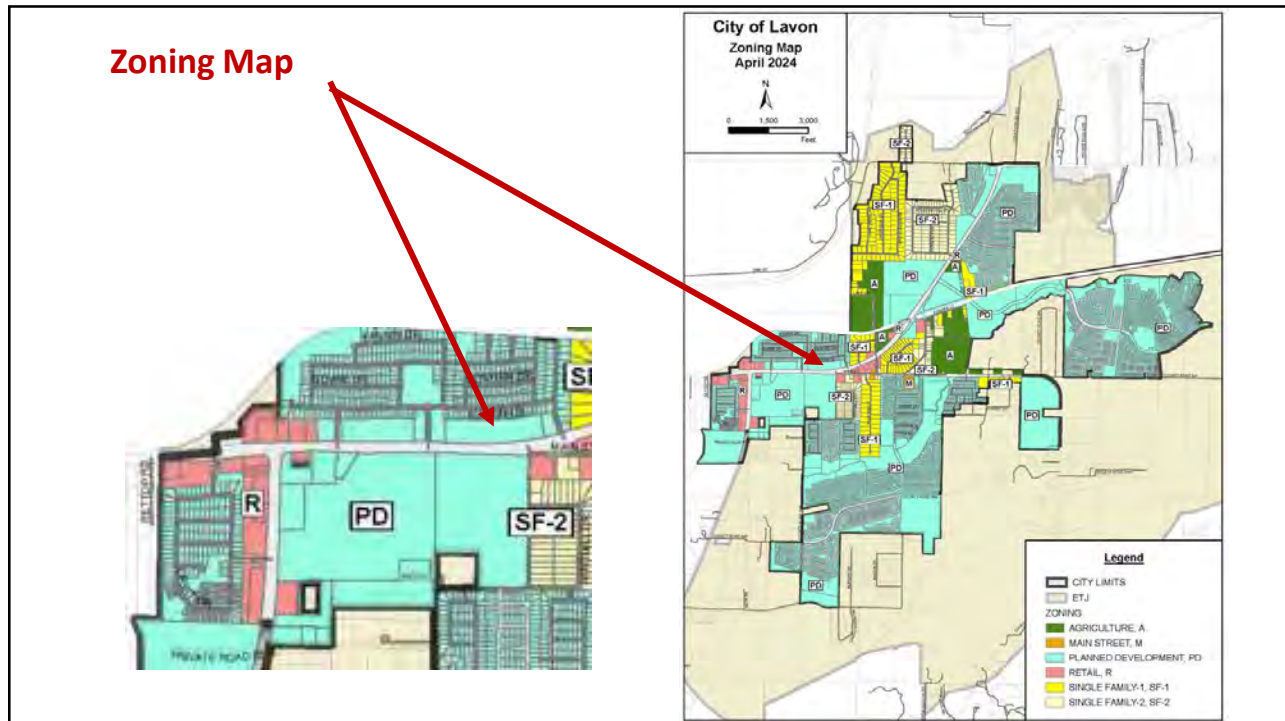
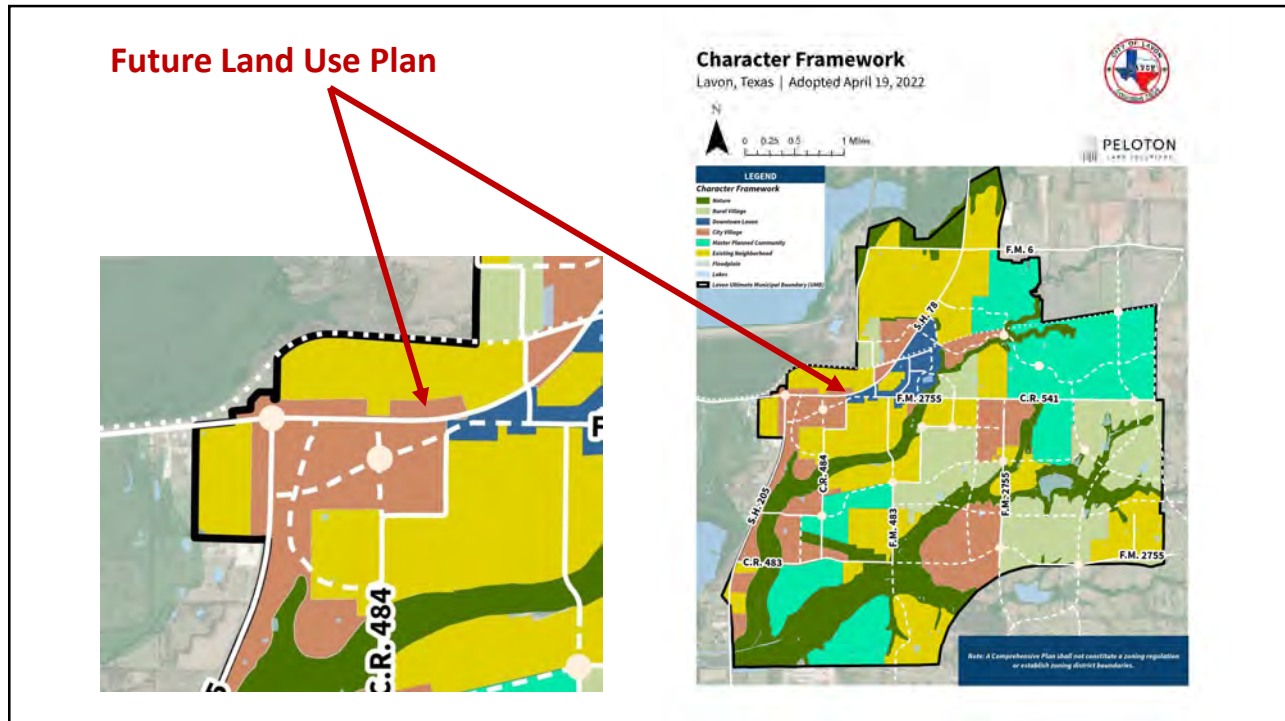
Jones Sign Company, Inc.
 1711 Scheuring Rd
 De Pere, WI 54115
 180

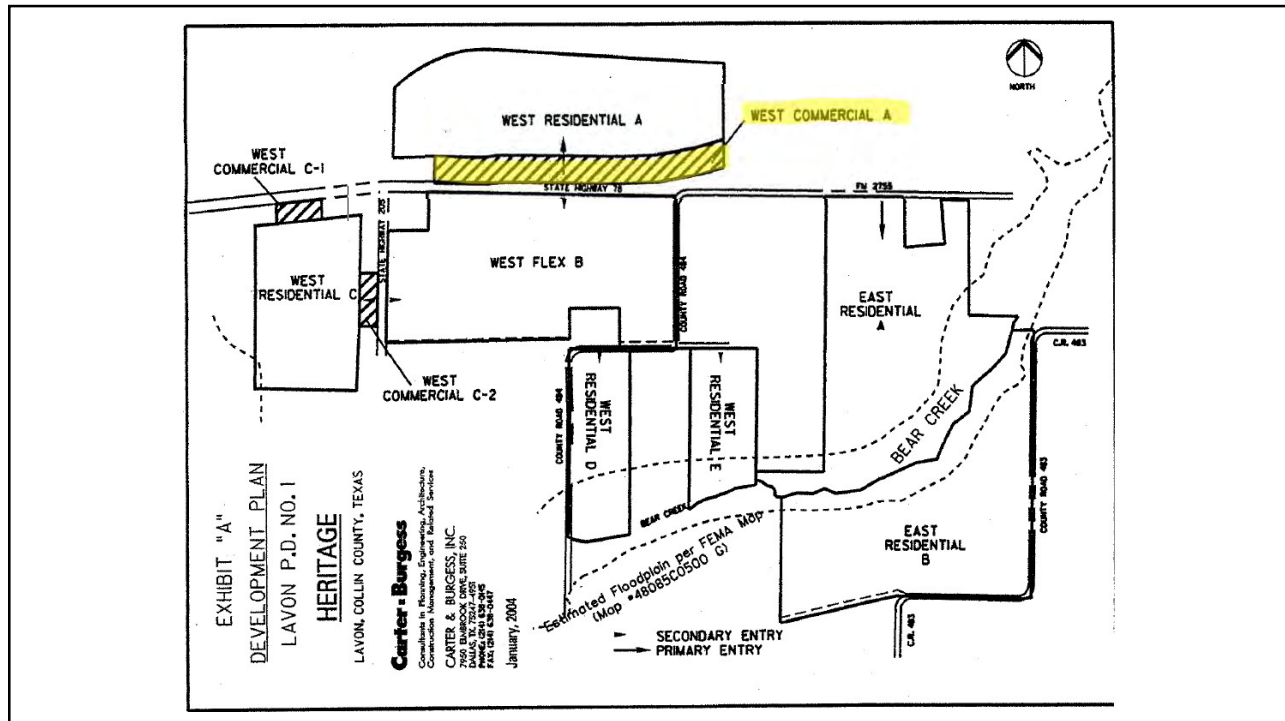
6'-0" OAH MONUMENT
 AUTOZONE #3645
 S STATE HWY 78
 LAVON, TX 75166

No.	Date	Revision	By
--	--	--	--

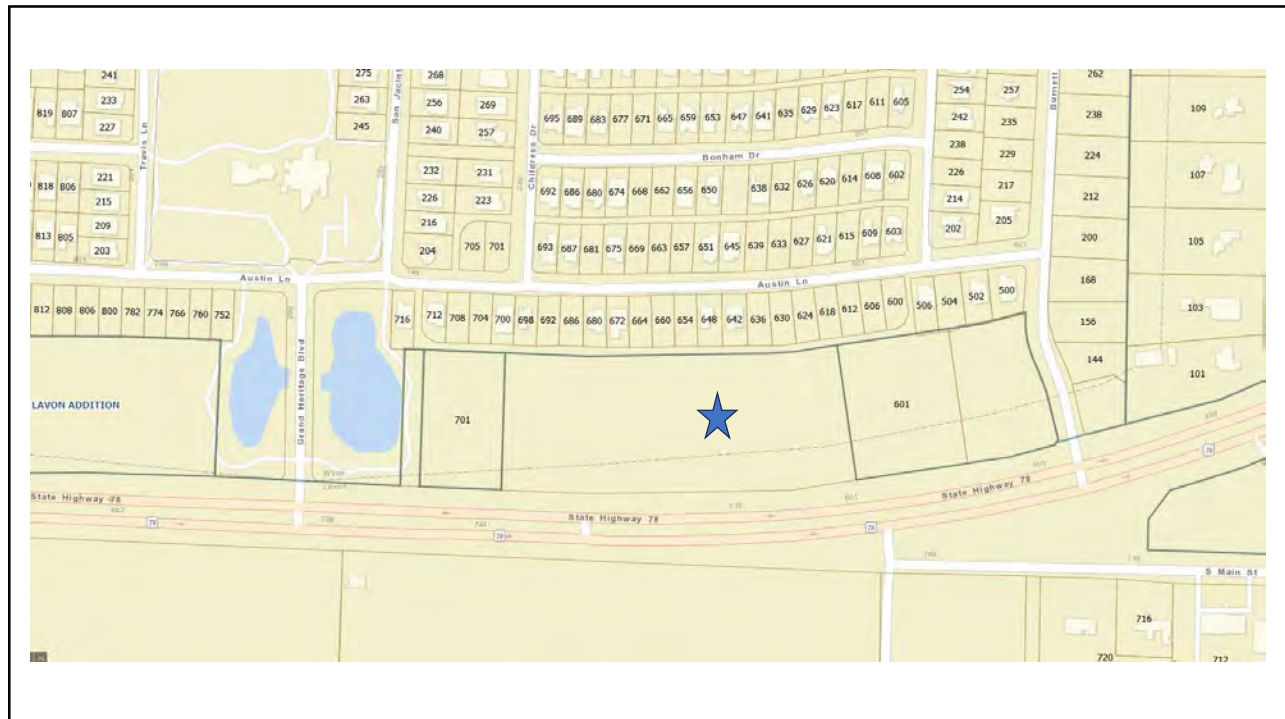
SN-2

7/26/2024



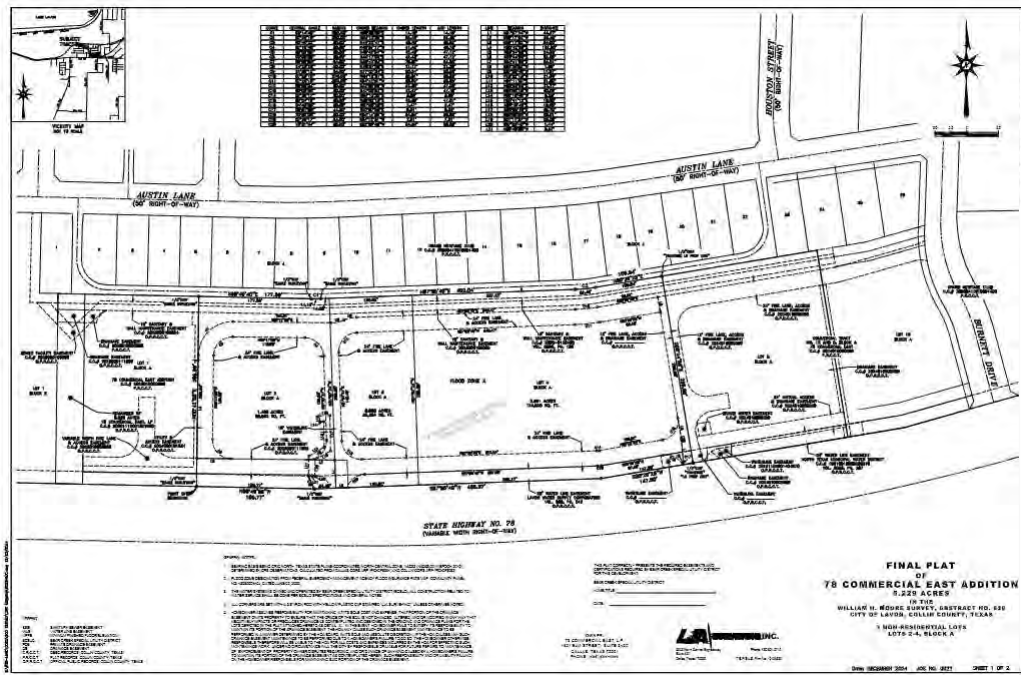


24



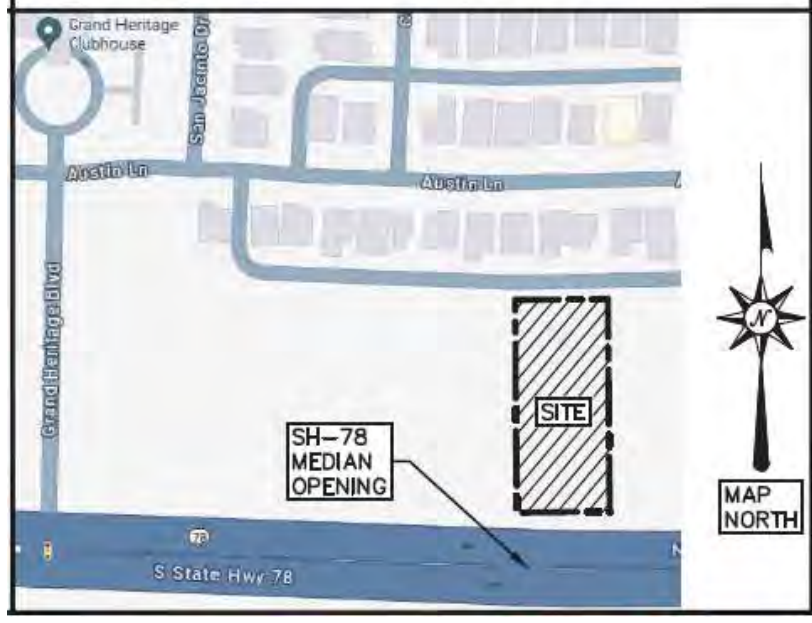
25

Proposed
Unapproved



26

VICINITY MAP NOT TO SCALE



27

78 COMMERCIAL ENTRANCE SPECIFICATIONS



TXDOT CONCEPTUAL DRIVEWAY PLAN
STATE HIGHWAY FRONTAGE ROAD
LAVON, TEXAS

**78 COMMERCIAL EAST
ENTRANCE
SPECIFICATIONS**

LJA Engineering, Inc.
2525 North Central Expressway
Suite 400
Dallas, Texas 75206

Phone: (972) 312-1111
Fax: (972) 312-1111

January 24, 2025

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: AutoZone
Site Plan Review
LJA Job No. NTP-40467
Email Submittal: January 19, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions:**

1. **Repeat comment:** There are several plants that are not included on the City's approved plant list. Revise the Landscape Plan to provide plant material listed on the approved plant list. **The PD requires a minimum 8% of the site and 2% of the parking lot to be landscaped. Additionally, the PD requires a minimum of 1 canopy tree (planted every 30 linear feet) within the northern landscape buffer. At minimum, the plant materials within these required landscape areas must be a part of the City approved plant list.**
2. **Repeat comment:** Revise the Photometric Plan to reduce the light levels to 0.25 footcandles along the eastern and western property boundaries. **The maximum footcandle requirement for adjacent unlit property is 0.25, and properties to the east and west are unlit. There is no exemption for commercial-commercial applications.**

Comments prepared and compiled by:



Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

January 23, 2025

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

Re: 78 Commercial East Addition, AutoZone, Lot 3, Block A, 0.900 Acres
Site Plan Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Construction Plans dated January 17, 2025 as prepared by Spartan Engineering Solutions, LLC for the above referenced property. These plans were submitted as part of the Site Plan review submittal. The property is generally located east of Scrubbies within 78 Commercial East Addition, Block A, Lot 3 per the Preliminary Plat. City Planning comments have been provided. FMI comments should be considered supplemental to the City Planners comments. Our comments are as follows:

SITE PLAN

1. This review only includes the submitted Site Plan (C1.0). The full civil plan set will be reviewed separately.
2. Sheet C1.0 – There is a water easement to be conveyed by Plat in the southwest corner of the property. This conveyance should be verified with the preparers of the Final Plat that includes this lot.
3. Sheet C1.0 – Copies of all executed temporary easements on adjacent properties should be provided to the City for its records prior to any construction activities.

This concludes our review of the above-referenced revised Site Plan. **We recommend APPROVAL of the site Plan.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



Mark D. Hill, P.E.
Consulting City Engineer

F:\17024 - LAV General Servies\9 - Review\78 Commercial East\Auto Zone\78 Commercial East - AutoZone - Site Plan (Civil Plans)
- Rev 1.docx

From: [Wesley Berlin](#)
To: [Wesley Berlin](#)
Subject: AutoZone Lavon TX3645 City Review 1 Responses
Date: Sunday, January 19, 2025 11:02:18 AM

**RE: AutoZone Lavon TX3645
Lot 3, Block A, 78 Commercial East Addition**

The following summarizes revisions made, provides responses to comments, or provides clarifications to review comments. Plan revisions are “Clouded”.

LJA Letter Dated January 10, 2025:

1. **Comment:** Revise the Site Plan to extend the drive aisle, of the southern row of parking, to the eastern property line.
Response: Per discussions with Kim Dobbs on January 17, 2025: the parking lot cross connection to the east is not required. The AutoZone site provides both front and rear cross access connections to the adjacent properties as currently designed, with associated easements part of the Final Plat. Besides not wanting to promote cross connection traffic or shared parking within this parking area, we also have numerous proposed plantings within this potential drive extension area that would be impacted. The resubmitted Plans remain unchanged for this area.

2. **Comment:** Revise the Site and Landscape Plan to provide a landscape island on the west side of the northern parking row, located closest to the building.
Response: Per discussions with Kim Dobbs on January 17, 2025: this island may remain as a striped island. This island was discussed in detail during the pre-application conference held in July 2024. It is proposed as striped not curbed to allow for the delivery truck access to the area. Additionally, significantly more landscape area is already provided on this site over and above required minimum landscape area.

3. **Comment:** Revise the Landscape Plan to add the locations of existing and proposed utility lines. Note that trees cannot be planted closer than 8 feet to any public water line, wastewater line, fire protection connection, or drainage line.
Response: Completed. Utility lines are shown, and dimensions are added to show compliance with the separation criteria.

4. **Comment:** Revise the Landscape Plan to provide the size of plant materials both at planting and at maturity.
Response: Completed, information is added to the Planting Schedule table under the column heading “NOTES”.

5. **Comment:** There are several plants that are not included on the City’s approved plant list. Revise the Landscape Plan to provide plant material listed on the approved plant list.
Response: The Savannah hollies at the rear are not technically on the list but other hollies

are. We chose the Savannah due to the close proximity of the trees to the required proposed screen wall. We needed a tree whose canopy would not ultimately be in conflict with the wall but grow taller than the wall. We respectfully request approval of proposed plantings as presented as we feel it will result in a better overall Plan. If the City or consulting staff determine that any of the proposed plantings are not acceptable or approvable: we respectfully request conditional approval of our Landscape Plan with final approval being contingent upon working with City staff and consultants on final species selections.

6. **Comment:** Staff recommends providing an irrigation system with evapotranspiration weather-based controllers.

Response: Comment and recommendation is noted. Since the weather-based controller is not a requirement, would add costs to our Project, and because the current irrigation plan meets State laws, the weather-based controller is not being incorporated.

7. **Comment:** Revise the Photometric Plan to reduce the light levels to 0.25 footcandles along the eastern and western property boundaries.

Response: Per numerous discussions with Kim Dobbs during plan preparation, and more recently since this comment has been made, the maximum footcandle requirement is not intended for commercial-commercial applications. This was specifically discussed prior to our initial plan submittal, and was the basis of the photometric design as currently submitted. Lighting plan remains unchanged as part of this resubmittal.

8. **Comment:** FYI, the subject property is unplatted. The associated plat will be required to be filed with the County Clerk prior to issuance of a building permit.

Response: Noted and acknowledged, the Final Plat must be recorded prior to issuance of the building permit.

FMI Civil Plan Review Letter Dated January 17, 2025:

Civil Plans

5. **Comment:** The plans (and sheet C1.B) should utilize the current City Standard Details (Ordinance 2024-06-01).

Response: Current City Standard Details are included in the revised resubmittal drawing set.

6. **Comment:** Sheet C1.0 – Street headers should be provided at the termination of the pavement/fire lanes.

Response: Added.

7. **Comment:** Sheet C1.0 – There is a water easement to be conveyed by Plat in the southwest corner of the property. This conveyance should be verified.

Response: The proposed easement is for the new fire hydrant. This easement has been added to the current version of the Final Plat prepared by LJA.

8. **Comment:** Sheet C1.0 – Wheel stops should be provide at all spaces adjacent to sidewalks to address overhang.
Response: Added to all spaces adjacent to sidewalk except where ADA ramp access is required. NOTE: the C1.0 Site Plan drawing within both the Civil Plan and Site Plan sets is updated for this comment.

9. **Comment:** Sheet C1.0 – General Note 7 – The City of Lavon will require that Record Drawings prepared by the Engineer of Record be provided for final acceptance. Contractor “As-Builts” are not an acceptable alternative.
Response: General Note 7 is updated accordingly.

10. **Comment:** Sheet C1.0 – General Note 10 – Note that a Preconstruction conference is required prior to any construction activities.
Response: General Note 10 is updated accordingly.

11. **Comment:** Sheet C1.0 – Copies of all executed temporary easements on adjacent properties should be provided to the City for its records.
Response: In accordance with my email sent on 1-17-25: The temporary easements would be executed and recorded during AutoZone’s closing when purchasing this Property. We will provide copies of these recorded documents immediately thereafter once recordation has occurred.

12. **Comment:** Sheet C1.0A – The City of Lavon has adopted the 2021 IFC, with amendments, per Ordinance 2024-11-03.
Response: The IFC edition, local amendments, and ordinance number are updated on C1.0A.

13. **Comment:** Sheet C1.0A – The updated City Standard Details includes a fire striping detail.
Response: Detail added.

14. **Comment:** Sheet C1.1 – The sidewalk and associated grading within TxDOT ROW will require a TxDOT permit. The Engineer shall prepare the permit application and provide to the City for submission to TxDOT.
Response: Please confirm which application is applicable to this work scope. We will fill out and supply this application to the City at a later date after this resubmittal.

15. **Comment:** Sheet C1.1A & C1.1B– Add note that a copy (electronic) of the NOI and NOT, as applicable, shall be provided to the City of Lavon. Also add note that copies of ALL erosion control inspections, per the SWPPP plan, shall be provided to the City.
Response: Notes regarding the NOI/NOT, and inspection reports, being provided to the City of Lavon have been added to C1.1A and C1.1B.

16. **Comment:** Sheet C1.2 – Based upon recent discussion with Farmers Electric (FEC) the

desired location for the transformer is the northwest corner of the property. This transformer is to serve both lots 2 & 3. The transformer should be provided within a 15'x15' easement (may be split between Lots 2 & 3). An additional easement may be required for underground electrical lines between transformers to serve Block A. Electrical service will be from rear of lot.

Response: C1.2 is updated to include:

- Relocation of the transformer to the current conceptual location as discussed between the City and FEC
- Re-routing of the electric service per relocated transformer. It is acknowledged that the service would occur from the rear of the site
- A note is added for the 15'x15' easement around the transformer pad
- A general note is added describing the current conceptual discussions with FEC, potential required easements etc.
- It is acknowledged that additional easements may be needed, and that such easements would be by separate instrument documents as applicable based on final FEC design and related requirements.

17. **Comment:** Sheet C1.B – The City standard Details should be updated to the current version.

Response: Updated.

Thank you,

Wesley R. Berlin, PE*

Founder | CEO



SPARTAN ENGINEERING SOLUTIONS, LLC

2583 Pine Bluffs Court

Highland, MI 48357

Ph: (810) 746-9928

Email: wberlin@spartan-es.com

Web: www.spartan-es.com

**Licensed in the following States:*

MI PE License No. 6201055143

OH PE License No. 80294

OH Business Entity #4267093

OH Certificate of Authorization No. 05691

TX PE License No. 128147

TBPE Firm Registration No. F-19280

MO PE License No. PE-2016035105

MO Professional Engineering Corporation E-2017000128
MO Professional Landscape Architect Corporation LA-2017002679
NC PE License No. 048630
NC Firm Certificate No. P-2014
CO PE License No. PE.0061367
CO Business ID20221864341
GA PE License No. PE050051
GSWCC LEVEL II Certified Design Professional No. 104658
GA Engineer Firm License No. PEF008428
GA Business Entity Control No. 23057535

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CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 - G

Item:

Discussion and action regarding the final plat of the BCSUD Addition Lot 1, Block 1 Addition, consisting of 1 non-residential lot on 1.831 acres out of the Drury Anglin Survey, Abstract No. 2 and the W. S. Bohannon Survey, Abstract No. 121 situated northeast of the intersection of Traditions Drive and CR 484 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2624071).

Application Information

Owner(s): Bear Creek Special Utility District (BCSUD)

Applicant: Kimley-Horn

Location: 701 Traditions Drive, generally situated northeast of the intersection of Traditions Drive and CR 484

Description: 1.831 acres out of the Drury Anglin Survey, Abstract No. 2 and the W. S. Bohannon Survey, Abstract No. 121, City of Lavon, Collin County, Texas (CCAD Parcel ID 2624071)

Current Zoning: Planned Development

Request: Final Plat

Request Details

The applicant is seeking approval of the development plat, which is titled a final plat, of the site for the next phase of improvements at the facilities situated at 701 Traditions Drive. The intended use of the property is for water utility facilities.

The property was subdivided and transferred in 2007, without approval of a plat. The proposed development plat is submitted to bring the 2007 subdivision into compliance with local and state regulations.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE

§ 212.004. PLAT REQUIRED

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water. If needed, the development of the property will be served by the City of Lavon sanitary sewer service.

Floodplain: The proposed plat does not impact floodplain in the region.

Road Connection: The property will take access from Traditions Drive via an access easement on adjacent property owned by BCSUD and Bear Creek Commercial Properties LP.

The final plat is prepared in accordance with the City’s Subdivision Ordinance. The application and plans generally satisfy the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE BCSUD ADDITION LOT 1, BLOCK 1 ADDITION, CONSISTING OF 1 NON-RESIDENTIAL LOT ON 1.831 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 AND THE W. S. BOHANNON SURVEY, ABSTRACT NO. 121 SITUATED NORTHEAST OF THE INTERSECTION OF TRADITIONS DRIVE AND CR 484 IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO REVIEW AND SATISFACTION OF CIVIL PLANS BY THE CITY ENGINEER.

MOTION MADE: VALLEJO
SECONDED: NABORS
APPROVED: UNANIMOUS (Absent: Tiegs)

Staff Notes:

Approval of the final plat is recommended, subject to the city engineer’s final review and approval of the civil plans.

- Attachments:**
1. Application and Final Plat
 2. Location Exhibits
 3. Engineering and planning correspondence



CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission			Property Owner		
Name: <u>Kimley-Horn</u>			Name: <u>Lavon Special Utility District (Bear Creek SUD)</u>		
Address: <u>260 East Davis Street, Suite 100</u>			Address: <u>701 Traditions Dr.</u>		
City/State/Zip: <u>McKinney TX 75069</u>			City/State/Zip: <u>Lavon, TX 75166</u>		
Phone #: <u>469-353-6681</u>		Fax #: _____	Phone #: <u>(972) 843-2101</u>		Fax #: _____
Authorized Person: <u>Holly Deters</u>			Authorized Person: <u>Camille Reagan</u>		
Type of Submission			Check List of Items Submitted		
<input type="checkbox"/> Preliminary Plat			<input type="checkbox"/> (two) full size sets of plats (24x36)		
<input checked="" type="checkbox"/> Final Plat 12-04-2024			<input type="checkbox"/> (two) full size construction sets (24x36)		
<input type="checkbox"/> Re-Submittal			<input type="checkbox"/> (one) half size sets of plats (11x17)		
<input checked="" type="checkbox"/> Construction Plans 11-01-2024			<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)		
<input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)			<input checked="" type="checkbox"/> (one) PDF plats (on separate CD's)		
			<input checked="" type="checkbox"/> (one) PDF construction plans (can be included on plat CD)		
Application Fees					
Preliminary Plat		Per Fee Schedule			
Final Plat		Per Fee Schedule			
Re-Plat		Per Fee Schedule			
Public Infrastructure Inspection		Per Fee Schedule			
<p>To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>					
<p>NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>					
Authorized Representative (Printed Name) <u>Holly Deters</u>		Authorized Representative (Signature) <i>Holly Deters</i>			Date: <u>12/04/2024</u>
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: 12/4/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, BEAR Creek SUD, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

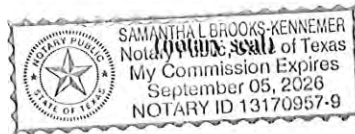
Camille Reagan / GENERAL Manager
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Camille Reagan,
on this the 4th day of DECEMBER, 2024.



S. Kennemer

Notary Public in and for Collin County, Texas



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - - Inspection 972-853-0855
Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: 12/4/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, BEAR CREEK SUD, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Holly Deters to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Camille Reagan / GENERAL Manager
Signature (Owner)

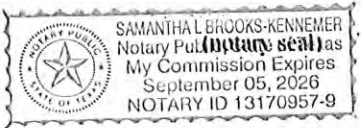
Signature (Owner)

Signature (Owner)

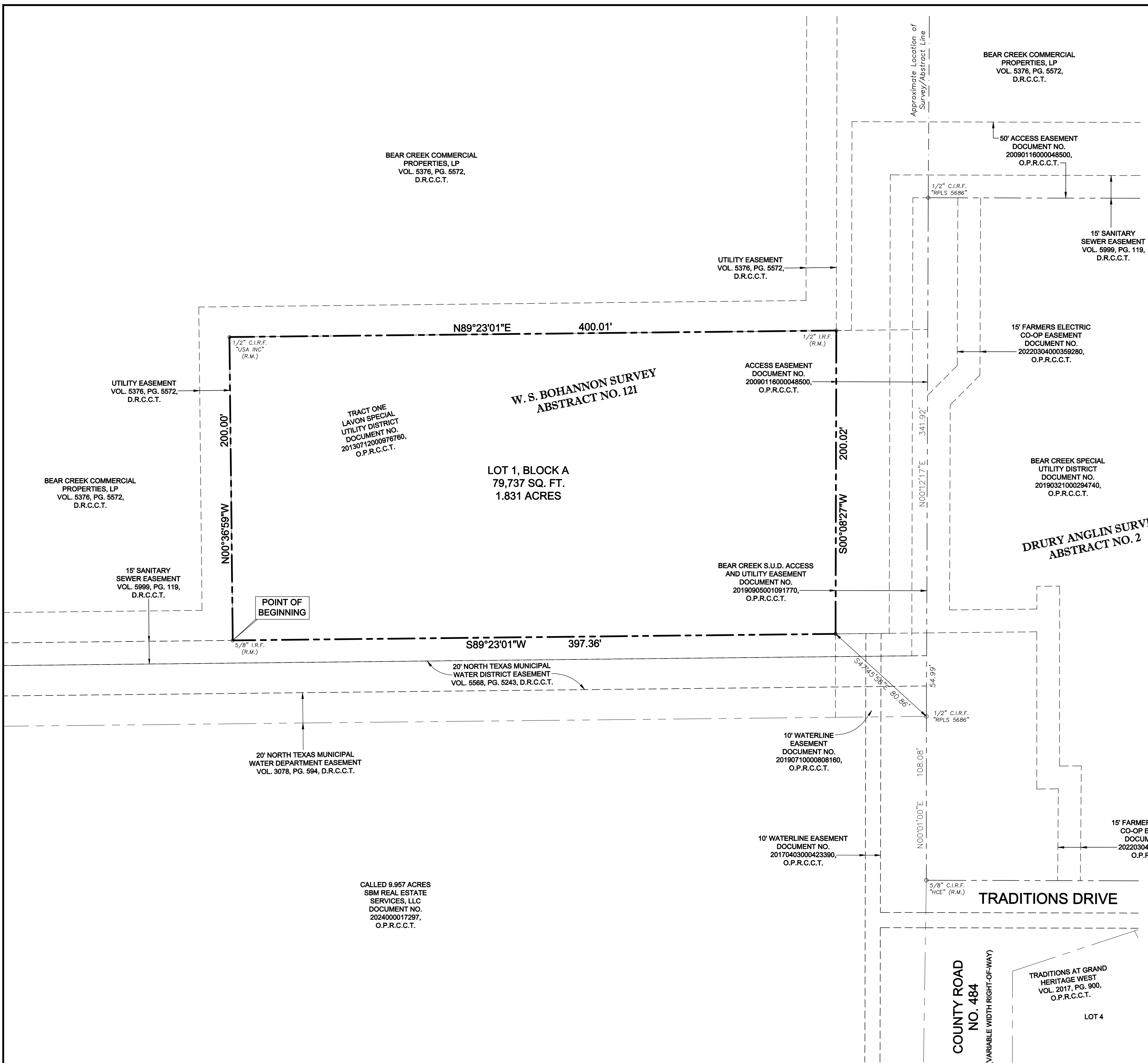
The State of Texas
County of Collin

Before me, the undersigned authority, appeared Camille Reagan,
on this the 4th day of DECEMBER, 2024

S. Kennemer



Notary Public in and for Collin County, Texas



RECOMMENDED FOR APPROVAL:

Date: _____

Chairperson, Planning and Zoning Commission
City of Lavon, Texas

APPROVED FOR CONSTRUCTION:

Date: _____

Mayor, City of Lavon, Texas

ACCEPTED:

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the BCSUD ADDITION, LOT 1, BLOCK A, to the City of Lavon was submitted to the City Council on _____ day of _____, 2025, and the council, by formal action, then and there accepted the streets, alleys, parks, easements, public places and water and sewer lines, as shown and set forth in and upon said plat and said council further authorizes the mayor to note the acceptance thereof by signing his or her name as hereinabove described.

Witness my hand this _____ day of _____, 2025.

City Secretary, City of Lavon, Texas

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, BEAR CREEK SPECIAL UTILITY DISTRICT is the owner of a tract of land, situated in the W.S. Bohannon Survey, Abstract No. 121, in the City of Lavon, Collin County, Texas, and being all of that called 1.830 acre tract, described by deed to Lavon Special Utility District (now known as Bear Creek Special Utility District), as recorded under Document No. 20130712000976760, of the Official Public Records, Collin County, Texas (O.P.R.C.C.T.), said tract being more particularly described as follows:

- BEGINNING** at a 5/8" iron rod found for the southwesterly corner of said 1.830 acre tract;
- THENCE** North 00°36'59" West, along the westerly line of said 1.830 acre tract, a distance of 200.00' to a 1/2" iron rod with a plastic cap stamped "USA INC" for the northwesterly corner of said 1.830 acre tract;
- THENCE** North 89°23'01" East, along the northerly line of said 1.830 acre tract, a distance of 400.01' to a 1/2" iron rod found for the northeasterly corner of said 1.830 acre tract;
- THENCE** South 00°08'27" West, along the easterly line of said 1.830 acre tract, a distance of 200.02' to a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found for the southeasterly corner of said 1.830 acre tract, from which a 1/2" iron rod with a yellow plastic cap stamped "RPLS 5686" found bears, South 47°45'56" East, a distance of 80.86';
- THENCE** South 89°23'01" West, along the southerly line of said 1.830 acre tract, a distance of 397.36' to the **POINT OF BEGINNING** and containing 79,737 square feet or 1.831 acres of land, more or less.

DEDICATION STATEMENT

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
THAT, BEAR CREEK SPECIAL UTILITY DISTRICT, does hereby adopt this plat, designating the above described property as BCSUD ADDITION, LOT 1, BLOCK A, an addition to the City of Lavon, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on the plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Lavon. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entity shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Lavon and public utility entities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This plat is approved subject to all platting ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

Witness my hand this _____ day of _____, 2025.

BEAR CREEK SPECIAL UTILITY DISTRICT

Camille Reagon, General Manager

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Camille Reagon, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

Signature: Notary Public, State of Texas

SURVEYOR'S CERTIFICATE

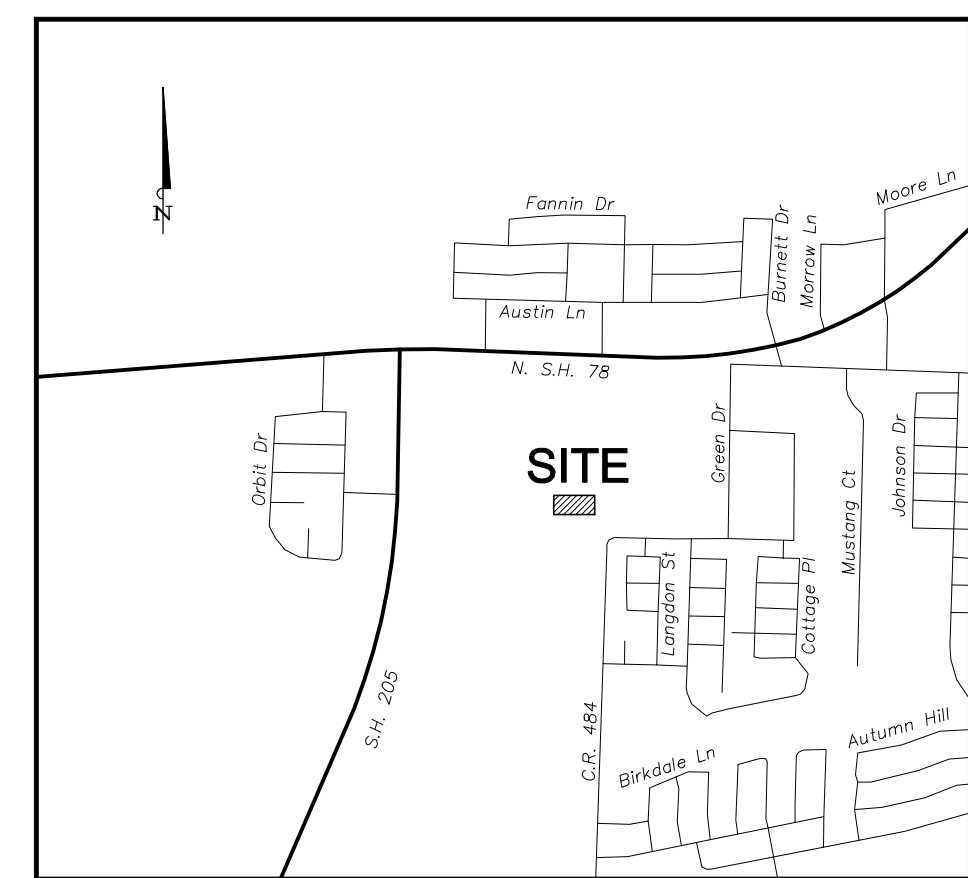
That I, Chad S. Holcomb, do hereby certify that I have prepared this plat and the field notes shown hereon from an on ground survey of that land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of the survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Lavon, Texas.

Chad S. Holcomb
State of Texas Registration No. 7113

STATE OF TEXAS §
COUNTY OF COLLIN §

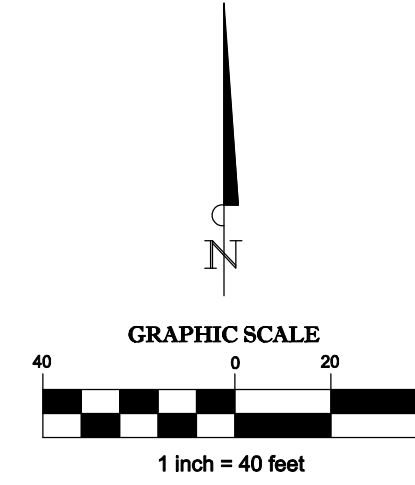
BEFORE ME, the undersigned, a Notary Public in and for the State of Texas, on this day personally appeared Chad S. Holcomb, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated and for the purposes and considerations therein expressed.

Notary Public, State of Texas



Vicinity Map
(not to scale)

- General Notes:**
- According to the Flood Insurance Rate Map of Collin County, Texas, Map No. 48085C0440J, Map Revised June 02, 2009, the herein described property is located in Zone "X", described by said map to be, "areas determined to be outside the 0.2% annual chance floodplain". This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor in any way.
 - The surveyor has relied on the herein described subject plot with regard to any easements, restrictions, or rights-of-way affecting the above described Property. No additional research regarding said easements, restrictions or rights-of-way has been performed by the surveyor.
 - Bearings are based on the Texas State Plane Coordinate System, North Central Zone (4202), NAD83 (2011). Surface values shown can be converted to grid by dividing by the combined scale factor of 0.999847313, from base point 0,0.



ABBREVIATIONS

- I.R.F. = Iron Rod Found
- (R.M.) = Reference Monument
- C.I.R.F. = Capped Iron Rod Found
- C.I.R.S. = 5/8" iron rod with yellow plastic cap stamped "NTS" set
- P.R.C.C.T. = Plat Records, Collin County, Texas
- D.R.C.C.T. = Deed Records, Collin County, Texas
- O.P.R.C.C.T. = Official Public Records, Collin County, Texas

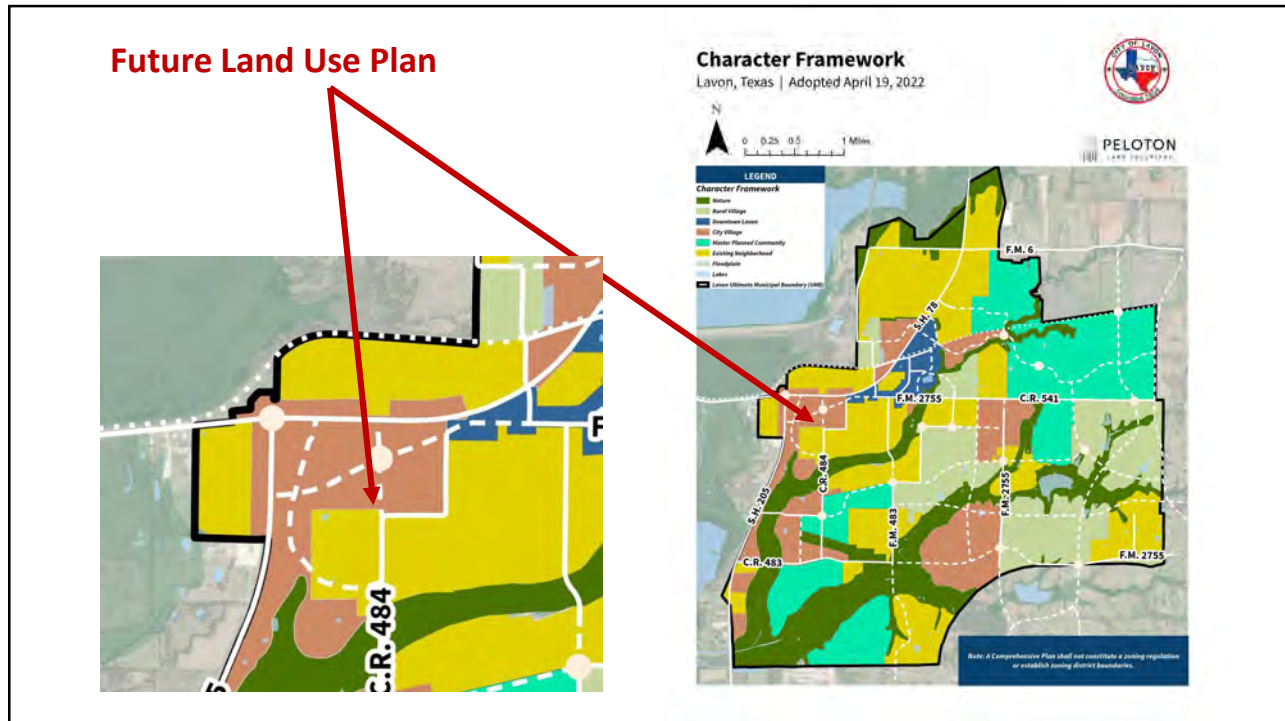
OWNER:
Bear Creek
Special Utility District
P.O. Box 188
Lavon, Texas 75166

ENGINEER:
Kinley-Horn
260 East Davis Street, Suite 100
McKinney, Texas 75069
Ph: 469-301-2580
Contact: Stuart Williams, P.E.

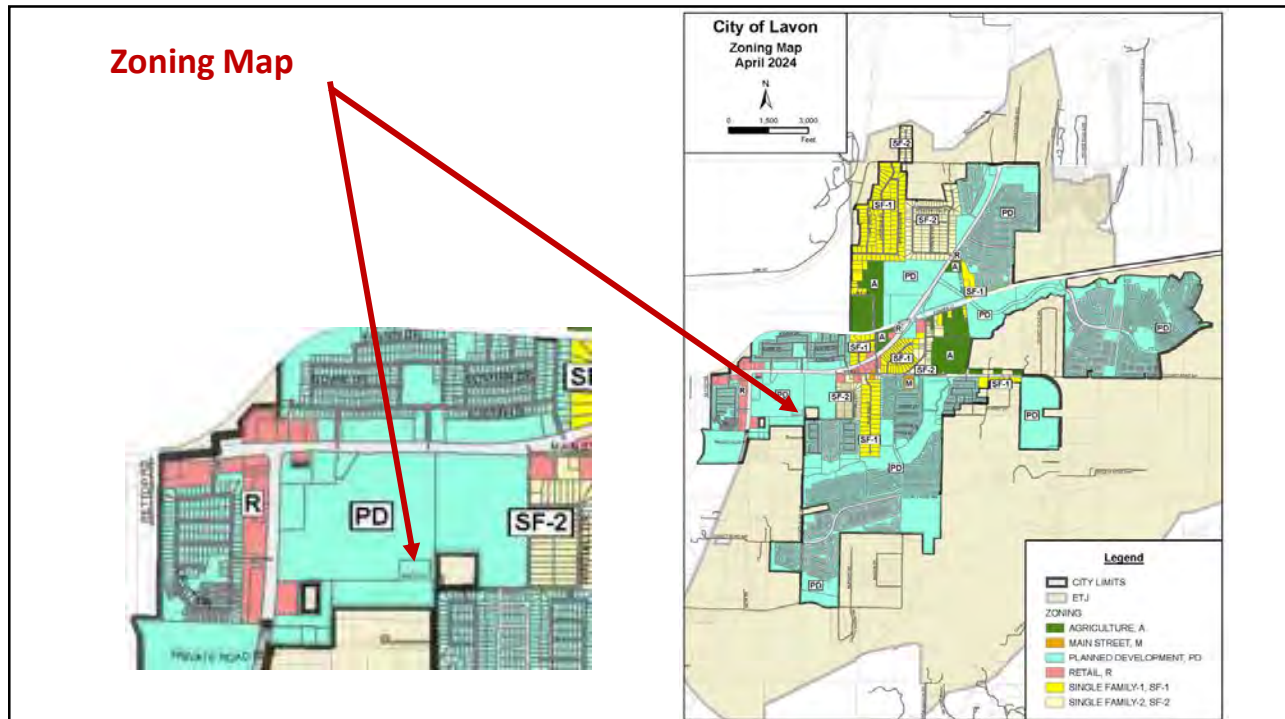
SURVEYOR:
North Texas
Surveying, L.L.C.
Registered Professional Land Surveyors
1010 West University
McKinney, Tx. 75069
Ph. (469) 424-2074 Fax: (469) 424-1997
www.northtexasurveying.com
Firm Registration No. 10074200

FINAL PLAT
BCSUD ADDITION
LOT 1, BLOCK A
79,737 SQ. FT. / 1.831 ACRES
IN THE
DRURY ANGLIN SURVEY
ABSTRACT NO. 2 AND THE
W.S. BOHANNON SURVEY
ABSTRACT NO. 121
AN ADDITION TO
THE CITY OF LAVON,
COLLIN COUNTY, TEXAS

DATE: 11/25/2024	SCALE: 1" = 40'	DRAWN BY: C.S.H.	CHK'D BY: M.B.A.	JOB NO.: 2018-0037
------------------	-----------------	------------------	------------------	--------------------



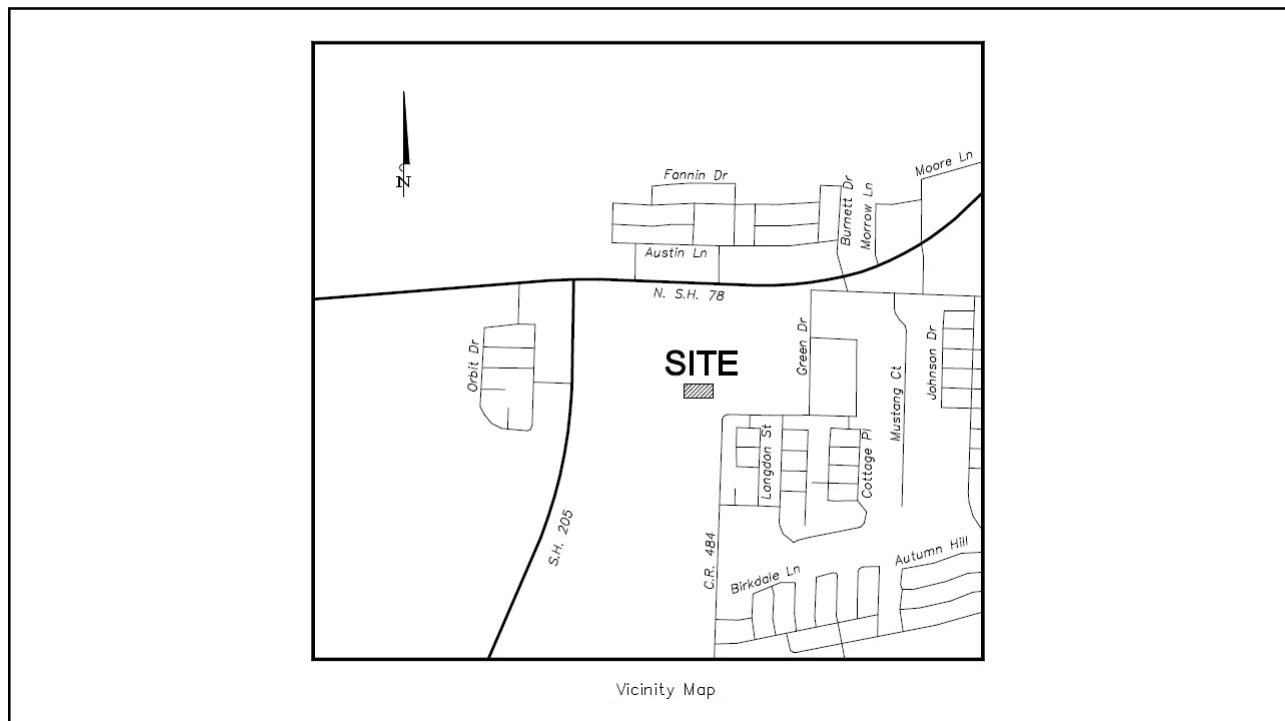
34



35



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37



38

January 24, 2025

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: BCSUD Addition
Development Plat Review
LJA Job No. NTP-40467
Email Submittal: January 23, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

We have no further comments and recommend approval.

Please do not hesitate to let us know if you have any questions.

Thank you,

A handwritten signature in black ink that reads 'Abra R Nusser'.

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



January 23, 2025

Kim Dobbs
City Manager
City of Lavon

RE: Bear Creek SUD Pump Station #2 Pressure Plane #1
Final Plat Review
MyGov Application ID#: 24-002922
KHA No. 064572833

Dear Ms. Kim Dobbs:

Please see responses to the comments received from LJA Engineering and Freeman-Millican on behalf of the City of Lavon below for the Plat review.

LJA Engineering, Inc. Review Comments:

- 1) Revise the plat to add leader lines to the 20' North Texas Municipal Water District Easement (Vol. 5568, Pg. 5243, D.R.C.C.T.) that is located on the southern end of Lot 1.
 - a. **Addressed.**
- 2) The plat is for Lot 1 only. However, the City Secretary signature block references Lots 1 and 2. Revise the City Secretary signature block to correctly reference the subject lot.
 - a. **Addressed.**
- 3) The Point of Beginning label references a Lot 2, Block A. Correct the label to reference Lot 1.
 - a. **Addressed.**
- 4) Revise the plat to enlarge and center the subject property.
 - a. **Noted and addressed. See revised Final Plat. The revised document has been reduced from two pages to one page. The subject property is enlarged and centered in the area available.**

Freeman-Millican, Inc. Review Comments:

- 1) A Development Plat should follow the regulations for a Final Plat. Therefore, "Minor Plat" should be changed to "Final Plat".
 - a. **Addressed.**
- 2) The north and south easement boundaries for the Bear Creek SUD Access and Utility Easement should be shown.
 - a. **Addressed.**
- 3) The east-west portion of CR 484 should be named Traditions Drive per Ordinance 2022-10-05.
 - a. **Addressed.**

Sincerely,

KIMLEY-HORN AND ASSOCIATES, INC.

Holly Deters, P.E.

December 30, 2024

Ms. Kim Dobbs
City of Lavon
PO Box 340
Lavon, TX 75166

Re: BCSUD Addition - 1 lot, 1.831 Acres
Development Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Plat dated November 25, 2024 (uploaded December 17, 2024) as prepared by North Texas Surveying, LLC and Civil Construction Plans dated November 1, 2024 as prepared by Kimley-Horn for the above referenced property. The property is generally located northwest of Traditions Drive. Our comments are as follows:

1. No public facilities are included within the proposed Lot 1 improvements.
2. Lot 1 is within the Lavon City Limits.

PLAT

3. A Development Plat should follow the regulations for a Final Plat. Therefore, "Minor Plat" should be changed to "Final Plat".
4. The north and south easement boundaries for the Bear Creek SUD Access and Utility Easement should be shown.
5. The east-west portion of CR 484 should be named Traditions Drive per Ordinance 2022-10-05.

CIVIL CONSTRUCTION PLANS

6. Sheet G2 & G3 – City of Lavon Standards are applicable to this project, specifically the General Notes. The Engineer should consider inclusion of these general notes or verify there is not a conflict or omission.
7. Sheet G2 – General Note 48 references a preconstruction conference with BCSUD. A similar meeting should also occur with the City of Lavon. A concurrent meeting is acceptable.
8. Sheet C2 – It appears that the drainage will be modified from sheet flow to point source along the north property line. An Existing and Proposed Drainage Area Map, with calculations, should be provided to show impact on adjacent property. Easements or agreements may be required for additional flows and/or change in flow patterns.
9. Sheet C12 – Add note that all erosion control shall conform to City of Lavon Standards.

This concludes our review of the above-referenced Plat and Civil Construction Plans. A copy of sheets, with markups, is attached for your convenience.

Ms. Kim Dobbs
BCSUD Addition – Development Plat Review
December 30, 2024
Page 2 of 2

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

Mark D. Hill, P.E.
Consulting City Engineer

Attachments

F:\17024 - LAV General Servies\9 - Review\BCSUD\PS2\BCSUD Addition - PS #2 - Final Plat - Rev 0.docx



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – H

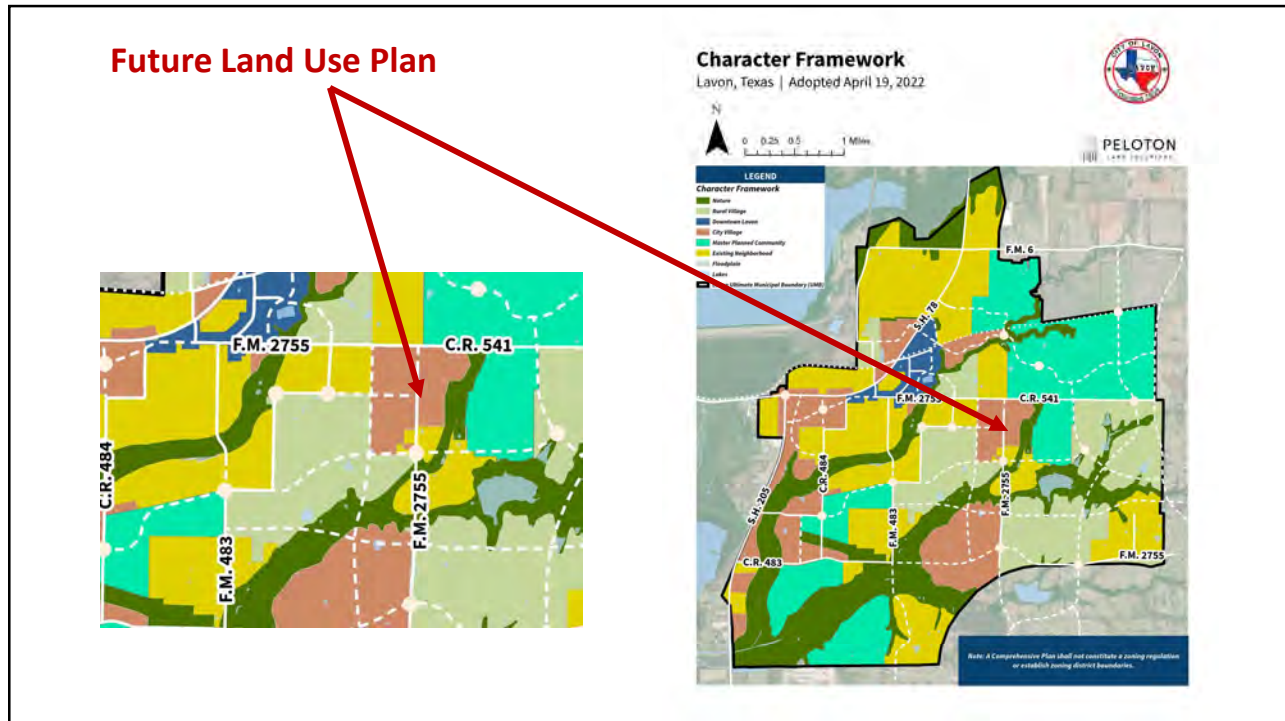
Item:

Receive presentation and discussion regarding a proposed commercial and multifamily development project on approximately thirty acres in the extraterritorial jurisdiction of the City of Lavon located east of and adjacent to FM 2755, north of 17253 FM 2755 requested by Freestone Development and Jenkins-Watkins Properties. (CCAD Property IDs 2582052 and 2582051).

Background

Freestone Development in conjunction with the land owners, Jenkins Watkins Properties, LLC is presenting a development proposal for the potential annexation and zoning of a mixed use development at along FM 2755 across from the proposed data center/business park and adjacent to the Elevon Master Plan Units Section 4 - Phases 1 and 3. This development is currently proposing the existing 30 acre tract to be developed into 4 commercial tracts, 1 Multifamily tract and 1 9 acre parkland tract along with necessary Right of Way and easements. The development will incorporate the surrounding Lavon Master Plan network of roads and pedestrian access points for the shared use of parkland. The commercial tracts are anticipated to be varied in use to support the neighboring business park and future residential growth of the Elevon and Nichols Ranch Master Plans on either side of the development. Access will be shared among the lots per City and TXDOT requirements. In addition, a large portion of the existing tree stands within the property are proposed for buffering the development from the neighboring uses.

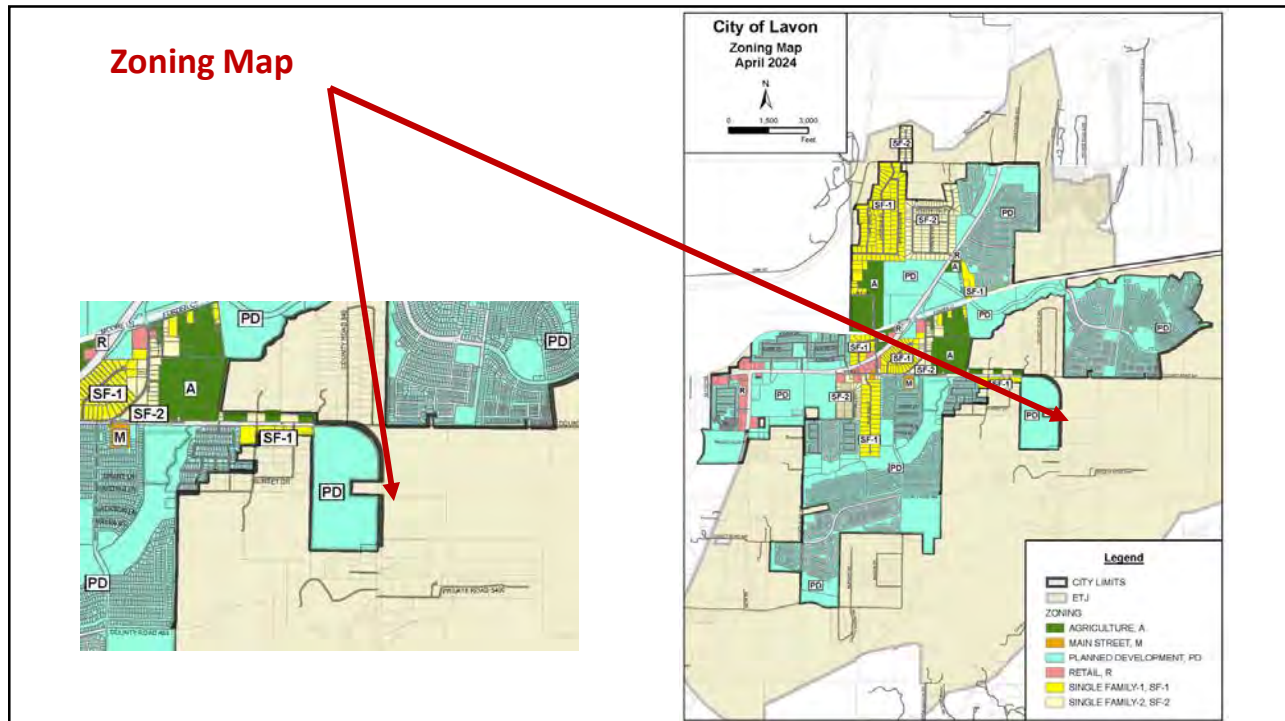
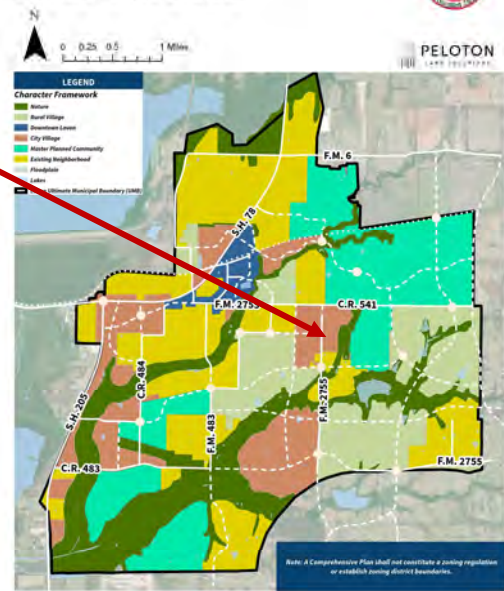
Attachments: 1. Location exhibits



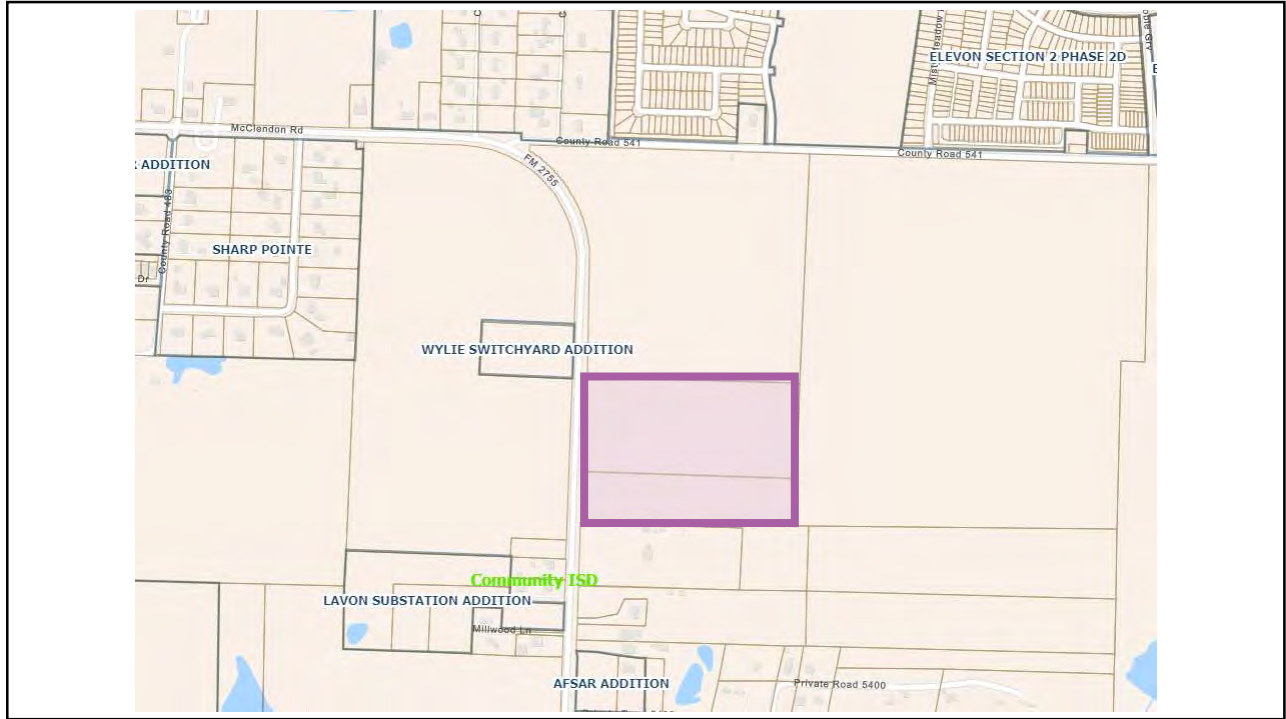
74

Character Framework

Lavon, Texas | Adopted April 19, 2022



75



76



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – I

Item:

Discussion and action regarding Ordinance No. **2025-02-04** calling for a Special Election on May 3, 2025, to submit a ballot proposition to the qualified voters of the city for the reauthorization of the local sales and use tax in the City of Lavon at the rate of one half of one percent (0.50%) to continue providing revenue for maintenance and repair of municipal streets; designating that the election shall be conducted by Collin County pursuant to the terms of the city's contract for election services with the county; providing a severability clause, for publication and for an effective date.

Background:

Over a decade ago, on May 11, 2013, the residents of Lavon approved a one-quarter cent (0.25%) sales and use tax to be used for the maintenance and repair of city streets. In 2014, the City held a subsequent special election to increase the street maintenance tax rate from one quarter to one-half percent and the voters approved the measure. On May 1, 2021, the residents of Lavon reauthorized and approved one-half cent (0.5%) sales and use tax for the maintenance and repair of city streets.

The City currently receives the maximum 2.0% sales and use taxes as follows:

- 1% General Fund- operations
- 0.5% Street Maintenance & Repair
- 0.5% Type B Economic Development

By law, in Texas, a municipal election for anything other than the general election of the Mayor and City Council is a *Special* Election. The state law further provides that the sales tax for street maintenance expires if it is not reauthorized by the voters every four years. According to the Texas Comptroller's Office, the City of Lavon's street maintenance sales tax is authorized until September 30, 2025. The May 2025 election is the last uniform election date for consideration of continuance of the restricted sales tax prior to its expiration.

The specified draft ballot language is:

PROPOSITION NO. 1

The reauthorization of the local sales and use tax in the City of Lavon at the rate of one half of one percent (0.5%) to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized.

The designated Street Maintenance Fund is included in the monthly financial report provided to the City Council and posted on the City's website.

- Attachments:**
- 1) Proposed Ordinance
 - 2) Information Sheet – Texas Comptroller

CITY OF LAVON, TEXAS
ORDINANCE NO. 2025-02-04

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, CALLING FOR A SPECIAL ELECTION ON MAY 3, 2025, TO SUBMIT A BALLOT PROPOSITION TO THE QUALIFIED VOTERS OF THE CITY FOR THE REAUTHORIZATION OF THE LOCAL SALES AND USE TAX IN THE CITY OF LAVON AT THE RATE OF ONE HALF OF ONE PERCENT (0.50%) TO CONTINUE PROVIDING REVENUE FOR MAINTENANCE AND REPAIR OF MUNICIPAL STREETS; DESIGNATING THAT THE ELECTION SHALL BE CONDUCTED BY COLLIN COUNTY PURSUANT TO THE TERMS OF THE CITY'S CONTRACT FOR ELECTION SERVICES WITH THE COUNTY; PROVIDING A SEVERABILITY CLAUSE, FOR PUBLICATION AND FOR AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas ("City") is a Home Rule municipality of the State of Texas; and

WHEREAS, Chapter 327 of the Texas Tax Code authorizes the City to adopt a local sales and use tax to provide revenue for maintenance and repair of municipal streets if the tax is authorized by the majority of qualified voters and if the combined rate of all sales and use taxes imposed by the municipality and other political subdivisions does not exceed two percent (2.0%); and

WHEREAS, the qualified voters of the City of Lavon approved and have reauthorized a local sales and use tax of one half of one percent (0.50%) to provide revenue for maintenance and repair of municipal streets; and

WHEREAS, Chapter 327 of the Texas Tax Code provides that unless the imposition of the sales and use tax authorized by this chapter is reauthorized, the tax expires on the fourth anniversary of the date the tax took effect; and

WHEREAS, the City Council has determined that it is in the best interest of the City to maximize the collection of sales and use taxes to provide revenue for maintenance and repair of municipal streets; and

WHEREAS, the City Council wishes to submit to the voters a ballot proposition to reauthorize the local sales and use tax approved in 2017 of one half of one percent (0.5%) to raise revenue for maintenance and repair of municipal streets; and

WHEREAS, Section 41.001 of the Texas Election Code establishes Saturday, May 3, 2025, as the first succeeding uniform election date following the adoption of this Ordinance for which sufficient time elapses for the holding of an election; and

WHEREAS, the City and Collin County, Texas ("County"), are entering into a contract for election services whereby the County will conduct all aspects of the special election; and

WHEREAS, the meeting at which this Ordinance is considered is open to the public as required by law, and public notice of the time, place and purpose of said meeting was given as required by Section 551.043 of the Texas Government Code.

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

SECTION 1. The findings set forth above are true and correct and are incorporated into this Ordinance as if fully set forth herein.

SECTION 2. A special election of the City of Lavon, Texas is hereby ordered and will be held within the City on the 3rd day of May 2025, between the hours of 7:00 a.m. and 7:00 p.m., to consider the ballot proposition, prescribed by Chapter 327 of the Texas Tax Code, for the purpose of reauthorization of the local sales and use tax in the City of Lavon at the rate of one half of one percent (0.50%) to continue providing revenue for maintenance and repair of municipal streets.

SECTION 3. The official ballots for said election shall be prepared in accordance with the Texas Election Code and Texas Tax Code so as to permit all eligible voters of the City to vote “FOR” or “AGAINST” the proposition, with the ballots to contain such provisions, markings and language as required by law and with such proposition set out in italics below:

“The reauthorization of the local sales and use tax in the City of Lavon at the rate of one half of one percent (0.50%) to continue providing revenue for maintenance and repair of municipal streets. The tax expires on the fourth anniversary of the date of this election unless the imposition of the tax is reauthorized.”

SECTION 4. The City agrees to conduct a joint election with the political subdivisions designated by the County Elections Officer and the election will be conducted by the County pursuant to the terms of the election contract between the City and the County, with Election Day polling location(s) and times for the voters in the City to be determined by the County, along with all early voting matters, in accordance with the laws of the State of Texas.

SECTION 5. In accordance with Sections 31.097 and 271.006 of the Texas Election Code, the following named person is hereby appointed as the Early Voting Clerk for the purposes of conducting said Election:

Kaleb Breaux, Collin County Elections Administrator.

Applications for early voting ballots should be forwarded as follows:

Mailing Address: Kaleb Breaux, Elections Administrator
Collin County Elections Administration Office
2010 Redbud Blvd., Suite 102
McKinney, Texas 75069
Fax: (972) 547-1914
Email: election@collincountytx.gov

SECTION 6. Early Voting by personal appearance shall be conducted beginning April 21, 2025 and continuing through April 29, 2025. The main early voting location shall be located at:

Lavon City Hall
120 School Rd, Lavon, Texas 75166

Early voting shall take place during the dates and times and at voting locations as prescribed by the Collin County Elections Administrator and the State of Texas.

SECTION 7. This election shall be held in accordance with, and shall be governed by, the election laws of the State of Texas. The Mayor, City Secretary or City Council shall perform each act as is required to be performed, in connection with the holding and consummation of such election, and to give effect to the intent of this Ordinance and the City’s election contract with the County.

SECTION 8. All registered, qualified voters of the City shall be permitted to vote at the election. In addition, the election materials enumerated in the Texas Election Code, as amended, shall be printed in English and Spanish for use at the polling places and for early voting for the election.

SECTION 9. The election shall be held in accordance with the Constitution of the State of Texas, the Election Code and the Tax Code.

SECTION 10. The sections, paragraphs, sentences, phrases, clauses and words of this Ordinance are severable, and if any section, paragraph, sentence, phrase, clause or word in this Ordinance or application thereof to any person or circumstance is held invalid or unconstitutional by a court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of this Ordinance, and the City Council hereby declares that it would have passed such remaining portions of this Ordinance despite such invalidity, which remaining portions shall remain in full force and effect.

SECTION 11. The City Secretary is hereby authorized to give Notice of the Election by posting a notice of election in both English and Spanish at Lavon City Hall located at 120 School Road, Lavon, Texas, on the bulletin board not later than twenty-one (21) days prior to the date upon which the Election is to be held, and by publication of said notice at least once in the official newspaper of the City, being a newspaper of general circulation within the Town, the date of said publication to be not less than ten (10) days nor more than thirty (30) days prior to the date set for the Election. Upon publication of the election notice, the City Secretary shall secure a publisher's affidavit.

SECTION 12. It is hereby officially found and determined that all notice required by law has been given and notice of this Ordinance was posted and the Ordinance passed in accordance with the Open Meeting Act.

SECTION 13. This Ordinance shall take effect immediately from and after its passage and the publication of the caption, as the law in such cases provides.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 4th day of February 2025.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary



Glenn Hegar

Texas Comptroller of
Public Accounts

MUNICIPAL SALES AND USE TAX FOR STREET MAINTENANCE

Many Texas cities do not have the funds necessary to repair existing streets and sidewalks. **The Tax Code** authorizes cities to impose a special sales tax to fund maintenance of this important mobility infrastructure.

WHO IS ELIGIBLE?

Cities may impose the tax if the new combined local sales tax rate will not exceed 2 percent.

[Refer to **Tax Code, Sect. 327.003(b).**]

ELECTION IS REQUIRED

A city's voters must approve the additional sales tax. The city's governing body must adopt an ordinance calling for an election to be held on one of the two uniform election dates:

- the first Saturday in May; or
- the first Tuesday after the first Monday in November.

For guidance on the timing of elections, please contact the Secretary of State at 512-463-5650 or toll free at 800-252-8683. Additional information is available on the **Secretary of State's website**.

BALLOT LANGUAGE

At the election to adopt the additional tax, a ballot must allow voters the choice of voting for or against the proposition. Following is the required ballot language:

"The adoption of a local sales and use tax in (name of municipality) at the rate of (insert appropriate rate) to provide revenue for maintenance and repair of municipal streets."

[Refer to **Tax Code, Sect. 327.006(b).**]



For sales tax elections called by the governing body, a municipality may combine measures to lower or repeal any dedicated or special purpose municipal sales tax into a single ballot proposition, and at the same time raise or adopt any other dedicated special purpose municipal sales tax. A combined sales tax proposition would have to contain substantially the same language as that required for lowering, repealing, raising or adopting each tax as appropriate. If a combined sales tax proposition were defeated, there would be no effect on existing sales taxes.

[Refer to **Tax Code, Sect. 321.109.**]

The tax may be used to **repair existing streets**, but **not build new streets**.

FOR MORE INFORMATION,
VISIT OUR WEBSITE
Comptroller.Texas.Gov

RECEIVE ECONOMIC
DEVELOPMENT TAX HELP
BY EMAIL AT
econ.dev@cpa.texas.gov

Street maintenance tax funds may be spent on municipal streets including sidewalks.

ELECTION RESULTS

If the election is successful, within 10 days of the election the city must declare the results of the election by resolution or an ordinance entered in its minutes of proceedings.

The resolution or ordinance must include statements showing:

- the date the election was held;
- the wording of the proposition;
- the total number of votes cast for and against the proposition; and
- the number of votes by which the proposition passed.

[Refer to **Tax Code, Sect. 321.405.**]

If the voters of a municipality adopt the street maintenance sales tax at an election held on the same date that another political subdivision adopts a sales and use tax or approves the increase in the rate of its sales and use tax, the combined rate of all sales and use taxes must not exceed 2 percent at any location in the municipality. If the combined rate exceeds 2 percent at any location in the municipality, the election to adopt a street maintenance sales tax will have no effect.

[Refer to **Tax Code, Sect. 327.003(c).**]

EFFECTIVE DATE

The tax will become effective on the first day of the first calendar quarter after one complete calendar quarter passes from the date the Comptroller receives the city's notice that voters have approved the tax.

[Refer to **Tax Code, Sect. 327.005.**]

For example, if voters approve the tax in an election held in May and the city sends the election results to the Revenue Accounting, Tax Allocation Section of the Comptroller's office by the end of June, the tax would take

effect on Oct. 1. The city would begin receiving revenue from the Comptroller beginning with the December sales tax allocation.

ADMINISTRATION OF THE TAX

The city should account for street maintenance sales tax funds separately from other revenues.

USE OF THE STREET MAINTENANCE SALES TAX

Funds may be used only to maintain and repair municipal streets and sidewalks that existed on the date of the election to adopt the tax. It may not be used to build new streets.

[Refer to **Tax Code, Sect. 327.008.**]

WHAT ARE "MUNICIPAL" STREETS?

A "municipal street" includes the entire width of a way (including sidewalks) held by a municipality in fee or by easement or dedication that has a part open for public use for vehicular travel. The term does not include a designated state or federal highway or road or a designated county road.

[Refer to **Tax Code, Sect. 327.001.**]



FOR MORE INFORMATION,
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EXPIRATION AND REAUTHORIZATION OF THE TAX

For most cities, the street maintenance sales tax expires four years after it takes effect unless the city's voters authorize it to continue in an election held for that purpose. The election to reauthorize the tax must be held on one of the two uniform election dates noted previously. The ballot proposition language should permit voting for or against the following proposition:

"The reauthorization of the local sales and use tax in (name of municipality) at the rate of (insert appropriate rate) to continue providing revenue for maintenance and repair of municipal streets."

The municipality must notify the Comptroller of the scheduled expiration not later than the 10th day after the municipality determines that the tax will expire.

[Refer to **Tax Code, Sect. 327.007.**]



If an election to reauthorize the tax is not held before the tax expires or if votes cast in an election to reauthorize the tax do not favor reauthorization, the municipality may not call an election to authorize a new tax under this chapter before the first anniversary of the date on which the tax expired.

[Refer to **Tax Code, Sect. 327.007.**]

NEED MORE INFORMATION?

For more information about the street maintenance sales tax, call the Comptroller's Data Analysis and Transparency Division at 844-519-5672.

The **tax expires four years after it takes effect** unless voters authorize its extension.

FOR MORE INFORMATION,
VISIT OUR WEBSITE
Comptroller.Texas.Gov

RECEIVE ECONOMIC
DEVELOPMENT TAX HELP
BY EMAIL AT
econ.dev@cpa.texas.gov



Glenn Hegar
Texas Comptroller of Public Accounts

This publication is intended as a general guide and not as a comprehensive resource on the subjects covered. It is not a substitute for legal advice.

WE'RE HERE TO HELP!

If you have questions or need information, contact us:

For more information, visit our website
Comptroller.Texas.Gov

Receive economic development
tax help by email at
econ.dev@cpa.texas.gov

Texas Comptroller of Public Accounts
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Austin, Texas 78711-1440

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In compliance with the Americans with Disabilities
Act, this document may be requested in alternative
formats by calling the appropriate toll-free number
listed or by sending a fax to 512-475-0900.

800-252-5555
911 Emergency Service/
Equalization Surcharge
Automotive Oil Fee
Battery Fee
Boat and Boat Motor Sales Tax
Customs Broker
Mixed Beverage Taxes
Off-Road, Heavy-Duty Diesel
Equipment Surcharge
Oyster Fee
Sales and Use Taxes

800-531-5441
Cement Tax
Inheritance Tax
Local Revenue
Miscellaneous Gross
Receipts Taxes
Oil Well Servicing Tax
Sulphur Tax

800-442-4353
WebFile Help

800-252-1381
Bank Franchise
Franchise Tax

800-252-7875
Spanish

800-531-1441
Fax on Demand (Most frequently request-
ed Sales and Franchise tax forms)

800-252-1382
Clean Vehicle Incentive Program
Manufactured Housing Tax
Motor Vehicle Sales Surcharge,
Rental and Seller Financed Sales Tax
Motor Vehicle Registration Surcharge

800-252-1383
Fuels Tax
IFTA
LG Decals
Petroleum Products Delivery Fee
School Fund Benefit Fee

800-252-1384
Coastal Protection
Crude Oil Production Tax
Natural Gas Production Tax

800-252-1387
Insurance Tax

800-252-1385
Coin-Operated Machines Tax
Hotel Occupancy Tax

800-252-1386
Account Status
Officer and Director Information

800-862-2260
Cigarette and Tobacco

888-4-FILING (888-434-5464)
TELEFILE: To File by Phone

800-252-1389
GETPUB: To Order Forms and Publica-
tions

800-654-FIND (800-654-3463)
Treasury Find

800-321-2274
Unclaimed Property Claimants
Unclaimed Property Holders
Unclaimed Property Name Searches
512-463-3120 in Austin

877-44RATE4 (877-447-2834)
Interest Rate



CITY OF LAVON

Agenda Brief

MEETING: February 4, 2025

ITEM: 6 - J

Item:

Discussion and action regarding Ordinance No. **2025-02-05** defining the boundary of the Lavon Municipal Development District as the extraterritorial jurisdiction of the City of Lavon; calling for a Special Election on May 3, 2025, to submit a ballot proposition to the qualified voters of the extraterritorial jurisdiction of the City authorizing 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; designating that the election shall be conducted by Collin County pursuant to the terms of the city's contract for election services with the county; providing a severability clause, for publication and for an effective date.

Background:

Municipal Development Districts (MDDs) are authorized in Chapter 377 of the Texas Local Government Code. If approved by the voters at an election, an MDD may be formed in a City's extraterritorial jurisdiction (ETJ) and may collect the only municipal sales tax that may be levied in a City's ETJ. If approved, the Lavon MDD would be a specialized local government entity with a general mission to promote investment and business expansion in the ETJ to build a stronger, more diversified tax base and increase economic vitality in the region. The maximum amount of sales tax that can be charged by an MDD is capped by state law at one-half of one percent (0.50%).

An MDD can undertake the same projects that a Type B Corporation can. If approved, the Lavon MDD would focus on business development and assistance; promoting expansion of high speed internet in the ETJ, public works projects to benefit the district, and quality of life improvements.

A quick search identified the following area cities where voters supported the creation of an MDD:

Fate	Sachse
Murphy	Josephine
Aubrey	Argyle
Azle	Ovilla
Cross Roads	Pilot Point

Sales tax collected in the MDD will be deposited and maintained in a separate development project fund designated for use as prescribed in the state law. No property taxes are levied by the City in the MDD.

Like the City and the Economic Development Corporation, an MDD is a political subdivision of the state and as such is subject to the Open Meetings Act and Public Information Act.

An MDD is governed by a board of at least four directors, although it is recommended to have an odd number of directors to prevent tie votes, appointed by the city council. Directors serve staggered two-year terms and must reside in the city or its ETJ.

Financial Implication:

The net impact is positive for the City. Any resources that help offset the costs of providing services in the ETJ are beneficial, particularly with regard to the continued provision of fire and emergency medical services.

Staff Notes:

Approval is recommended.

- Attachments:**
- 1) Proposed Ordinance
 - 2) Map of City of Lavon ETJ – Proposed MDD Boundary

City of Lavon

CITY BOUNDARIES MAP JANUARY 2025

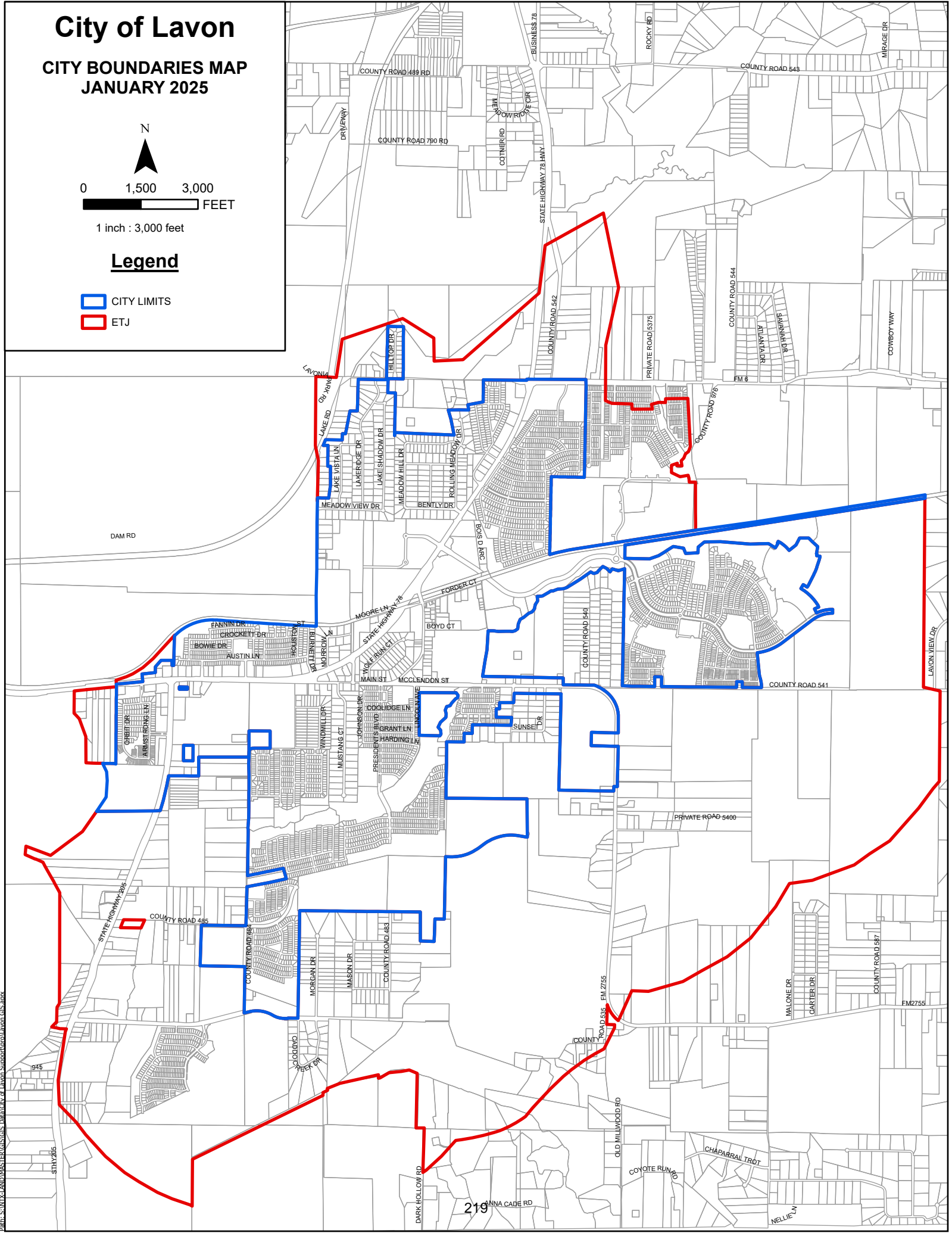
N

0 1,500 3,000
FEET

1 inch : 3,000 feet

Legend

-  CITY LIMITS
-  ETJ



Path: S:\NTE\ADMIN\MASTER\GIS\DATA\CITY OF LAVON\SUPPORT\lavon.gis.docx



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – K

Item:

Discussion and action regarding Resolution No. 2025-02-03 approving and authorizing the Mayor to execute a contract with the Collin County Elections Administrator for Election Services related to the City's May 3, 2025 Special Election.

Background:

The office of the Collin County Elections Administrator owns and leases equipment that complies with all state and federal regulations including the requirement that each polling location has at least one voting system accessible to individuals with disabilities in a manner that provides the same opportunity for access and participation (including privacy and independence) as for other voters.

Contracting with the Collin County Elections Administrator enables the City to share the costs of the joint election with other jurisdictions that may also be holding elections, substantially reducing the cost to the City. Additionally, contracting with the County provides voting locations throughout the County for added service to Lavon residents.

Financial Impact:

Contracting with the County provides the most economical option for conducting the election. The supporting information provided with the contract includes an estimate for costs (\$4,186.60) with a deposit of \$3,767.94 due by March 28, 2025. Funding for the services is provided in the annual operating budget.

Staff Notes:

Approval is recommended.

Attachments:

Resolution No. 2025-02-03
Proposed Contract with Collin County Elections Administrator
Exhibit - A Voting Dates and Hours
Exhibit - B Voting Locations
Exhibit - C Estimates

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-02-03

Election Services Contract – May 3, 2025

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONTRACT WITH THE COLLIN COUNTY ELECTIONS ADMINISTRATOR FOR ELECTION SERVICES RELATED TO THE CITY’S MAY 3, 2025, SPECIAL ELECTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has called a special election on May 3, 2025; and

WHEREAS, the City Council has considered and determined that it is in the best interests of City of Lavon to contract with the Collin County Elections Administrator for the provision of election services.

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

SECTION 1. The City Council does hereby approve and authorize the Mayor to execute a contract with the Collin County Elections Administrator for Election Services related to the May 3, 2025 Special Election, such Contract attached hereto as Exhibit “A”.

SECTION 2. That 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 4th day of February 2025.

Vicki Sanson
Mayor

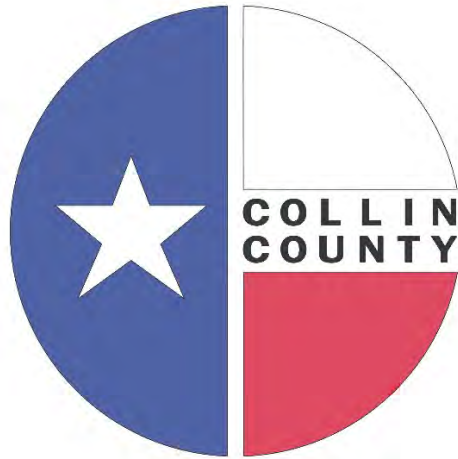
ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-02-02

EXHIBIT A

CONTRACT



JOINT ELECTION SERVICES CONTRACT
("Election Services Contract")

ELECTION SERVICES AGREEMENT

BETWEEN

THE COLLIN COUNTY ELECTIONS ADMINISTRATOR
("Contracting Election Officer")

AND

CITY OF LAVON
("Participating Political Subdivision")

FOR THE CONDUCT OF A JOINT ELECTION

TO BE HELD ON SATURDAY, MAY 3, 2025

TO BE ADMINISTERED BY THE COLLIN COUNTY ELECTIONS ADMINISTRATOR

1. ADMINISTRATION AND STATUTORY AUTHORITY

- a. Kaleb Breaux (“Kaleb Breaux”) is the duly appointed County Elections Administrator (“Elections Administrator”) of Collin County, Texas, and the Department Head of the Collin County Elections Department. As such, Mr. Breaux is the Election Administrator of Collin County, Texas and authorized by Subchapter D of Chapter 31 of Title 3 of the Texas Election Code to enter into this Election Services Contract with the contracting authority of the Participating Political Subdivision.
- b. The contracting authority of the Participating Political Subdivision is hereby participating in the Joint Election to be held in Collin County, Texas on Saturday, May 3, 2025. The Participating Political Subdivision is hereby contracting with the Elections Administrator of Collin County, Texas and all other joining jurisdictions to perform the election services set forth in this Election Services Contract under Subchapter D of Chapter 31 of Title 3 of the Texas Election Code.

2. DUTIES AND SERVICES OF THE CONTRACTING ELECTION OFFICER

- a. The Contracting Election Officer shall be responsible for performing the following duties and shall furnish the following services and equipment:
 - i. The Contracting Election Officer will prepare and publish the required Notice of Election and post the required orders and resolutions to the Collin County Elections Department website.
 - ii. The Contracting Election Officer shall arrange for appointment, notification (including writ of election), training and compensation of all presiding judges, alternate judges, the judge of the Central Count Station and judge of the Early Voting Ballot Board.
 - iii. The Contracting Election Officer shall be responsible for notification of each Election Day and Early Voting presiding judge and alternate judge of his/her appointment. The presiding election judge of each vote center will use his/her discretion to determine when additional workers are needed, during peak voting hours.
 - iv. The Contracting Election Officer will determine the number of clerks to work in the Central Count Station and the number of clerks to work on the Ballot Board.
 1. Election judges shall attend the Contracting Election Officer’s school of instruction (Election Law Class). A training event calendar will be provided.
 2. Election judges and alternate judges shall be responsible for picking up and returning election supplies to the County Election Warehouse located at 2010 Redbud Blvd., Suite 102, McKinney. Compensation for this pickup and delivery of supplies will be \$25.00.
 - v. The Contracting Election Officer shall compensate each election judge and worker. Each judge shall receive \$15.00 per hour, each alternate judge shall receive \$14.00 per hour, and each clerk shall receive \$13.00 per hour for services rendered. Overtime will be paid to each person working more than 40 hours per week.

- b. The Contracting Election Officer shall procure, prepare, and distribute voting machines, election kits, and election supplies.
 - i. The Contracting Election Officer shall secure election kits, which include the legal documentation required to hold an election and all supplies.
 - ii. The Contracting Election Officer shall secure the tables, chairs, and legal documentation required to run the Central Count Station.
 - iii. The Contracting Election Officer shall provide all lists of registered voters required for use on Election Day and for the Early Voting period required by law.
 - iv. The Contracting Election Officer shall procure and arrange for the distribution of all election equipment and supplies required to hold an election.
 - 1. Equipment includes the rental of ES&S ExpressVote Universal Voting Machines (EVS 6.1.1.0), ES&S ExpressTouch Curbside Voting Machines (EVS 6.1.1.0), ES&S DS200 Ballot Counters (EVS 6.1.1.0), ES&S Model DS450 and DS850 High-Speed Scanners/Tabulators (EVS 6.1.1.0), ADA compliant headphones and keypads, voting signs, and election supply cabinets.
 - 2. Supplies include paper ballot cards, Early Voting and Election Day supply kits, provisional ballot kits, security seals, pens, tape, markers, etc.
- c. The Contracting Election Officer, Kaleb Breaux, shall be appointed the Early Voting Clerk.
 - i. The Contracting Election Officer shall supervise and conduct Early Voting by mail and in person and shall secure personnel to serve as Early Voting Deputies.
 - ii. The Contracting Election Officer shall select the Early Voting polling locations and arrange for the use of each.
 - iii. Early Voting by personal appearance for the Participating Political Subdivision shall be conducted during the Early Voting dates and times and at the locations listed in "Exhibit A" attached and incorporated by reference into this Election Services Contract.
 - iv. All applications for an Early Voting mail ballot shall be received and processed by the Collin County Elections Administration Office located at 2010 Redbud Blvd., Suite 102, McKinney, Texas 75069.
 - 1. Applications for mail ballots erroneously mailed to the Participating Political Subdivision shall immediately be faxed to the Contracting Officer for timely processing. The original application shall then be forwarded to the Contracting Election Officer for proper retention.
 - 2. All Federal Post Card Applications (FPCA) will be sent a mail ballot. No postage is required.
 - v. All Early Voting ballots (those cast by mail and those cast by personal appearance) shall be prepared for counting by the Early Voting Ballot Board in accordance with Section 87.000 of the Texas Election Code. The Contracting Officer shall appoint the presiding judge of this Board.
- d. The Contracting Election Officer shall select the Election Day vote centers and arrange for the use of each.
 - i. The Participating Political Subdivision shall assume the responsibility of remitting their portion of cost of all employee services required to provide access, provide security or provide custodial services for the vote centers.
 - ii. The Election Day vote centers are listed in "Exhibit B", attached and incorporated by reference into this Election Services Contract.

- e. The Contracting Election Officer shall be responsible for establishing and operating the Central Count Station to receive and tabulate the voted ballots in accordance with Section 127.001 of the Election Code and of this agreement. The Central Count Station Manager shall be Kaleb Breaux. The Central Count Station Judge shall be Kathi-Ann Rivard. The Tabulation Supervisor shall be Brian Griesbach.
 - i. The Tabulation Supervisor shall prepare, test and run the County’s tabulation system in accordance with statutory requirements and county policies, under the auspices of the Contracting Election Officer.
 - ii. The Public Logic and Accuracy Test and Hash Validation of the electronic voting system shall be conducted in accordance with Texas Election Code. The Contracting Election Officer will post the required Notice of Logic and Accuracy Testing and Hash Validation.
 - iii. Election night reports will be available to the Participating Political Subdivision at the Central Counting Station on election night. Provisional ballots will be tabulated after election night in accordance with State law.
 - iv. The Contracting Election Officer shall prepare the unofficial canvass report after all precincts have been counted, and will provide canvassing documents to the Participating Political Subdivision as soon as possible after all returns have been tallied.
 - v. The Contracting Election Officer shall be appointed as the custodian of the voted ballots and shall retain all election materials for a period of 22 months.
 - 1. Pending no litigation and as prescribed by law, the voted ballots shall be shredded 22 months after the election.
- f. The Contracting Election Officer shall conduct a partial manual count as prescribed by Section 127.201 of the Texas Election Code and submit a written report to the Participating Political Subdivision in a timely manner. If applicable, a written report shall be submitted to the Secretary of State as required by Section 127.201 of the aforementioned code.

3. DUTIES AND SERVICES OF THE PARTICIPATING POLITICAL SUBDIVISION

- a. The Participating Political Subdivision shall assume the following duties:
 - i. The Participating Political Subdivision will prepare, adopt, and publish all legally required election orders, resolutions, and other documents required by, or of, their governing bodies. The Participating Political Subdivision are required to send Collin County Elections Department a copy of any election order or resolution related to this Joint Election within three business days of publishing, adopting or ordering it.
 - ii. The Participating Political Subdivision shall provide the Contracting Election Officer with an updated map and street index of their jurisdiction in an electronic (PDF and shape files preferred) or printed format as soon as possible but no later than Friday, February 14, 2025.
 - iii. The Participating Political Subdivision shall procure and provide the Contracting Election Officer with the ballot layout and Spanish translation in an electronic format.
 - 1. The Participating Political Subdivision shall deliver to the Contracting Election Officer as soon as possible, but no later than 5:00 p.m. Monday, February 24, 2025, the official wording for the Participating Political Subdivision’s May 3, 2025 Joint Election.
 - 2. The Participating Political Subdivision shall approve the ballot proofs format within 24 hours of receiving the ballot proof and prior to the final printing.

- a. If the Participating Political Subdivision fails to approve the ballot proofs within 24 hours of receiving the proofs, the Contracting Election Officer will presume that the ballot proofs have been approved by the Participating Political Subdivision. Any costs incurred by making any changes to the ballot (designing, printing, programming, etc.) from this point forward will be the responsibility of the Participating Political Subdivision.
 - iv. The Participating Political Subdivision shall compensate the Contracting Election Officer for all associated costs including any additional verified cost incurred in the process of running this election or for a manual recount, this election may require, consistent with charges and hourly rates shown on “Exhibit C” for required services.
 - 1. The charges incurred during the manual recount are outlined in Sec. 212 of the Texas Election Code.
 - b. The Participating Political Subdivision shall pay the Contracting Election Officer 90% of the estimated cost to run the said election prior to Friday, March 28, 2025. The Contracting Election Officer shall place the funds in a “contract fund” as prescribed by Section 31.100 of the Texas Election Code. The deposit should be made payable to the “Collin County Treasury” with a note “For election services” included with the check documentation and delivered to the Collin County Treasury, 2300 Bloomdale Rd., #3138, McKinney, Texas 75071.
 - c. The Participating Political Subdivision shall pay the cost of conducting said election, less partial payment, including the 10% administrative fee, pursuant to the Texas Election Code, Section 31.100, within 30 days from the date of final billing. Additionally, all payments in excess of the final cost to perform the election will be refunded to the Participating Political Subdivision.
4. COST OF SERVICES.
- a. See “Exhibit C”.
 - b. Note: A Participating Political Subdivision shall incur a minimum cost of \$3,500.00 to conduct a joint election with the Collin County Elections Department.
5. RUNOFF ELECTIONS
- a. Each Participating Political Subdivision shall have the option of extending the terms of this contract through its Runoff Election, if applicable. In the event of such Runoff Election, the terms of this contract shall automatically extend unless the Participating Political Subdivision notifies the Elections Administrator in writing within 3 business days of the original election.
 - b. Each Participating Political Subdivision shall reserve the right to reduce the number of Early Voting polling locations and/or Election Day vote centers in a Runoff Election. If necessary, any voting changes made by a Participating Political Subdivision between the original election and the Runoff Election shall be submitted by the authority making the change to the United States Department of Justice for the preclearance required by the Federal Voting Rights Act of 1965, as amended.
 - c. Each Participating Political Subdivision agrees to order any Runoff Election(s) at its meeting for canvassing the votes from May 3, 2025 Joint Election, and to conduct its drawing for ballot positions at, or immediately following, such meeting in order to expedite preparations for its Runoff Election.
 - d. Each Participating Political Subdivision eligible to hold Runoff Elections after the May 3, 2025 Uniform Election Date agrees that the date of a necessary Runoff Election shall be held in accordance with the Texas Election Code, which will be Saturday, June 7, 2025.

6. GENERAL PROVISIONS

- a. Nothing contained in this Election Services Contract shall authorize or permit a change in the officer with whom, or the place at which any document or record relating to the Participating Political Subdivision's May 3, 2025 Joint Election are to be filed, or the place at which any function is to be carried out, or any nontransferable functions specified under Section 31.096 of the Texas Election Code.
- b. Upon request, the Contracting Election Officer will provide copies of all invoices and other charges received in the process of running said election for the Participating Political Subdivision.
- c. If the Participating Political Subdivision cancels their elections pursuant to Section 2.053 of the Texas Election Code, the Participating Political Subdivision shall pay the Contracting Officer a contract preparation fee of \$75.00 and will not be liable for any further costs incurred by the Contracting Officer.
- d. The Contracting Officer shall file copies of this contract with the County Judge and the County Auditor of Collin County, Texas.

WITNESS BY MY HAND THIS ____ DAY OF _____ 2025.

Kaleb Breaux, Elections Administrator
Collin County, Texas

WITNESS BY MY HAND THIS ____ DAY OF _____ 2025.

Approved By:

Signed: _____

Name: _____

Title: _____

Witnessed By:

Signed: _____

Name: _____

Title: _____

May 3, 2025 Joint General and Special Elections - Early Voting Locations, Dates and Hours
(3 de mayo de 2025 Elección general y especial conjunta - Lugares de Votación Temprana, Fechas y Horas)

Important Note: Eligible Collin County registered voters (with an effective date of registration on or before May 3, 2025) may vote at any Early Voting location.

(Nota importante: Los votantes registrados elegibles del Condado de Collin (con una fecha efectiva de registro en o antes del 3 de mayo de 2025 pueden votar en cualquier lugar de votación anticipada.)

Sunday <i>(Domingo)</i>	Monday <i>(Lunes)</i>	Tuesday <i>(Martes)</i>	Wednesday <i>(Miércoles)</i>	Thursday <i>(Jueves)</i>	Friday <i>(Viernes)</i>	Saturday <i>(Sábado)</i>
April 20 No Voting <i>(20 de abril)</i> <i>(Sin votar)</i>	April 21 No Voting <i>(21 de abril)</i> <i>(Sin votar)</i>	April 22 Early Voting <i>(22 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 23 Early Voting <i>(23 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 24 Early Voting <i>(24 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 25 Early Voting <i>(25 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm	April 26 Early Voting <i>(26 de abril)</i> <i>(Votación adelantada)</i> 8 am – 5 pm
April 27 No Voting <i>(27 de abril)</i> <i>(Sin votar)</i>	April 28 Early Voting <i>(28 de abril)</i> <i>(Votación adelantada)</i> 7am - 7pm	April 29 Early Voting <i>(29 de abril)</i> <i>(Votación adelantada)</i> 7am - 7pm	April 30 <i>(30 de abril)</i>	May 1 <i>(1 de mayo)</i>	May 2 <i>(2 de mayo)</i>	May 3 Election Day <i>(3 de mayo)</i> <i>(Día de elección)</i> 7am – 7pm

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
Allen ISD Service Center	Main Lobby	1451 N. Watters Rd.	Allen	75013
Allen Municipal Courts Facility	Community Room	301 Century Pkwy.	Allen	75013
Anna Municipal Complex	Lobby	120 W. 7th St.	Anna	75409
Blue Ridge ISD Administration Building	Board of Trustees Board Room	318 W. School St.	Blue Ridge	75424
Carpenter Park Recreation Center	South Lobby	6701 Coit Rd.	Plano	75024
Children’s Health StarCenter	Activity Room	6993 Star Ave.	McKinney	75070
Collin College Celina Campus	Classroom CEC110	2505 Kinship Pkwy.	Celina	75009
Collin College Farmersville Campus	Atrium	501 S. Collin Pkwy.	Farmersville	75442
Collin College Frisco Campus	Building J, Room 113	9700 Wade Blvd.	Frisco	75035
Collin College Higher Education Center	Atrium	3452 Spur 399	McKinney	75069

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
Collin College McKinney Campus	Atrium C Square	2200 University Dr.	McKinney	75071
Collin College Plano Campus	Atrium D Square	2800 E. Spring Creek Pkwy.	Plano	75074
Collin College Wylie Campus	Lobby	391 Country Club Rd.	Wylie	75098
Collin County Elections (Main Early Voting Location)	Voting Room	2010 Redbud Blvd., Suite 102	McKinney	75069
Davis Library	Children's Program Room	7501 Independence Pkwy. A	Plano	75025
East Plano Islamic Center	Multipurpose Room	4700 14th St.	Plano	75074
Frisco Fire Station #05	Training Room	14300 Eldorado Pkwy.	Frisco	75035
Frisco Fire Station #08	Training Room	14700 Rolater Rd.	Frisco	75035
Gay Library	Meeting Room	6861 W. Eldorado Pkwy.	McKinney	75070
Haggard Library	Programs Room	2501 Coit Rd.	Plano	75075
Harrington Library	Thelma Rice Sproles Program Room	1501 18th St.	Plano	75074
Lavon City Hall	Gymnasium	120 School Rd.	Lavon	75166
Lovejoy ISD Administration Building	Portable #1 Training Room	259 Country Club Rd.	Allen	75002
Lucas Community Center	Community Room	665 Country Club Rd.	Lucas	75002
McKinney Fire Station #05	Community Room	6600 Virginia Pkwy.	McKinney	75071
McKinney Fire Station #07	Community Room	861 Independence Pkwy.	McKinney	75072
McKinney Fire Station #09	Community Room	4900 Summit View Dr.	McKinney	75071
McKinney Municipal Complex	TBD	401 E. Virginia St.	McKinney	75069
McKinney Senior Recreation Center	Meeting Room	1400 S. College St.	McKinney	75069
Melissa Public Safety Building	Court Room	2402 McKinney St.	Melissa	75454
Methodist Medical Center Richardson	Conference Room A	2831 E. President George Bush Hwy.	Richardson	75082
Michael J. Felix Community Center	Rooms A and B	3815-E Sachse Rd.	Sachse	75048
Murphy Activity Center	The Great Hall	201 N. Murphy Rd.	Murphy	75094
Parker City Hall	Council Chambers	5700 E. Parker Rd.	Parker	75002

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
Parr Library	Programs Room	6200 Windhaven Pkwy.	Plano	75093
Prosper Town Hall	Community Room	250 W. First St.	Prosper	75078
Renner-Frankford Branch Library	Programs Room	6400 Frankford Rd.	Dallas	75252
St. Paul Town Hall	Council Chambers	2505 Butcher's Block	St. Paul	75098
Terry Pope Administration Building	Community ISD Board Room	611 N. FM 1138	Nevada	75173
The Grove at Frisco Commons	Game Room C	8300 McKinney Rd.	Frisco	75034
Weston Community Center	Main Room	117 Main St.	Weston	75097
Wylie Community Park Center	Meeting Room East	800 Thomas St. #100	Wylie	75098

***Polling locations are subject to change. For the most current list of locations, please visit the Elections webpage at www.collincountytx.gov/elections.**

*(*Los lugares de votación están sujetos a cambios. Para obtener la lista más actualizada de ubicaciones, visite la página web de Elecciones en www.collincountytx.gov/elections.)*

Applications for ballot by mail may be mailed and must be received no later than the close of business on April 22, 2025, to:

(Las solicitudes de boleta por correo pueden enviarse por correo y deben recibirse a más tardar el 22 de abril de 2025 para:)

Kaleb Breaux, Early Voting Clerk

2010 Redbud Blvd. Suite 102

McKinney, Texas 75069

972-547-1900

www.collincountytx.gov

Applications for ballot by mail may also be faxed or emailed and must be received no later than the close of business on April 22, 2025. For an application for ballot by mail submitted by telephonic facsimile machine or electronic transmission to be effective, the hard copy of the application must also be submitted by mail and be received by the early voting clerk not later than the fourth business day after the transmission by telephonic facsimile machine or electronic transmission is received. (Texas Election Code 84.007)

(Las solicitudes de boleta por correo también pueden enviarse por fax o correo electrónico y deben recibirse antes del cierre de operaciones el 22 de abril de 2025. Para que una solicitud de boleta por correo enviada por máquina de fax o transmisión electrónica sea efectiva, la copia impresa de la solicitud también debe presentarse por correo y ser recibida por el secretario de votación anticipada a más tardar el cuarto día hábil posterior a la recepción de la transmisión por fax o máquina electrónica de fax. (Código Electoral de Texas 84.007).)

Fax (Fax) – 972-547-1996

Email (Correo electrónico) – absenteemailballoting@collincountytx.gov

Election Day Vote Centers for the May 3, 2025 Joint General and Special Election – 7 am - 7 pm*

(Centros de votación del día de las elecciones para las Elección de general y especial conjunta del 3 de mayo de 2025 – 7 am – 7pm*)

Important Note: Eligible Collin County registered voters (with an effective date of registration on or before May 3, 2025) may vote at any Election Day location.

(Nota importante: Los votantes registrados elegibles del Condado de Collin (con una fecha efectiva de registro en o antes del 3 de mayo de 2025 puede votar en cualquier lugar el día de las elecciones.)

Polling Location (Lugar de Votación)	Room Name (Nombre de la habitación)	Address (Dirección)	City (Ciudad)	Zip Code (Código postal)
Aldridge Elementary School	Gym	720 Pleasant Valley Ln.	Richardson	75080
Allen ISD Service Center	Main Lobby	1451 N. Watters Rd.	Allen	75013
Allen Municipal Courts Facility	Community Room	301 Century Pkwy.	Allen	75013
Anna Municipal Complex	Lobby	120 W. 7th St.	Anna	75409
Armstrong Middle School	Gym	3805 Timberline Dr.	Plano	75074
Bethany Elementary School	Gym	2418 Micarta Dr.	Plano	75025
Blue Ridge ISD Administration Building	Board of Trustees Board Room	318 W. School St.	Blue Ridge	75424
Bowman Middle School	Cafeteria Foyer in Corridor H	2501 Jupiter Rd.	Plano	75074
Carpenter Middle School	Small Gym	3905 Rainier Rd.	Plano	75023
Carpenter Park Recreation Center	South Lobby	6701 Coit Rd.	Plano	75024
Children's Health StarCenter	Activity Room	6993 Star Ave.	McKinney	75070
Collin College Celina Campus	Classroom CEC110	2505 Kinship Pkwy.	Celina	75009
Collin College Farmersville Campus	Atrium	501 S. Collin Pkwy.	Farmersville	75442
Collin College Frisco Campus	Building J, Room 113	9700 Wade Blvd.	Frisco	75035
Collin College Higher Education Center	Atrium	3452 Spur 399	McKinney	75069
Collin College McKinney Campus	Atrium C Square	2200 University Dr.	McKinney	75071
Collin College Plano Campus	Atrium D Square	2800 E. Spring Creek Pkwy.	Plano	75074
Collin College Wylie Campus	Lobby	391 Country Club Rd.	Wylie	75098
Collin County Elections Office	Voting Room	2010 Redbud Blvd., Suite 102	McKinney	75069
Davis Library	Children's Program Room	7501 Independence Pkwy. A	Plano	75025

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
East Plano Islamic Center	Multipurpose Room	4700 14th St.	Plano	75074
Fairview Town Hall	Council Chambers	372 Town Place	Fairview	75069
Frazier Elementary School	TBD	1600 N. Sweetwater Cv.	McKinney	75071
Frisco Fire Station #05	Training Room	14300 Eldorado Pkwy.	Frisco	75035
Frisco Fire Station #08	Training Room	14700 Rolater Rd.	Frisco	75035
Gay Library	Meeting Room	6861 W. Eldorado Pkwy.	McKinney	75070
Haggar Elementary School	Gym	17820 Campbell Rd.	Dallas	75252
Haggard Middle School	Main Vestibule	2832 Parkhaven Dr.	Plano	75075
Hendrick Middle School	Gym	7400 Red River Dr.	Plano	75025
Lavon City Hall	Gymnasium	120 School Rd.	Lavon	75166
Lovejoy ISD Administration Building	Portable #1 Training Room	259 Country Club Rd.	Allen	75002
Lucas Community Center	Community Room	665 Country Club Rd.	Lucas	75002
McKinney Boyd High School	Library	600 Lake Forest Dr.	McKinney	75071
McKinney Fire Station #05	Community Room	6600 Virginia Pkwy.	McKinney	75071
McKinney Fire Station #07	Community Room	861 Independence Pkwy.	McKinney	75072
McKinney Fire Station #09	Community Room	4900 Summit View Dr.	McKinney	75071
McKinney High School	Performing Arts Center Lobby	1400 Wilson Creek Pkwy.	McKinney	75069
McKinney Municipal Complex	TBD	401 E. Virginia St.	McKinney	75069
McKinney North High School	Auditorium Lobby	2550 Wilmeth Rd.	McKinney	75071
Melissa Public Safety Building	Court Room	2402 McKinney St.	Melissa	75454
Methodist Medical Center Richardson	Conference Room A	2831 E. President George Bush Hwy.	Richardson	75082
Michael J. Felix Community Center	Rooms A and B	3815-E Sachse Rd.	Sachse	75048
Miller Elementary School	Gym	5651 Coventry Dr.	Richardson	75082
Murphy Activity Center	The Great Hall	201 N. Murphy Rd.	Murphy	75094
Parker City Hall	Council Chambers	5700 E. Parker Rd.	Parker	75002

Polling Location <i>(Lugar de Votación)</i>	Room Name <i>(Nombre de la habitación)</i>	Address <i>(Dirección)</i>	City <i>(Ciudad)</i>	Zip Code <i>(Código postal)</i>
Parr Library	Programs Room	6200 Windhaven Pkwy.	Plano	75093
Prosper Town Hall	Community Room	250 W. First St.	Prosper	75078
Renner-Frankford Library	Programs Room	6400 Frankford Rd.	Dallas	75252
Robinson Middle School	Gym	6701 Preston Meadow Dr.	Plano	75024
Schimelpfenig Middle School	Front Foyer	2400 Maumelle Dr.	Plano	75023
Shepton High School	Gym	5505 Plano Pkwy.	Plano	75093
St. Paul Town Hall	Council Chambers	2505 Butcher's Block	St. Paul	75098
Terry Pope Administration Building	Community ISD Board Room	611 N. FM 1138	Nevada	75173
The Grove at Frisco Commons	Game Room C	8300 McKinney Rd.	Frisco	75034
Tom Muehlenbeck Recreation Center	Meeting Room A	5801 W. Parker Rd.	Plano	75093
Weston Community Center	Main Room	117 Main St.	Weston	75097
Wilson Middle School	F113	1001 Custer Rd.	Plano	75075
Wylie Community Park Center	Meeting Room East	800 Thomas St. #100	Wylie	75098

***Polling locations are subject to change. For the most current list of locations, please visit the Elections webpage at www.collincountytx.gov/elections.**

*(*Los lugares de votación están sujetos a cambios. Para obtener la lista más actualizada de ubicaciones, visite la página web de Elecciones en www.collincountytx.gov/elections.)*

Applications for ballot by mail may be mailed and must be received no later than the close of business on April 22, 2025, to:
(Las solicitudes de boleta por correo pueden enviarse por correo y deben recibirse a más tardar el 22 de abril de 2025 para:)

Kaleb Breaux, Early Voting Clerk
2010 Redbud Blvd. Suite 102
McKinney, Texas 75069
972-547-1900
www.collincountytx.gov

Applications for ballot by mail may also be faxed or emailed and must be received no later than the close of business on April 22, 2025. For an application for ballot by mail submitted by telephonic facsimile machine or electronic transmission to be effective, the hard copy of the application must also be submitted by mail and be received by the early voting clerk not later than the fourth business day after the transmission by telephonic facsimile machine or electronic transmission is received. (Texas Election Code 84.007)

(Las solicitudes de boleta por correo también pueden enviarse por fax o correo electrónico y deben recibirse antes del cierre de operaciones el 22 de abril de 2025. Para que una solicitud de boleta por correo enviada por máquina de fax o transmisión electrónica sea efectiva, la copia impresa de la solicitud también debe presentarse por correo y ser recibida por el secretario de votación anticipada a más tardar el cuarto día hábil posterior a la recepción de la transmisión por fax o máquina electrónica de fax. (Código Electoral de Texas 84.007).)

Fax (Fax) – 972-547-1996

Email (Correo electrónico) – absenteemailballoting@collincountytx.gov

Collin County Election Services
 May 3, 2025 Joint Election

Lavon City

Registered Voters 5,037
 Percentage 0.2494011%

Category	Estimated Polling Locations	Estimated Units or Description	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
Early Voting by Mail					
Kits - Mail Ballots	4,000		\$ 1.15	\$ 4,600.00	\$ 11.47
Postage	4,000		\$ 0.88	\$ 3,520.00	\$ 8.78
Paper Ballot Printing Services	0		\$ 0.38	\$ -	\$ -
Paper Ballot Shipping (per box)	0		\$ 30.00	\$ -	\$ -
Ballot Stock - BOD	4,000		\$ 0.12	\$ 480.00	\$ 1.20
Category Subtotal				\$ 8,600.00	\$ 21.45
General Election Expenses					
Mileage			Per Election	\$ 500.00	\$ 1.25
		8 vans for 6 weeks @ \$650 per week			
Van / Car Rental			Per Election	\$ 31,200.00	\$ 77.81
Election Night Receiving Cover			Per Election	\$ 3,167.80	\$ 7.90
Polling Place Rental			Per Election	\$ 30,000.00	\$ 74.82
Notice of Election			Per Election	\$ 9,700.00	\$ 24.19
Security - EV			Per Election	\$ 2,000.00	\$ 4.99
Security - ED including Traffic Control			Per Election	\$ 2,000.00	\$ 4.99
Early Voting Ballot Board			Per Election	\$ 15,037.00	\$ 37.50
FICA - Election Workers		\$ 622,875.00	Per Election	\$ 47,649.94	\$ 118.84
County Employee/IT Overtime - EV/ED			Per Election	\$ 30,000.00	\$ 74.82
Process Pollworker Checks - EV	42	336	\$ 1.50	\$ 504.00	\$ 1.26
Process Pollworker Checks - ED	58	464	\$ 1.50	\$ 696.00	\$ 1.74
Drayage Per Location - ED	58	116	\$ 202.00	\$ 23,432.00	\$ 58.44
Drayage Per Location - EV	42	84	\$ 202.00	\$ 16,968.00	\$ 42.32
Category Subtotal				\$ 212,854.74	\$ 530.86
Programming					
			25 Days @		
Coding Services			\$1975 / day	\$ 50,000.00	\$ 124.70
Balotar Programming			Per Election	\$ 1,400.00	\$ 3.49
Category Subtotal				\$ 51,400.00	\$ 128.19
Early Voting by Personal Appearance					
Election Judge OT - EV (with OT)			\$ 15.00	\$ 64,680.00	\$ 161.31
Alternate Judge OT - EV (with OT)			\$ 14.00	\$ 60,438.00	\$ 150.73
Clerk OT - EV (8 per location, with OT)			\$ 13.00	\$ 330,876.00	\$ 825.21
ES&S Support Staff / Field Techs - EV			40 Days	\$ 194,700.00	\$ 485.58
Equipment Assembly - EV	42	58	\$ 50.00	\$ 2,900.00	\$ 7.23
Category Subtotal				\$ 653,594.00	\$ 1,630.07
Election Day and Tabulation					
Election Day/Post Election Vendor Support			15 Days	\$ 53,900.00	\$ 134.43
Notice of Inspection/Tabulation Test			Per Election	\$ 1,500.00	\$ 3.74
Category Subtotal				\$ 55,400.00	\$ 138.17

Lavon City

Registered Voters
Percentage

5,037
0.2494011%

Category	Estimated Polling Locations	Estimated Units or Description	Cost Per Unit	Estimated Election Expenses	Estimated Entity Expenses
Supply Cost					
Ballots - Card Stock ExpressVote - EV		133,000	\$ 0.19	\$ 25,270.00	\$ 63.02
Ballots - Card Stock ExpressVote - ED		67,000	\$ 0.14	\$ 9,380.00	\$ 23.39
Test Ballots		3,000	\$ 0.29	\$ 870.00	\$ 2.17
Kits - ED	42	42	\$ 60.00	\$ 2,520.00	\$ 6.28
Kits - EV	58	58	\$ 32.00	\$ 1,856.00	\$ 4.63
Kits - Provisional EV	42	42	\$ 52.00	\$ 2,184.00	\$ 5.45
Kits - Provisional ED	58	58	\$ 45.00	\$ 2,610.00	\$ 6.51
Polling Place Maps - EV	42	42	\$ 25.00	\$ 1,050.00	\$ 2.62
Polling Place Maps - ED	58	58	\$ 25.00	\$ 1,450.00	\$ 3.62
Signs Metal (5 per location)	100	500	\$ 5.00	\$ 2,500.00	\$ 6.24
Signs Wood	100	100	\$ 2.00	\$ 200.00	\$ 0.50
Ballot Card Stock - Provisional - EV (50 PL)	42	2,100	\$ 0.21	\$ 430.50	\$ 1.07
Ballot Card Stock - Provisional - ED (50 PL)	58	2,900	\$ 0.16	\$ 464.00	\$ 1.16
Ballots - Sample - All Packs	0	0	Per Election	\$ 3,000.00	\$ 7.48
Printer Labels - EV (1 roll per location)	42	168	\$ 6.97	\$ 1,170.96	\$ 2.92
Printer Labels - ED (1 roll per location)	58	116	\$ 6.97	\$ 808.52	\$ 2.02
Category Subtotal				\$ 55,763.98	\$ 139.08
Equipment					
Cabinet Security - EV	42	58	\$ 200.00	\$ 11,600.00	\$ 28.93
Cabinet Security - ED	58	74	\$ 200.00	\$ 14,800.00	\$ 36.91
Computer Cabinet - EV	42	0	\$ 50.00	\$ -	\$ -
DS200 Ballot Counter - EV	42	58	\$ 350.00	\$ 20,300.00	\$ 50.63
DS200 Ballot Counter - ED	58	74	\$ 350.00	\$ 25,900.00	\$ 64.59
ExpressVote - EV (9 per location)	42	522	\$ 200.00	\$ 104,400.00	\$ 260.37
Expres Vote - ED (9 per location)	58	666	\$ 200.00	\$ 133,200.00	\$ 332.20
ExpressTouch - EV	42	58	\$ 200.00	\$ 11,600.00	\$ 28.93
ExpressTouch - ED	58	74	\$ 200.00	\$ 14,800.00	\$ 36.91
Category Subtotal				\$ 336,600.00	\$ 839.48
Personnel					
Election Judge - ED			\$ 15.00	\$ 22,330.00	\$ 55.69
Alternate Election Judge - ED			\$ 14.00	\$ 20,938.00	\$ 52.22
Clerk - ED (6 per location)			\$ 13.00	\$ 108,576.00	\$ 270.79
Category Subtotal				\$ 151,844.00	\$ 378.70
Election Expense				\$ 1,526,056.72	\$ 3,806.00
Cost (minimum)					\$ 3,806.00
10% Administrative Fee					\$ 380.60
Total Cost					\$ 4,186.60
90% deposit due Friday, March 28, 2025					\$ 3,767.94



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – L

Item:

Discussion and action regarding Resolution No. 2025-02-04 approving and authorizing the execution of an Administrative and Professional Services Agreement with the Lavon Economic Development Corporation for accounting and financial services.

Background:

The City of Lavon and the Lavon Economic Development Corporation (LEDC) have discussed the economic and benefits and the reduction of the duplication of services created by combining resources for provision of accounting and financial services. As the assets and resources of the LEDC continue to increase, the transfer of the accounting and financial services functions to the City of Lavon ensures continuity and responsiveness.

The LEDC Board of Directors has reviewed and expressed support for the terms of the proposed agreement.

Financial Impact:

The initial services fee has been established at \$500.00/month. Periodically, the City and LEDC will review the amount of work involved and determine if the fee established is set at an appropriate reimbursement amount.

Staff Notes:

Approval is recommended.

Attachments: Resolution and proposed Agreement

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-02-04

Administrative and Professional Services Agreement

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF AN ADMINISTRATIVE AND PROFESSIONAL SERVICES AGREEMENT WITH THE LAVON ECONOMIC DEVELOPMENT CORPORATION FOR ACCOUNTING AND FINANCIAL SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Interlocal Cooperation Act, Chapter 791 of the Texas Government Code (the “Act”), provides the authority to political subdivisions for contracts by and between each other to facilitate the governmental functions and services of said political subdivisions under the terms of the Act, and

WHEREAS, the City of Lavon and the Lavon Economic Development Corporation have the authority to enter into these Agreements under the Act; and

WHEREAS, upon full review and consideration of the Administrative and Professional Services Agreement and all matters related thereto, the City Council is of the opinion and finds all the terms and conditions thereof should be approved, and that execution of the Agreement is authorized.

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

SECTION 1. That the City Council does hereby approve and authorize the execution of the Administrative and Professional Services Agreement which is attached hereto, incorporated herein, and labeled as “Exhibit A”.

SECTION 2. That 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 4th day of February 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

RESOLUTION NO. 2025-02-04

EXHIBIT A

Agreement

ADMINISTRATIVE AND PROFESSIONAL SERVICES AGREEMENT

This Professional and Administrative Services Agreement is made and entered into by and between the City of Lavon, Texas (the “City”) and the Lavon Economic Development Corporation (the “LEDC”).

WHEREAS, pursuant to the Development Corporation Act, Subtitle C1, Title 12 of the Texas Local Government Code, (the “Act”), the City created the LEDC under Chapter 505 of the Act (governing Type B corporations) and collects, on behalf of the LEDC, an additional sales tax that may be used by the LEDC to pay the costs of “projects” as defined in Chapters 501 and 505 of the Act and to pay certain maintenance and operation costs of such projects; and

WHEREAS, the costs of a project under the Act include, among other things, administrative expenses and such other expenses as may be necessary or incident to the acquisition, construction, reconstruction, improvement and expansion of a project; and

WHEREAS, the LEDC desires to utilize the services and support of City staff in the furtherance or the projects it undertakes to eliminate duplication and to promote economy and efficiency in the use of the additional sales tax revenue it receives; and

WHEREAS, the City has determined that providing personnel and services to the LEDC will be mutually beneficial to the City and the LEDC, will promote local economic development and stimulate business and commercial activity within the City, all in furtherance of the purposes of the LEDC; now, therefore,

FOR AND IN CONSIDERATION of the mutual covenants, agreements, and benefits accruing herein to each party, the City and the LEDC hereby agree as follows:

1. The LEDC may utilize City employees to perform the following services for and on behalf of the LEDC: Accounting and financial services.
2. Specific tasks assigned to City employees will be at the discretion and direction of the Board of Directors (the “Board”) of the LEDC.
3. The City and the LEDC acknowledge that from time to time conflicts between an employee’s primary responsibilities to the City and requests for services from the LEDC may arise. The City and the LEDC agree to encourage employees to bring conflicts to the attention of the City Manager, the Mayor, the City Council, the President of the LEDC Board or the LEDC Board as soon as they arise. The City and the LEDC further agree to cooperate to resolve such conflicts in the most economical and beneficial manner by, among other things, reassignment of tasks, hiring additional employees, or contracting third parties to perform necessary services.

4. City Staff to Remain City Employees

It is specifically understood and agreed between the parties that, while performing services for the LEDC, all members of the City's staff shall not be employees of the LEDC and are, and shall remain, employees or officers of the City and shall receive salary, compensation, leave, retirement, and other personnel benefits in accordance with City policies. The City will obtain and maintain workers' compensation insurance and auto and liability insurance under the City's regular insurance policies providing coverage for City employees while such employees are performing services by or on behalf of the LEDC pursuant to this Agreement.

5. Consideration

After due inquiry into the amount of time various City employees have spent performing services for and on behalf of the LEDC during and having reasonably estimated the amount of time City employees are anticipated to spend performing services for and on behalf of the LEDC during the term of this Agreement, the parties have agreed as follows:

- a. The LEDC will reimburse the city on a quarterly basis: \$500.00 per month.
- b. The City shall prepare and submit an invoice to the LEDC for the reimbursement quarterly. The LEDC shall consider and, if appropriate, approve such invoice for payment at its next scheduled meeting.
- c. The City and the LEDC acknowledge that the LEDC may utilize the services of City employees more at certain times than at other times and may not utilize the services of certain City employees at all. Therefore, the City and the LEDC agree that the compensation arrangement provided for herein may be reviewed and revised at any time, by mutual agreement of the parties, to more accurately reflect the cost to the City in providing its officers and employees to perform services for and on behalf of the LEDC. In the event it is determined that the estimates provided above exceed the amount of employees' time spent performing services for the LEDC, the City may either refund such amount to the LEDC or credit such amount on the next invoice submitted to the LEDC. The intent of the parties being that the LEDC obligation to reimburse the City is limited to work actually performed by the City employees for and on behalf of the LEDC.

6. Term

The term of this Agreement shall be for one (1) year commencing immediately upon approval of this Agreement by both parties: provided, however, that this

Agreement shall automatically renew for successive one year terms unless written notice of non-renewal is given by either party to the other at least thirty (30) days prior to the expiration of the initial or any renewal term hereof. Provided further, either party may terminate this Agreement by giving thirty (30) days advance written notice thereof to the other. In the event of early termination, the LEDC will pay the City the consideration provided for in paragraph 5 above on a prorated basis through the date of termination.

7. Rights to Hire Third Party

The LEDC specifically reserves the right to hire third parties to perform any or all the services described herein. The City specifically reserves the right to hire third parties to perform any or all the services described herein.

8. Notice

All notices shall be in writing. If mailed, any notice or communication shall be deemed to be received three (3) days after the date of deposit in the United States mail, first class, postage prepaid. Unless otherwise provided in this Agreement, all notices shall be delivered to the following addresses;

City of Lavon
Attn: City Manager
P.O. Box 340
Lavon, Texas 75166

Lavon Economic Development Corp.
Attn: President, Board of Directors
P.O. Box 340
Lavon, Texas 75166

Either party may designate a different address by giving the other party at least ten (10) days written notice in the manner prescribed above.

9. Parties in Interest

This Agreement shall be for the sole and exclusive benefit of the City and the LEDC and shall not be construed to confer any benefit or right upon any other parties.

10. Amendment

This Agreement may be amended or modified by the mutual agreement of the parties hereto as provided in paragraph 5 above, otherwise, any and all amendments or modifications must be in writing and attached to and incorporated into this Agreement.

11. Severability.

In the event any clause, phrase, provision, sentence, or part of this

Agreement shall for any reason be adjudged invalid or held unconstitutional. By a court of competent jurisdiction, it shall not affect, impair, or invalidate this Agreement as a whole or any part or provision hereof other than the part declared to be invalid or unconstitutional.

12. Entire Agreement

This Agreement contains the entire agreement between the parties and supercedes all other negotiations and agreements with respect to the matters addressed herein, whether written or oral.

IN WITNESS WHEREOF, this Agreement has been executed by the duly authorized officers of the City of Lavon, Texas and the Lavon Economic Development Corporation, as of the _____ day of _____, 2025.

City of Lavon

Lavon Economic Development Corp.

Mayor Vicki Sanson

Chairman Kay Wright

Date: _____

Date: _____

Attest:

Attest:

City Secretary

Board Secretary



CITY OF LAVON Agenda Brief

MEETING: February 4, 2025

ITEM: 6 – M

Item:

Discussion and action regarding Ordinance No. 2025-02-06 to amend the fee schedule adopted by Ordinance No. 2024-09-04 for the Fiscal Year October 1, 2024 through September 30, 2025, to clarify the fee for restaurant health inspections and to add fees for utility disconnect and for engineering commercial site and civil plan review.

Background:

The amendment is presented for three purposes:

- Clarify the description of restaurant inspection fees and add back the Restaurant Inspection Fee that was inadvertently dropped from the schedule in a previous revision.
- Remove references to sanitary sewer disconnection and add a Disconnect-Reconnect Fee that is applicable to sanitary sewer or the repossession of trash and recycling carts.
- Add a fee for the engineering review of commercial site plans and civil plans. The City is not currently charging a fee for this service.

In each instance, the amendment is proposed to more accurately recoup the costs associated with the service.

Staff Notes:

Approval is recommended.

Attachments: Proposed Ordinance

CITY OF LAVON, TEXAS
ORDINANCE NO. 2025-02-06

Amendment to Fee Schedule #2 – Restaurant Inspection, Engineering Review, and Disconnect

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AMENDING THE FEE SCHEDULE ADOPTED BY ORDINANCE NO. 2024-09-04, FOR THE FISCAL YEAR OCTOBER 1, 2024, THROUGH SEPTEMBER 30, 2025, AS AMENDED, TO CLARIFY THE FEE FOR RESTAURANT HEALTH INSPECTIONS AND TO ADD FEES FOR UTILITY DISCONNECT AND FOR COMMERCIAL SITE AND CIVIL ENGINEERING PLAN REVIEW; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon is a Home Rule municipality organized under the Constitution and laws of the State of Texas and the City Council has authority to establish fees relating to City applications, permits, and services; and

WHEREAS, the City Council finds it is in the best interest of the residents of the City to make changes to the fee schedule to directly reflect the cost of certain services.

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

SECTION 1. That the Fee Schedule for fiscal year October 1, 2024 through September 30, 2025 be amended, as shown in “Exhibit A” attached hereto.

SECTION 2. That this ordinance shall take effect immediately from and after its passage, as the law in such cases provides.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 4th day of February 2025.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

ORDINANCE NO. 2025-02-06

EXHIBIT A

PROPOSED FEE SCHEDULE AMENDMENT

HEALTH SERVICES

Item	Current	Proposed
Change “Restaurant Health Inspection Registration” to “Annual Food Service Permit”	-	-
Change “Health Inspection Registration Late Fee” to “Food Service Permit Late Fee”	-	-
Restaurant Health Inspection	NA*	\$300.00

* the fee was accidentally deleted in a prior revision

UTILITY SERVICES - GENERAL

Item	Current	Proposed
Disconnect-Reconnect Fee per occurrence	NA	\$125.00

UTILITY SERVICES – SANITARY SEWER

Item	Current	Proposed
—Reconnect Fee	\$75.00	-
—After Hours Reconnect Fee	\$150.00	-

LAND USE SERVICES

Item	Current	Proposed
Commercial Site and Civil Engineering Plan Review	NA	\$1,500.00