



AGENDA
MAY 20, 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. **PROCLAMATIONS**
National EMS Week
4. **ITEMS OF INTEREST/COMMUNICATIONS**
Members may identify community events, functions, and other activities.
5. **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.)
6. **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 May 6, 2025 meeting and the May 13, 2025 meeting.
 - B. Approve Resolution No. **2025-05-09** accepting a Petition Requesting Annexation by Area Landowners for the voluntary annexation of property in the Samuel M. Rainer, Abstract No. 740 consisting of 360.154 acres identified as Elevon, Section 3, generally located north of and adjacent to CR 541 and east of Elevon, Section 2 situated in Collin County within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits of the City of Lavon; approving and authorizing the execution of a Municipal Services Agreement with the landowners for the purpose of offering municipal services; calling for a public hearing; and providing an effective date.
 - C. Receive Quarterly Investment Report.
7. **ITEMS FOR CONSIDERATION**
 - A. Public hearing, discussion, and action regarding the property owner's petition for the voluntary annexation of property in the James P. Davis Survey, Abstract No. 249 consisting of 151.193 acres identified as Elevon, Section 5, generally located south of and adjacent to CR 541 and east of Elevon, Section 4 situated in Collin County 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. **2025-05-06**.
 - B. Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for a project to assist in the promotion of new and expanded business development for development of a building on Block A, Lot 6R1, Lavon Business Park (CCAD #2718718) at 619 Main Street (Bus. 78) northwest of the intersection of Main St. and Lake Rd, Lavon, TX., and providing an effective date.
 - C. Discussion and action regarding Resolution No. **2025-05-10** approving and authorizing execution of an engagement letter Petty & Associates, Inc. for economic development consulting services; and providing an effective date.

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

D. Discussion and action regarding board and commission appointments – Planning & Zoning Commission and Lavon Volunteer Fire Department Board.

8. DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A. Police Services – Service, activity, programs, and administration report
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – utilities, capital projects, public works, and street maintenance report
- D. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance report; CIP report, TxDOT Project reports; building remodel; and administration, animal control, and staff reports

9. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from a business prospect that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offer of a financial or other incentive to a business prospect described by Subdivision (1) – 619 Main St. Project.

10. RECONVENE FROM EXECUTIVE SESSION

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

11. SET FUTURE MEETINGS AND AGENDA

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

- June 3, 2025 – Canceled
- June 10, 2025 – Special Meeting
- June 17, 2025 – Regular Meeting

12. 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 May 16, 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.



PROCLAMATION City of Lavon, Texas

Emergency Medical Services Week — May 18-24, 2025

WHEREAS, the City of Lavon recognizes that emergency medical services provide a vital public service; and

WHEREAS, the members of emergency medical services teams are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

WHEREAS, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

WHEREAS, the emergency medical services teams engage in thousands of hours of specialized training, and continuing education to enhance their lifesaving skills; and

WHEREAS, it is appropriate to recognize the value and the accomplishments of emergency medical services providers by designating Emergency Medical Services Week and this year's theme, "*We Care. For Everyone.*"

NOW THEREFORE, be it proclaimed the week of May 18 through May 24, 2025, in Lavon, Texas as

Emergency Medical Services Week

and encourage our community to observe this week by celebrating our local emergency medical services personnel.

BE IT SO PROCLAIMED this 20th day of May 2025.

Vicki Sanson
Mayor



**MINUTES
MAY 6, 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 (Arrived at 6:37p.m.)
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. PRESENTATION

The City Council honored the Community High School Boys Soccer team, the 2025 4A D1 Region 2 Champions, for an outstanding 2024-25 Season and presented the players with proclamations.

4. PROCLAMATIONS

The City Council issued proclamations honoring the Lavon Economic Development Commission for Economic Development Week and the Lavon Police Department for Peace Officers Memorial Day and National Police Week.

5. ITEMS OF INTEREST/COMMUNICATION

- Camp 911 May 29
- Babysitter Training June 16-18, 2025

6. CITIZENS COMMENTS

There were no citizen comments

7. CONSENT AGENDA

- A. Approve the minutes of the April 15, 2025 meeting.**
- B. Approve Resolution No. 2025-05-01 accepting a Petition Requesting Annexation by Area Landowners for the voluntary annexation of property in the James P. Davis Survey, Abstract No. 249 consisting of 151.193 acres identified as Elevon, Section 5, generally located south of and adjacent to CR 541 and east of Elevon, Section 4 situated in Collin County within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits of the City of Lavon; approving and authorizing the execution of a Municipal Services Agreement with the landowners for the purpose of offering municipal services; calling for a public hearing; and providing an effective date.**
- C. Approve Resolution No. 2025-05-02 accepting and authorizing execution of Access and Utility Easements, a Utility and Drainage Easement, Right of Way Dedication Instruments, a Sanitary Sewer Easement, and a Drainage Easement granted to the City of Lavon by Kmith Sok and Soparnnia Sok, Far East Lavon, LP, Elevon Homeowners Association, Inc., East Lavon Partners, LP, Petro-Hunt, LLC relating to the construction and development of the Elevon Section 3 and Section 4 Additions.**

- D. Accept the City Secretary’s verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 4.09 acres of property located at 9945 CR 540, described as Lot 17 of the Lavon Ranchetts Addition and approve Ordinance No. 2025-05-01 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; 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.
- E. Accept the City Secretary’s verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 2.25 acres of property located at 9841 CR 540, described as Lot 12 of the Lavon Ranchetts Addition and approve Ordinance No. 2025-05-02 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; 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.
- F. Accept the City Secretary’s verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 1.0 acres of property located at 10205 CR 540, described as Lot 24B of the Lavon Ranchetts Addition and approve Ordinance No. 2025-05-03 disannexing the herein described territory from the ETJ of the City of Lavon, Collin County, Texas, and adjusting the boundary limits of said ETJ so as to exclude the described property from within the ETJ; 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.
- G. Approve Resolution No. 2025-05-03 accepting and authorizing execution of Drainage Easements granted to the City of Lavon by Lavon 678 Development, LLC relating to the construction and development of the Lake Breeze Estates Addition.
- H. Approve Resolution No. 2025-05-04 accepting and approving a Professional Services Agreement with P3 Works – Admin Services Elevon PID #2.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD

SECONDED: COOK

APPROVED: UNANIMOUS

8. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding a Resolution of the City Council of the City of Lavon, Texas, accepting a petition concerning the creation of the Elevon Public Improvement District No. 2 and calling a public hearing regarding the possible creation of a public improvement district; authorizing the mailing and publication of a notice of public hearing by the City Secretary regarding the public hearing; and resolving other matters in connection therewith.

Kim Dobbs, City Manager, provided information regarding the Elevon Public Improvement District No. 2, the creation process, and the resolution calling for a public hearing. Upon determination that a quorum could not be seated on June 3, 2025, the City Council took action to schedule the date of the public hearing on June 10, 2025.

MOTION: APPROVE RESOLUTION NO. 2025-05-04 ACCEPTING A PETITION CONCERNING THE CREATION OF THE ELEVON PUBLIC IMPROVEMENT DISTRICT NO. 2 AND CALLING A PUBLIC HEARING REGARDING THE POSSIBLE CREATION OF A PUBLIC IMPROVEMENT DISTRICT; AUTHORIZING THE MAILING AND PUBLICATION OF A NOTICE OF PUBLIC HEARING BY THE CITY SECRETARY

REGARDING THE PUBLIC HEARING; AND RESOLVING OTHER MATTERS IN CONNECTION THEREWITH.

MOTION MADE: COOK
SECONDED: DILL
APPROVED: UNANIMOUS

- B. Discussion, and action regarding the site plan and landscape plan of the Sonju Park Retail project at 610 Oak Street, Lake Breeze Estates Addition, Lot 29-R, Block E in the Lake Breeze Planned Development District northwest of and adjacent to the intersection of SH 78 and Oak Street, City of Lavon, Collin County, Texas, (CCAD Property ID 2923357).**

Ms. Dobbs presented information regarding the site and landscape plan and the developer's representative was available for questions. Ms. Dobbs noted that this item comes forward from the Planning & Zoning Commission with a recommendation for approval.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE SONJU PARK RETAIL PROJECT AT 610 OAK STREET, LAKE BREEZE ESTATES ADDITION, LOT 29-R, BLOCK E IN THE LAKE BREEZE PLANNED DEVELOPMENT DISTRICT NORTHWEST OF AND ADJACENT TO THE INTERSECTION OF SH 78 AND OAK STREET, CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO THE FINAL APPROVAL OF PLANNER AND CITY ENGINEER.

MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

- C. Discussion regarding the site plan and landscape plan of the Retail & Restaurant project at 635 S. SH 78 on Lot 4, Block A of the 78 East Commercial Addition in the Grand Heritage Planned Development District northwest of the intersection of SH 78 and Burnett Drive, City of Lavon, Collin County, Texas (CCAD Property ID 2614649).**

Ms. Dobbs provided information regarding the site and landscape plan and the developers representative was available for questions. Ms. Dobbs noted that this item comes forward from the Planning & Zoning Commission with a recommendation for approval.

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE RETAIL & RESTAURANT PROJECT AT 635 S. SH 78 ON LOT 4, BLOCK A OF THE 78 EAST COMMERCIAL ADDITION IN THE GRAND HERITAGE PLANNED DEVELOPMENT DISTRICT NORTHWEST OF THE INTERSECTION OF SH 78 AND BURNETT DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO THE CITY ENGINEER'S AND PLANNER'S FINAL REVIEW AND APPROVAL OF THE TRAFFIC IMPACT ANALYSIS.

MOTION MADE: DILL
SECONDED: HEDGE
APPROVED: UNANIMOUS

- D. 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 three wall signs which is two signs more than permitted and 2) permit approximately 143.73 square feet in total wall sign area that is 95.73 square feet greater than permitted for Dental Care at Lake Lavon at 833 S. SH 78, SB Lavon Addition, Block A, Lot 4, northwest of the intersection of SH 78 and Grand Heritage Blvd. (CCAD Property ID 2913475).**

PRESENTATION of application.

Ms. Dobbs provided information regarding the request for a variance to the sign ordinance. Scott Milner, A&M Signs and Printing was available for questions.

PUBLIC HEARING to receive comments regarding the application.

At 7:04 p.m. Mayor Sanson opened the public hearing and invited comments regarding the proposed application. Rick Mann, 8311 PR 5397 expressed concern for oversaturation of signs on SH 78. There being no further comments, Mayor Sanson closed the public hearing at 7:05p.m.

Discussion and action regarding the application.

MOTION: APPROVE 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 THREE WALL SIGNS WHICH IS TWO SIGNS MORE THAN PERMITTED AND 2) PERMIT APPROXIMATELY 143.73 SQUARE FEET IN TOTAL WALL SIGN AREA THAT IS 95.73 SQUARE FEET GREATER THAN PERMITTED FOR DENTAL CARE AT LAKE LAVON AT 833 S. SH 78, SB LAVON ADDITION, BLOCK A, LOT 4, NORTHWEST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD.

MOTION MADE: SHEPARD

SECONDED: COOK

APPROVED: UNANIMOUS

- E. Discussion and action regarding Resolution No. 2025-05-05 approving and authorizing execution of a professional services agreement with P3 Works L.L.C. for the provision of Public Improvement District (“PID”) and Tax Increment Reinvestment Zone (“TIRZ”) Creation and Administration Services for the Elevon Public Improvement District No. 2 and Elevon development project; and providing an effective date.**

Ms. Dobbs provided information regarding the proposed professional services agreement with P3 Works L.L.C.

MOTION: APPROVE RESOLUTION NO. 2025-05-05 APPROVING AND AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT WITH P3 WORKS L.L.C. FOR THE PROVISION OF PUBLIC IMPROVEMENT DISTRICT (“PID”) AND TAX INCREMENT REINVESTMENT ZONE (“TIRZ”) CREATION AND ADMINISTRATION SERVICES FOR THE ELEVON PUBLIC IMPROVEMENT DISTRICT NO. 2 AND ELEVON DEVELOPMENT PROJECT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK

SECONDED: DILL

APPROVED: UNANIMOUS

- F. Discussion and action regarding Resolution No. 2025-05-06 approving and authorizing execution of a Fire Fill Agreement with Bear Creek Special Utility District for the provision of water generally for fire protection and prevention; and providing an effective date.**

Ms. Dobbs provided information regarding the proposed agreement with Bear Creek SUD.

MOTION: APPROVE RESOLUTION NO. 2025-05-06 APPROVING AND AUTHORIZING EXECUTION OF A FIRE FILL AGREEMENT WITH BEAR CREEK SPECIAL UTILITY DISTRICT FOR THE PROVISION OF WATER GENERALLY FOR FIRE PROTECTION AND PREVENTION; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: DILL

SECONDED: JACOB

APPROVED: UNANIMOUS

- G. Discussion and action regarding Resolution No. 2025-05-07 approving and authorizing the execution of a non-binding Memorandum of Understanding with Maverick Water Group for the provision of treated effluent to promote reuse efforts for non-potable uses such as irrigation, construction water, moisture conditioning, pond leveling, cooling, fire suppression, and other approved applications.**

Ms. Dobbs provided information regarding the MOU with Maverick Water Group and Dustin Kendrick, Maverick Water Group, presented information and was available for questions.

MOTION: APPROVE RESOLUTION NO. 2025-05-07 APPROVING AND AUTHORIZING THE EXECUTION OF A NON-BINDING MEMORANDUM OF UNDERSTANDING WITH MAVERICK WATER GROUP FOR THE PROVISION OF TREATED EFFLUENT TO PROMOTE REUSE EFFORTS FOR NON-POTABLE USES SUCH AS IRRIGATION, CONSTRUCTION WATER, MOISTURE CONDITIONING, POND LEVELING, COOLING, FIRE SUPPRESSION, AND OTHER APPROVED APPLICATIONS.

MOTION MADE: DILL
SECONDED: COOK
APPROVED: UNANIMOUS

- H. Discussion and action Award regarding Resolution No. 2025-05-08 awarding the construction project bid for the City of Lavon Bently Farms Paving and Drainage Improvements, Phase 2 (CIP-43) and approving and authorizing the negotiation and execution of a construction contract with XIT Paving and Construction, Inc. in an amount not to exceed \$1,087,471.00 with 145 days to construct.**

Mark Hill, Freeman Millican, provided information regarding the bid process and recommended awarding the construction project to XIT Paving and Construction, Inc. Ms. Dobbs noted there were nine (9) bids for consideration and the proposed award is less than the anticipated project budget.

MOTION: APPROVE RESOLUTION NO. 2025-05-08 AWARDING THE CONSTRUCTION PROJECT BID FOR THE CITY OF LAVON BENTLY FARMS PAVING AND DRAINAGE IMPROVEMENTS, PHASE 2 (CIP-43) AND APPROVING AND AUTHORIZING THE NEGOTIATION AND EXECUTION OF A CONSTRUCTION CONTRACT WITH XIT PAVING AND CONSTRUCTION, INC. IN AN AMOUNT NOT TO EXCEED \$1,087,471.00 WITH 145 DAYS TO CONSTRUCT.

MOTION MADE: HEDGE
SECONDED: SHEPARD
APPROVED: UNANIMOUS

- I. Discussion and action regarding board and commission appointments – Planning and Zoning Commission and Lavon Volunteer Fire Department Board.**

The upcoming term expirations were discussed. No action was taken.

9. BUDGET INTRODUCTION AND WORK SESSION

Ms. Dobbs presented the goals and objectives in the Strategic Plan, City Council budget priorities, regulatory requirements, financial status for current fiscal year, budget calendar for Fiscal Year 25-26. The calendar target to adopt the budget and tax rate was set for August 19, 2025 and it was noted that a super majority must be present to approve.

10. EXECUTIVE SESSION

At 7:42 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) to discuss the following items pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property at 220 Forder Ct.

11. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson closed the reconvened the regular meeting at 7:50 p.m., stating no action was taken in executive session.

12. SET FUTURE MEETINGS AND AGENDA

May 13, 2025 – Canvass

May 20, 2025 – Regular Meeting

June 3, 2025 – Cancelled

June 10, 2025 – Special Meeting

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:02 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 20th day of May 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



**MINUTES
MAY 13, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
SPECIAL MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 9:00 A.M. AND ANNOUNCED A QUORUM PRESENT.

It was noted that pursuant to state law, two members of the City Council, one of which can be the Mayor, constitute a quorum for purposes of canvassing an election.

2. CANVASS OF ELECTION.

Discussion and action regarding Ordinance No. 2025-05-05 canvassing the returns and declaring the results of the May 3, 2025 election; providing an effective date; and containing provisions necessary and incidental thereto.

The official results of the election are:

Proposition A to reauthorize the one-half cent sales tax dedicated to city street repair and maintenance.

For: 187 (77.92%)
Against: 53 (22.08%)

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

For: 20 (21.51%)
Against: 73 (78.49%)

MOTION: APPROVE ORDINANCE NO. 2025-05-05 CANVASSING THE RETURNS AND DECLARING THE RESULTS OF THE MAY 3, 2025 ELECTION; PROVIDING AN EFFECTIVE DATE; AND CONTAINING PROVISIONS NECESSARY AND INCIDENTAL THERETO.

MOTION MADE: SHEPARD
SECONDED: SANSON
APPROVED: UNANIMOUS

3. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 9:02 A.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 20th day of May 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON

Agenda Brief

MEETING: May 20, 2025

ITEM: 6 – B

Item:

CONSENT AGENDA

Approve Resolution No. 2025-05-09 accepting a Petition Requesting Annexation by Area Landowners for the voluntary annexation of property in the Samuel M. Rainer, Abstract No. 740 consisting of 360.154 acres identified as Elevon, Section 3, generally located north of and adjacent to CR 541 and east of Elevon, Section 2 situated in Collin County within the extraterritorial jurisdiction of and adjacent to the City of Lavon, Texas into the corporate limits of the City of Lavon; approving and authorizing the execution of a Municipal Services Agreement with the landowners for the purpose of offering municipal services; calling for a public hearing; and providing an effective date.

Background:

The owner of the approximately 360.154 acres of property that is adjacent to and is in the extraterritorial jurisdiction (ETJ) of the City of Lavon has submitted a petition for the voluntary annexation of the property into the City. The state law provides that a city may annex property upon the request of the owner, the provisions of which are detailed 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, the governing body of the municipality must conduct one public hearing.

- (c) During the public hearing, the governing body:
 - (1) must provide persons interested in the annexation the opportunity to be heard; and
 - (2) may adopt an ordinance annexing the area.
- (d) The municipality must post notice of the hearing on the municipality's Internet website if the municipality has an Internet website and publish notice of the hearing in a newspaper of general circulation in the municipality and in the area proposed for annexation. The notice for the hearing must be:
 - (1) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and
 - (2) posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

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

The Local Government Code requires that a county road adjacent to property proposed for annexation must also be annexed.

The City Council may direct that a public hearing be scheduled for the regular meeting on June 17, 2025. Per state law, upon completion of the prescribed public notice and public hearing, the annexation ordinance may be adopted on June 17, 2025.

An application for a zoning change from temporary Agricultural (A) to Planned Development (PD) District will be submitted by the landowner pursuant to the Amended & Restated Development Agreement between the City and the landowner for consideration subsequent to annexation.

Financial Implication:

It is anticipated that the costs related to the provision of services to the property can be accomplished within current budget parameters and with the provisions of the development agreement. The property will be subject to the same taxes and fees that are applicable within the city.

Staff Notes:

Approval is recommended.

- Attachments:**
1. Proposed Resolution including Petition for Annexation from Landowners and Municipal Services Agreement
 2. Location exhibit
 3. Voluntary Annexation Timeline

CITY OF LAVON

RESOLUTION NO. 2025-05-09

Petition for Voluntary Annexation of 360.154 acres – Elevon Section 3

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ACCEPTING A PETITION REQUESTING ANNEXATION BY AREA LANDOWNERS FOR VOLUNTARY ANNEXATION OF PROPERTY IN THE SAMUEL M. RAINER, ABSTRACT NO. 740 CONSISTING OF 360.154 ACRES IDENTIFIED AS ELEVON, SECTION 3, GENERALLY LOCATED NORTH OF AND ADJACENT TO CR 541 AND EAST OF ELEVON, SECTION 2, SITUATED IN COLLIN COUNTY WITHIN THE EXTRATERRITORIAL JURISDICTION OF AND ADJACENT TO THE CITY OF LAVON, TEXAS INTO THE CORPORATE LIMITS OF THE CITY OF LAVON; APPROVING AND AUTHORIZING THE EXECUTION OF A MUNICIPAL SERVICES AGREEMENT WITH THE LANDOWNERS FOR THE PURPOSE OF OFFERING MUNICIPAL SERVICES; CALLING FOR A PUBLIC HEARING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the owners of certain property located within Collin County, Texas, have petitioned the City of Lavon, Texas, (the “City”), a Home Rule municipality, for voluntary annexation of said property, more particularly described in the Petition Requesting Annexation by Area Landowners attached as Exhibit “A” hereto (the “Subject Property”), into the corporate limits of the City; and

WHEREAS, the Subject Property is in the extraterritorial jurisdiction of the City and the property owners of the Subject Property, (the “Owners”), have petitioned for annexation; and

WHEREAS, the City and Owners desire to enter into a Municipal Services Agreement pursuant to Section 43.0672 of the Texas Local Government Code to address the provision of municipal services to be offered to the Owner’s 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; and

WHEREAS, Chapter 43 of the Texas Local Government Code requires that a municipality that proposes to annex territory that abuts a county road must also annex the entire width of the county road and the adjacent right-of-way on both sides of the county road; and

WHEREAS, before the City may adopt an ordinance annexing property under Chapter 43 of the Texas Local Government Code, the City Council must conduct a public hearing to provide persons interested in the annexation the opportunity to be heard; and

WHEREAS, after review and consideration of such requests and petition of the Owners for annexation, the City Council finds that the Subject Property may be annexed pursuant to §43.0671 of the Texas Local Government Code; and

WHEREAS, the petitioners have agreed and consented to the annexation of the Subject Property by the City and further agree to be bound by all acts, ordinances, and all other legal action now in force and effect within the corporate limits of the City and all those which may be hereafter adopted.

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

Section 1. Findings. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. Proceedings. The Petition Requesting Annexation by Area Landowners for annexation of the Subject Property shown in Exhibit “A”, and the Municipal Services Agreements, including the draft services plan shown in Exhibit “B”, are hereby accepted and the Mayor is authorized to execute the Municipal Services Agreements. A public hearing has been set for the date of May 20, 2025. Notice of such hearing shall be published and posted and the hearing shall be open to the public to accept public comment on the annexation request.

Section 3. Severability. Should any section or part of this Resolution be held unconstitutional, illegal, or invalid, or the application to any person or circumstance thereof ineffective or inapplicable, such unconstitutionality, illegality, invalidity, or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof; but as to such remaining portion or portions, the same shall be and remain in full force and effect and to this end the provisions of this Resolution are declared to be severable.

Section 4. Open Meetings. It is hereby officially found and determined that the meeting at which this Resolution is passed was open to the public as required and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chap.551, Tex. Gov't. Code.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 20th day of May 2025.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

EXHIBIT "A"

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER(S)

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER(S)

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF LAVON,
TEXAS:

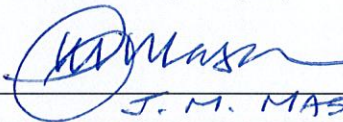
Pursuant to Texas Local Government Code, Section 43.0671, the undersigned owner(s) of the hereinafter described tract of land, petition your honorable Body to extend the present city limits so as to include as part of the City of Lavon, Texas, the following described territory, to wit:

Attachment A

Attach a legal description of the property, including the metes and bounds if available

I/We certify that the above-described tract of land is located in the extraterritorial jurisdiction of the City of Lavon, Texas and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

PETRO-HUNT, L.L.C.,
a Texas limited liability company

By: 
Name: J. M. MASON
Title: VICE PRES.

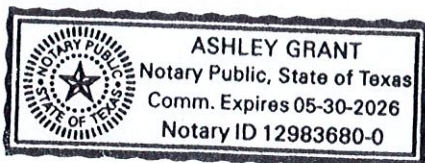
Date Executed: 4/3/25

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared J.M. Mason known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 3rd day of April, 2025.
Ashley Grant
Notary Public in and for



FAR EAST LAVON, LP,
a Texas limited partnership,

By: Pitman Investments, LLC,
a Texas limited liability company,
its general partner

By: [Signature]

Name: Carter W. Hunt

Title: Vice President

Date Executed: 4/3/2025

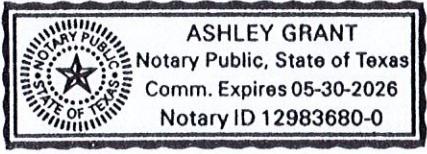
THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Carter W. Hunt known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 3rd day of April, 2025.

Ashley Grant
Notary Public in and for
Dallas County, Texas.



EAST LAVON PARTNERS, LP,
a Texas limited partnership,

By: Pitman Investments, LLC,
a Texas limited liability company,
its general partner

By: 

Name: Carter W. Hunt

Title: Vice President

Date Executed: 4/3/2025

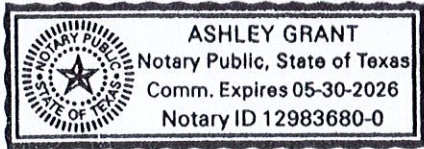
THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Carter W. Hunt known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 3rd day of April, 2025.

Ashley Grant
Notary Public in and for



Attachment A

LEGAL DESCRIPTION (360.154 ACRES)

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 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and also being all of that called 216.85 acre tract of land described in deed to East Lavon, L.P., as recorded in Document Number 20190408000368940, 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 in the south line of said 180.339 acre tract, said point being in the north right-of-way line of County Road 541, said point also being the southeast corner of Lot 1X, Block I, Elevon Parkway, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE along the east line of said Lot 1X as follows:

North 00 degrees 31 minutes 57 seconds East, 66.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 231.51 feet along a curve to the left, having a central angle of 12 degrees 41 minutes 36 seconds, a radius of 1,045.00 feet, a tangent of 116.23 feet and whose chord bears North 05 degrees 48 minutes 51 seconds West, 231.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 55.96 feet along a curve to the right, having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet and whose chord bears North 08 degrees 53 minutes 20 seconds West, 55.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east right-of-way line of Noble Grove, a variable width right-of-way as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE North 05 degrees 37 minutes 01 seconds West, 563.85 feet along the east right-of-way line to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the southwest corner of Lot 1X, Block H, said Elevon Parkway plat;

THENCE along the south line of said Lot 1X as follows:

Northeasterly, 733.92 feet along a curve to the left, having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet and whose chord bears North 67 degrees 55 minutes 57 seconds East, 725.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 52 degrees 54 minutes 52 seconds East, 981.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 563.09 feet along a curve to the right, having a central angle of 37 degrees 57 minutes 22 seconds, a radius of 850.00 feet, a tangent of 292.31 feet and whose chord bears North 71 degrees 53 minutes 33 seconds East, 552.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 00 degrees 52 minutes 14 seconds East, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of Lot 1X, Block G, said Elevon Parkway plat;

THENCE Southwesterly along the north line of said Lot 1X, 439.75 feet along a curve to the left, having a central angle of 26 degrees 31 minutes 19 seconds, a radius of 950.00 feet, a tangent of 223.89 feet and whose chord bears South 77 degrees 36 minutes 35 seconds West, 435.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east line of Elevon Section 2, Phase 2E, as recorded in Book Number 2024, Page 946, Official Public Records of Collin County, Texas;

THENCE along the east line of said Elevon Section 2, Phase 2E as follows:

North 25 degrees 39 minutes 05 seconds West, 120.00 feet to a point for corner;

Northeasterly, 118.08 feet along a curve to the right, having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet and whose chord bears North 67 degrees 30 minutes 37 seconds East, 118.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 19 degrees 19 minutes 42 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 57 minutes 44 seconds West, 91.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 36 degrees 52 minutes 59 seconds West, 45.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 38 degrees 53 minutes 17 seconds West, 48.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 40 degrees 58 minutes 50 seconds West, 49.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 43 degrees 05 minutes 01 seconds West, 49.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 45 degrees 11 minutes 07 seconds West, 49.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 47 degrees 17 minutes 09 seconds West, 48.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 49 degrees 23 minutes 06 seconds West, 48.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 51 degrees 29 minutes 01 seconds West, 48.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 53 degrees 34 minutes 53 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 55 degrees 35 minutes 59 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 57 degrees 51 minutes 21 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 60 degrees 06 minutes 27 seconds West, 9.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 30 degrees 33 minutes 56 seconds East, 120.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Southeasterly, 122.12 feet along a curve to right, having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet and

whose chord bears South 56 degrees 52 minutes 18 seconds East, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 35 degrees 41 minutes 29 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 26 degrees 33 minutes 05 seconds East, 330.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 26 degrees 16 minutes 04 seconds East, 14.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 25 degrees 07 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 23 degrees 24 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 21 degrees 41 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 19 degrees 49 minutes 03 seconds East, 50.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 18 degrees 48 minutes 02 seconds East, 186.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 17 degrees 59 minutes 18 seconds East, 14.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 15 degrees 16 minutes 59 seconds East, 51.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 11 degrees 36 minutes 37 seconds East, 30.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 10 degrees 15 minutes 11 seconds East, 24.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 79 degrees 44 minutes 49 seconds West, 91.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 10 degrees 15 minutes 11 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 79 degrees 44 minutes 49 seconds West, 15.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 10 degrees 15 minutes 11 seconds East, 188.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 46 degrees 40 minutes 06 seconds West, 187.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east line of said 429.321 acre tract;

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

North 43 degrees 19 minutes 54 seconds East, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

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

North 08 degrees 49 minutes 28 seconds West, 409.67 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 472.8955 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 along the south right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

North 81 degrees 09 minutes 48 seconds East, 952.69 feet to a one-half inch iron rod found at northeast corner of said 472.8955 acre tract, said point also being the northwest corner of said 216.85 acre tract;

North 81 degrees 12 minutes 20 seconds East, 1,968.14 feet to a one-half inch iron rod found at the northeast corner of said 216.85 acre tract, said point being at the northwest corner of Lot 13, Skyview Meadows Addition, as recorded in Cabinet G, Slide 576, Official Public Records of Collin County, Texas;

THENCE along the east line of said 216.85 acre tract as follows:

South 00 degrees 32 minutes 19 seconds West, 2,448.70 feet along the west line of said Skyview Meadows Addition to a one-half inch iron rod found at the south corner of Lot 9 and west corner of Lot 8 of said Skyview Meadows Addition, said point being the north corner and the northwest corner of Lot 3 of Lavon View Estates addition, as recorded in Cabinet I, Slide 381, Official Public Records of Collin County, Texas;

South 00 degrees 30 minutes 32 seconds West, 2,570.14 feet along the west line of said Lavon View Estates addition to a PK Nail found at the southeast corner of said 216.85 acre tract, said point being in the approximate centerline of said County Road 541;

THENCE South 89 degrees 53 minutes 52 seconds West, 1,944.34 feet along the approximate centerline of said County Road 541 to a PK Nail Found at the southwest corner of said 216.85 acre tract, said point being the southeast corner of said 472.8955 acre tract;

THENCE North 89 degrees 08 minutes 13 seconds West, 1,466.14 feet along the approximate centerline of said County Road 541 to a PK Nail found at the southwest corner of said 472.8955;

THENCE North 00 degrees 22 minutes 15 seconds East, 30.66 feet to a one-half inch iron rod with cap stamped "USA INC. PROP COR." found at the southeast corner of said 180.339 acre tract, said point being in the north right-of-way line of said County Road 541;

THENCE North 00 degrees 22 minutes 15 seconds East, 30.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 28 minutes 43 seconds West, 871.18 feet along the south line of said 180.339 acre tract and along the north right-of-way line of said County Road 541 to the POINT OF BEGINNING and containing 15,688,297 square feet or 360.154 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 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 360.154 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
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

PETRO-HUNT, L.L.C.,
a Texas limited liability company

By: 
Name: J.M. MASON
Title: VICE PRES.

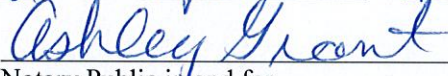
Date Executed: 4/3/25

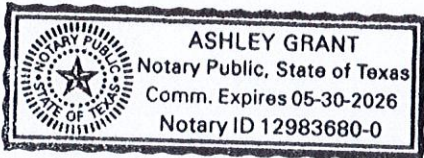
THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared J.M. Mason known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 3rd day of April, 2025.


Notary Public in and for



FAR EAST LAVON, LP,
a Texas limited partnership,

By: Pitman Investments, LLC,
a Texas limited liability company,
its general partner

By: 

Name: Carter W. Hunt

Title: Vice President

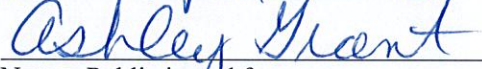
Date Executed: _____

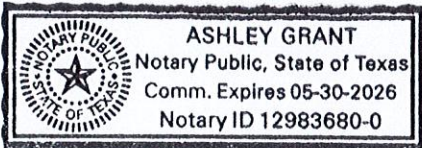
THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Carter W. Hunt known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 3rd day of April, 2025.


Notary Public in and for
Dallas County, Texas.



EAST LAVON PARTNERS, LP,
a Texas limited partnership,

By: Pitman Investments, LLC,
a Texas limited liability company,
its general partner

By: 

Name: Carter W. Hunt

Title: Vice President

Date Executed: 4/3/2025

THE STATE OF TEXAS

COUNTY OF Dallas

BEFORE ME, the undersigned authority, on this day personally appeared Carter W. Hunt known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 3rd day of April, 2025.


Notary Public in and for

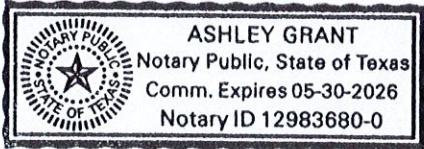


EXHIBIT "A"
Property Description and Depiction

LEGAL DESCRIPTION
(360.154 ACRES)

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 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and also being all of that called 216.85 acre tract of land described in deed to East Lavon, L.P., as recorded in Document Number 20190408000368940, 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 in the south line of said 180.339 acre tract, said point being in the north right-of-way line of County Road 541, said point also being the southeast corner of Lot 1X, Block I, Elevon Parkway, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE along the east line of said Lot 1X as follows:

North 00 degrees 31 minutes 57 seconds East, 66.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 231.51 feet along a curve to the left, having a central angle of 12 degrees 41 minutes 36 seconds, a radius of 1,045.00 feet, a tangent of 116.23 feet and whose chord bears North 05 degrees 48 minutes 51 seconds West, 231.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 55.96 feet along a curve to the right, having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet and whose chord bears North 08 degrees 53 minutes 20 seconds West, 55.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east right-of-way line of Noble Grove, a variable width right-of-way as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE North 05 degrees 37 minutes 01 seconds West, 563.85 feet along the east right-of-way line to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the southwest corner of Lot 1X, Block H, said Elevon Parkway plat;

THENCE along the south line of said Lot 1X as follows:

Northeasterly, 733.92 feet along a curve to the left, having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet and whose chord bears North 67 degrees 55 minutes 57 seconds East, 725.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 52 degrees 54 minutes 52 seconds East, 981.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 563.09 feet along a curve to the right, having a central angle of 37 degrees 57 minutes 22 seconds, a radius of 850.00 feet, a tangent of 292.31 feet and whose chord bears

North 71 degrees 53 minutes 33 seconds East, 552.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 00 degrees 52 minutes 14 seconds East, 100.00 feet to a to a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of Lot 1X, Block G, said Elevon Parkway plat;

THENCE Southwesterly along the north line of said Lot 1X, 439.75 feet along a curve to the left, having a central angle of 26 degrees 31 minutes 19 seconds, a radius of 950.00 feet, a tangent of 223.89 feet and whose chord bears South 77 degrees 36 minutes 35 seconds West, 435.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east line of Elevon Section 2, Phase 2E, as recorded in Book Number 2024, Page 946, Official Public Records of Collin County, Texas;

THENCE along the east line of said Elevon Section 2, Phase 2E as follows:

North 25 degrees 39 minutes 05 seconds West, 120.00 feet to a point for corner;

Northeasterly, 118.08 feet along a curve to the right, having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet and whose chord bears North 67 degrees 30 minutes 37 seconds East, 118.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 19 degrees 19 minutes 42 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 57 minutes 44 seconds West, 91.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 36 degrees 52 minutes 59 seconds West, 45.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 38 degrees 53 minutes 17 seconds West, 48.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 40 degrees 58 minutes 50 seconds West, 49.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 43 degrees 05 minutes 01 seconds West, 49.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 45 degrees 11 minutes 07 seconds West, 49.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 47 degrees 17 minutes 09 seconds West, 48.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 49 degrees 23 minutes 06 seconds West, 48.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 51 degrees 29 minutes 01 seconds West, 48.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 53 degrees 34 minutes 53 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 55 degrees 35 minutes 59 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 57 degrees 51 minutes 21 seconds West, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 60 degrees 06 minutes 27 seconds West, 9.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 30 degrees 33 minutes 56 seconds East, 120.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 122.12 feet along a curve to right, having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet and whose chord bears South 56 degrees 52 minutes 18 seconds East, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 41 minutes 29 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 33 minutes 05 seconds East, 330.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 16 minutes 04 seconds East, 14.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 25 degrees 07 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 23 degrees 24 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 21 degrees 41 minutes 34 seconds East, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 49 minutes 03 seconds East, 50.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 18 degrees 48 minutes 02 seconds East, 186.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 17 degrees 59 minutes 18 seconds East, 14.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 15 degrees 16 minutes 59 seconds East, 51.07 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 11 degrees 36 minutes 37 seconds East, 30.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 24.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 91.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 15.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 188.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 46 degrees 40 minutes 06 seconds West, 187.30 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east line of said 429.321 acre tract;

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

North 43 degrees 19 minutes 54 seconds East, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

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

North 08 degrees 49 minutes 28 seconds West, 409.67 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 472.8955 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 along the south right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

North 81 degrees 09 minutes 48 seconds East, 952.69 feet to a one-half inch iron rod found at northeast corner of said 472.8955 acre tract, said point also being the northwest corner of said 216.85 acre tract;

North 81 degrees 12 minutes 20 seconds East, 1,968.14 feet to a one-half inch iron rod found at the northeast corner of said 216.85 acre tract, said point being at the northwest corner of Lot 13, Skyview Meadows Addition, as recorded in Cabinet G, Slide 576, Official Public Records of Collin County, Texas;

THENCE along the east line of said 216.85 acre tract as follows:

South 00 degrees 32 minutes 19 seconds West, 2,448.70 feet along the west line of said Skyview Meadows Addition to a one-half inch iron rod found at the south corner of Lot 9 and west corner of Lot 8 of said Skyview Meadows Addition, said point being the north corner and the northwest corner of Lot 3 of Lavon View Estates addition, as recorded in Cabinet I, Slide 381, Official Public Records of Collin County, Texas;

South 00 degrees 30 minutes 32 seconds West, 2,570.14 feet along the west line of said Lavon View Estates addition to a PK Nail found at the southeast corner of said 216.85 acre tract, said point being in the approximate centerline of said County Road 541;

THENCE South 89 degrees 53 minutes 52 seconds West, 1,944.34 feet along the approximate centerline of said County Road 541 to a PK Nail Found at the southwest corner of said 216.85 acre tract, said point being the southeast corner of said 472.8955 acre tract;

THENCE North 89 degrees 08 minutes 13 seconds West, 1,466.14 feet along the approximate centerline of said County Road 541 to a PK Nail found at the southwest corner of said 472.8955; THENCE North 00 degrees 22 minutes 15 seconds East, 30.66 feet to a one-half inch iron rod with cap stamped "USA INC. PROP COR." found at the southeast corner of said 180.339 acre tract, said point being in the north right-of-way line of said County Road 541;

THENCE North 00 degrees 22 minutes 15 seconds East, 30.66 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 28 minutes 43 seconds West, 871.18 feet along the south line of said 180.339 acre tract and along the north right-of-way line of said County Road 541 to the POINT OF BEGINNING and containing 15,688,297 square feet or 360.154 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: Nevada 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.

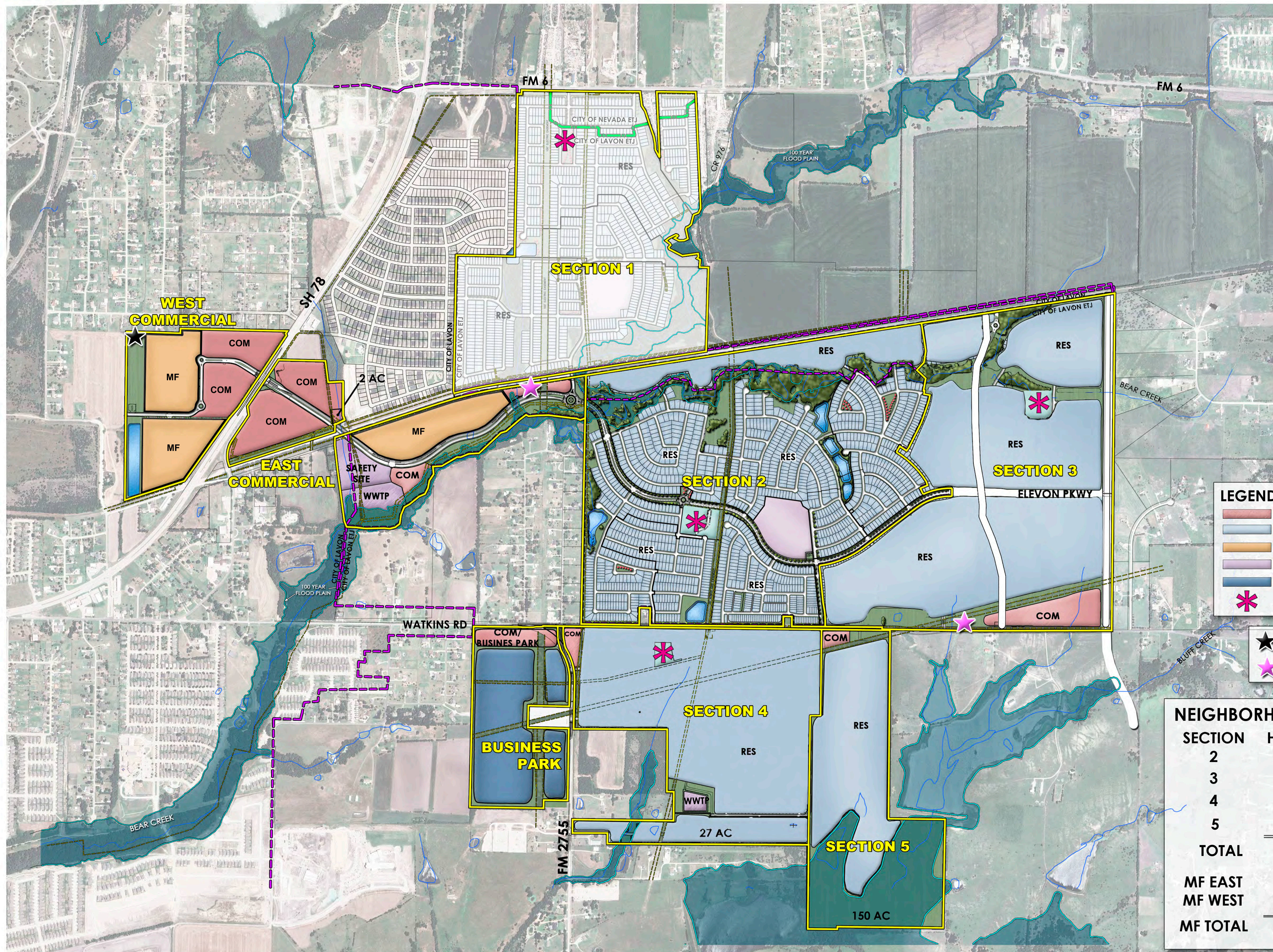
SANITARY SEWER SERVICES

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.



LEGEND

- COM = COMMERCIAL
- RES = RESIDENTIAL
- MF = MULTIFAMILY
- MUNICIPAL USE
- BUSINESS PARK
- AMENITY CENTER

- RELOCATED SIREN
- NEW SIREN

NEIGHBORHOOD DATA

SECTION	HOMES
2	1,490
3	1,338
4	1,016
5	529
TOTAL	4,373
MF EAST	481
MF WEST	519
MF TOTAL	1,000



City of Lavon, Texas

ANNEXATION PETITION PROCESS

ELEVON SECTION 3

The City Council meets regularly on the first and third Tuesday of each month, except the first Tuesday in October or in the event of conflicting holidays.

- | | |
|--------|---|
| May 9 | Municipal Services Agreement submitted by landowner to the City |
| May 20 | Annexation Petition submitted by landowner to the City |
| May 15 | Post notice of City Council consideration of the Petition and Agreement |
| May 20 | City Council consideration of Resolution accepting the Annexation Petition, approving Municipal Services Agreement, and calling a public hearing on June 17, 2025. |
| May 28 | Publish notice of public hearing. Obtain required affidavit of publication.

Send notifications per statute.

Post notice of public hearing on website. |
| Jun 13 | Post notice of City Council public hearing and consideration of Annexation proceeding |
| Jun 17 | City Council conduct public hearing.

City Council consider Annexation Ordinance. |
| Jun 26 | Publish Ordinance caption |



CITY OF LAVON

Agenda Brief

MEETING: May 20, 2025

ITEM: 6 - C

Item:

CONSENT AGENDA

Receive Quarterly Investment Report.

Background:

The Public Funds Investment Act (PFIA) requires that regular investment reports be provided to the City Council.

City of Lavon Investment Policy:

16. Reporting [PFIA 2256.023]

The City Manager, as an Investment Officer, shall provide to the City Council quarterly investment reports which provide a clear picture of the status of the current investment portfolio and conform to the requirements of the PFIA.

The report will be prepared jointly by all involved in the investment activity and be signed by all Investment Officers.

Prices used for the calculation of market values shall be obtained from an independent source.

Approval of the consent agenda item provides acknowledgement of receipt of the report and is the only action necessary.

Staff Notes:

Approval is recommended.

Attachment: Investment Report for Quarter ending March 31, 2025
Investment Pool newsletters

**City of Lavon, TX
Quarterly Investment Report
January - March 2025**

	Market Value 12/31/2024	Changes	Market Value 3/31/2025
Consolidated Funds	52,508,115.03	-13,425.07	52,494,689.96
Total Investments	52,508,115.03	-13,425.07	52,494,689.96
Weighted Average Maturity in days			1.0
Fully Accrued Interest for the quarter			0.00
Interest Earned and Received for the quarter			260,324.92
Average Yield to Maturity for quarter			3.528%
Average Yield to Maturity for quarter for TexStar			4.364%
Average Yield to Maturity for 4-week Treasury Bill for quarter			4.313%
Average Yield to Maturity for 26-week Treasury Bill for quarter			4.291%

This quarterly report is in full compliance with the investment policy and strategy as established for the City of Lavon TX and the Public Funds Investment Act (Chapter 2256, Government Code).

Kim Dobbs, City Manager

Diane Cuellar, Accounting Administrator



PERFORMANCE

As of April 30, 2025

Current Invested Balance	\$ 12,882,237,563.53
Weighted Average Maturity (1)	40 Days
Weighted Average Life (2)	105 Days
Net Asset Value	1.000016
Total Number of Participants	1092
Management Fee on Invested Balance	0.06%*
Interest Distributed	\$ 46,384,709.90
Management Fee Collected	\$ 634,202.07
% of Portfolio Invested Beyond 1 Year	9.16%
Standard & Poor's Current Rating	AAAm

April Averages

Average Invested Balance	\$ 12,858,385,108.33
Average Monthly Yield, on a simple basis	4.3288%
Average Weighted Maturity (1)	41 Days
Average Weighted Life (2)	108 Days

Definition of Weighted Average Maturity (1) & (2)

(1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instruction to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.

(2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

The maximum management fee authorized for the TexSTAR Cash Reserve Fund is 12 basis points. This fee may be waived in full or in part in the discretion of the TexSTAR co-administrators at any time as provided for in the TexSTAR Information Statement.

Rates reflect historical information and are not an indication of future performance.

NEW PARTICIPANTS

We would like to welcome the following entities who joined the TexSTAR program in April:

* Hidalgo County Irrigation District No. 6 * Leland Woods Redevelopment Authority * Randall County

HOLIDAY REMINDER

In observance of **Memorial Day, TexSTAR will be closed on Monday, May 26, 2025.** All ACH transactions initiated on Friday, May 23rd will settle on Tuesday, May 27th. Notification of any early transaction deadlines on the business day preceding this holiday will be sent by email to the primary contact on file for all TexSTAR participants. Please plan accordingly for your liquidity needs.

ECONOMIC COMMENTARY

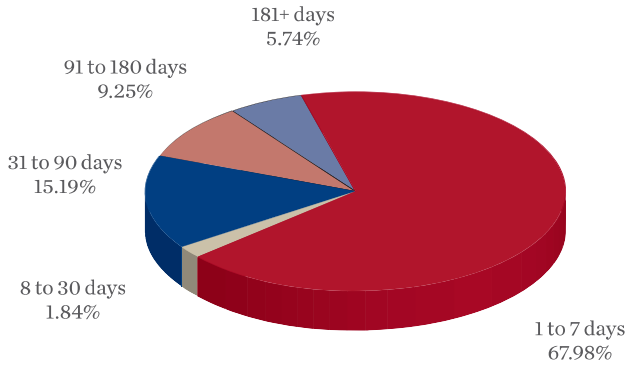
Market review

On April 2, 2025, President Donald Trump's "Liberation Day" announcement marked a transformative moment in U.S. trade policy, unveiling a sweeping array of tariffs designed to recalibrate international trade dynamics. A minimum 10% reciprocal tariff was imposed on all imports, excluding those from Canada and Mexico, with 25 countries facing elevated rates based on their trade barriers against U.S. goods. This broad-based tariff hike aimed to address perceived imbalances and counteract barriers that disadvantaged U.S. exports. A week later, amid the ensuing market volatility and uncertainty that followed, the administration introduced a 90-day pause on many of the new tariffs for those countries that had not retaliated, preserving the 10% universal tariff while carving out exceptions for sectors such as computers, smartphones, and electrical equipment. However, tariffs on Chinese imports were escalated to a staggering 125% (in addition to the previously announced 20% tariff for fentanyl trafficking), intensifying trade tensions between the two largest economies. Despite conflicting statements, trade negotiations were reportedly underway, with U.S. Treasury Secretary Bessent suggesting a potential de-escalation to rebalance the trading relationship. Additionally, a non-stacking executive order was issued to ease the tariff burden on domestic automakers, ensuring that autos and auto parts, which are subject to a new 25% tariff aimed at protecting national security interests, will not face extra tariffs related to steel, aluminum, or certain goods from Canada and Mexico. However, other tariffs, such as those on Chinese goods, will still apply. As these rapidly changing policies unfold, sentiment indicators have become increasingly important, providing insights into the current economic climate that hard data may not yet reflect. Survey data from April indicated a continued deterioration in U.S. consumer sentiment, with inflation expectations surging to levels not seen since 1981.

(continued page 4)

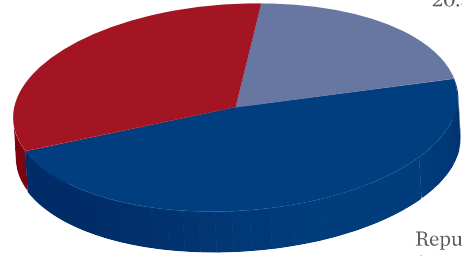
INFORMATION AT A GLANCE

PORTFOLIO BY TYPE OF INVESTMENT AS OF APRIL 30, 2025



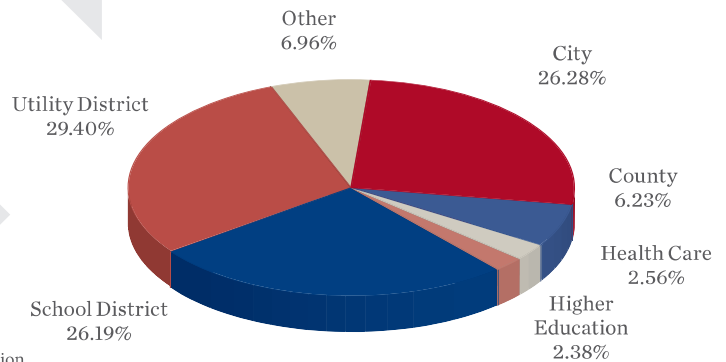
Treasuries
31.95%

Agencies
20.31%



Repurchase
Agreements
47.74%

PORTFOLIO BY MATURITY AS OF APRIL 30, 2025 (1)



DISTRIBUTION OF PARTICIPANTS BY TYPE AS OF APRIL 30, 2025

(1) Portfolio by Maturity is calculated using WAM (1) definition for stated maturity. See page 1 for definition

HISTORICAL PROGRAM INFORMATION

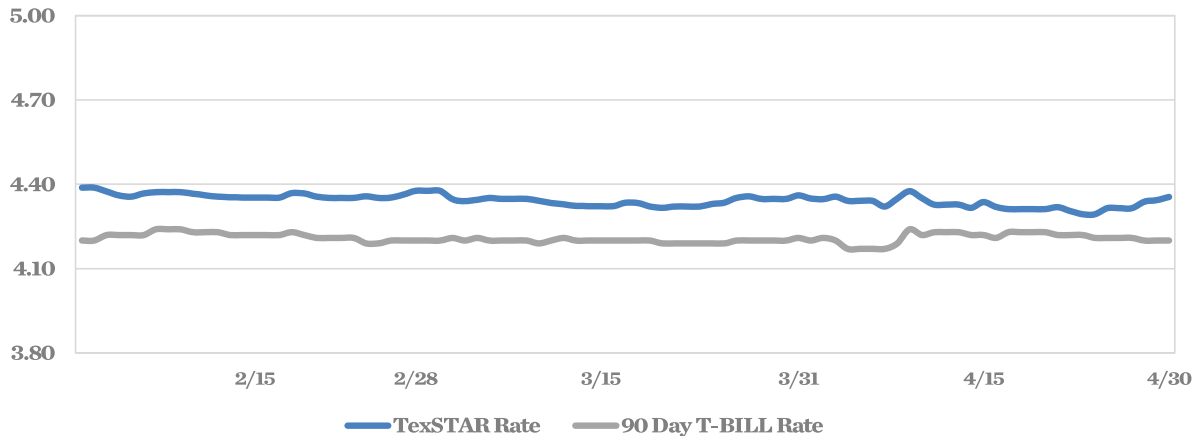
MONTH	AVERAGE RATE	BOOK VALUE	MARKET VALUE	NET ASSET VALUE	WAM (1)	WAL (2)	NUMBER OF PARTICIPANTS
Apr 25	4.3288%	\$ 12,882,237,563.53	\$ 12,882,447,062.78	1.000016	41	108	1092
Mar 25	4.3394%	12,954,908,093.63	12,955,435,994.98	1.000040	37	88	1089
Feb 25	4.3625%	13,098,975,899.81	13,101,204,943.33	1.000090	37	88	1083
Jan 25	4.3896%	12,490,576,395.79	12,493,366,838.19	1.000123	38	94	1079
Dec 24	4.5642%	11,011,396,681.51	11,014,513,690.84	1.000229	36	93	1075
Nov 24	4.7112%	10,166,178,873.71	10,168,700,798.41	1.000189	29	89	1071
Oct 24	4.8722%	10,685,059,311.14	10,687,382,798.75	1.000217	26	70	1063
Sep 24	5.1324%	10,713,994,849.49	10,717,808,636.16	1.000355	26	66	1056
Aug 24	5.2939%	10,960,587,143.65	10,963,170,866.05	1.000150	31	61	1048
Jul 24	5.3131%	11,614,008,231.39	11,614,697,399.72	1.000059	33	64	1043
Jun 24	5.3126%	10,696,510,063.51	10,695,858,054.79	0.999939	36	66	1040
May 24	5.3078%	10,946,135,253.27	10,946,064,280.53	0.999895	37	67	1037

PORTFOLIO ASSET SUMMARY AS OF APRIL 30, 2025

	BOOK VALUE	MARKET VALUE
Uninvested Balance	\$ 570.33	\$ 570.33
Accrual of Interest Income	16,806,858.28	16,806,858.28
Interest and Management Fees Payable	(46,484,611.67)	(46,484,611.67)
Payable for Investment Purchased	(118,129,950.00)	(118,129,950.00)
Repurchase Agreement	6,220,219,000.00	6,220,219,000.00
Government Securities	6,809,825,696.59	6,810,035,195.84
TOTAL	\$ 12,882,237,563.53	\$ 12,882,447,062.78

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of TexSTAR. The only source of payment to the Participants are the assets of TexSTAR. There is no secondary source of payment for the pool such as insurance or guarantee. 45. Should you require a copy of the portfolio, please contact TexSTAR Participant Services.

TEXSTAR VERSUS 90-DAY TREASURY BILL



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The TexSTAR management fee may be waived in full or in part at the discretion of the TexSTAR co-administrators and the TexSTAR rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment of \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the TexSTAR pool to the T-Bill Yield, you should know that the TexSTAR pool consists of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-Day T-Bill. The TexSTAR yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

DAILY SUMMARY FOR APRIL 2025

DATE	MNY MKT FUND EQUIV. [SEC Std.]	DAILY ALLOCATION FACTOR	INVESTED BALANCE	MARKET VALUE PER SHARE	WAM DAYS (1)	WAL DAYS (2)
4/1/2025	4.3499%	0.000119176	\$13,081,420,178.64	1.000049	39	106
4/2/2025	4.3471%	0.000119098	\$13,132,898,257.85	1.000046	38	105
4/3/2025	4.3557%	0.000119333	\$13,020,401,928.92	1.000073	38	105
4/4/2025	4.3409%	0.000118928	\$12,982,196,273.75	1.000085	39	108
4/5/2025	4.3409%	0.000118928	\$12,982,196,273.75	1.000085	38	107
4/6/2025	4.3409%	0.000118928	\$12,982,196,273.75	1.000085	37	106
4/7/2025	4.3212%	0.000118388	\$12,952,321,674.32	1.000059	42	111
4/8/2025	4.3497%	0.000119170	\$12,938,165,159.78	1.000051	42	110
4/9/2025	4.3751%	0.000119865	\$12,936,051,146.96	0.999987	41	110
4/10/2025	4.3505%	0.000119152	\$12,884,727,655.72	0.999980	41	110
4/11/2025	4.3278%	0.000118571	\$12,947,790,427.18	0.999980	42	110
4/12/2025	4.3278%	0.000118571	\$12,947,790,427.18	0.999980	42	109
4/13/2025	4.3278%	0.000118571	\$12,947,790,427.18	0.999980	41	108
4/14/2025	4.3165%	0.000118260	\$12,974,603,277.35	1.000015	41	108
4/15/2025	4.3368%	0.000118817	\$12,996,305,217.30	1.000016	42	109
4/16/2025	4.3193%	0.000118336	\$12,928,644,505.67	1.000020	42	109
4/17/2025	4.3116%	0.000118124	\$12,713,948,967.53	1.000117	44	112
4/18/2025	4.3116%	0.000118125	\$12,713,948,967.53	1.000003	43	111
4/19/2025	4.3116%	0.000118125	\$12,713,948,967.53	1.000003	42	110
4/20/2025	4.3116%	0.000118125	\$12,713,948,967.53	1.000003	41	109
4/21/2025	4.3184%	0.000118312	\$12,722,631,116.57	1.000018	43	110
4/22/2025	4.3050%	0.000117944	\$12,681,521,447.48	1.000004	43	110
4/23/2025	4.2938%	0.000117639	\$12,683,248,920.62	0.999998	42	109
4/24/2025	4.2929%	0.000117613	\$12,654,587,542.14	1.000014	42	109
4/25/2025	4.3147%	0.000118211	\$12,693,220,227.26	1.000017	42	109
4/26/2025	4.3147%	0.000118211	\$12,693,220,227.26	1.000017	42	108
4/27/2025	4.3147%	0.000118211	\$12,693,220,227.26	1.000017	41	107
4/28/2025	4.3384%	0.000118861	\$12,717,050,602.55	1.000013	42	107
4/29/2025	4.3432%	0.000118992	\$12,839,320,399.71	1.000017	41	106
4/30/2025	4.3553%	0.000119323	\$12,882,237,563.53	1.000016	40	105
Average	4.3288%	0.000118597	\$12,858,385,108.33		41	108

ECONOMIC COMMENTARY (cont.)

Business sentiment also took a hit globally, with economists overwhelmingly viewing the tariffs as detrimental to economic growth. Against the backdrop of significant trade policy shifts, Federal Reserve (Fed) Chair Jerome Powell addressed the Economic Club of Chicago, offering a candid assessment of the U.S. economic outlook. Powell highlighted signs of slowing growth and modest consumer spending, exacerbated by a surge in imports aimed at circumventing newly imposed tariffs. This influx, he cautioned, could weigh heavily on GDP estimates, further dampening market sentiment. With the full impact of tariffs still unfolding, Powell noted that their effects might be more profound than anticipated, as the magnitude of tariffs announced by President Trump exceeded the Fed's highest estimates in its March meeting. The higher tariffs present a delicate balancing act between upside risks to inflation and downside risks to growth. Consequently, he highlighted the Fed's cautious approach, emphasizing the need for clarity on the effects of tariff policy on the Fed's dual mandate of stable prices and maximum employment, before proceeding with any changes to monetary policy.

Meanwhile, backward-looking hard data in April painted a picture of relative economic health. The April Jobs report revealed a labor market that has remained resilient so far this year, with nonfarm payrolls rising by a stronger-than-expected 177,000. This was tempered by negative revisions to job growth in February and March, softer wage data, and mixed job growth dispersion. The 3-month and 6-month nonfarm payroll run rates remain healthy at 155,000 and 193,000, respectively, while the unemployment rate held steady at 4.2%. In contrast, the Job Openings and Labor Turnover Survey showed job openings fell by 288,000 to 7.19 million in February, indicating a decline in labor demand. The March Consumer Price Index (CPI) report offered a glimpse into subdued inflationary pressures prior to the tariff upheaval. Headline CPI fell by 0.1% month-over-month (m/m) and rose 2.4% year-over-year (y/y), primarily due to a sharp decline in gasoline prices. Core inflation saw its slowest increase in four years. Similarly, Core Personal Consumption Expenditures (PCE) came in slightly softer than expected at 0.03% m/m, bringing the yearly figure to 2.65%.

As the month closed, the U.S. economy revealed the tangible impacts of impending tariffs, with Q1 GDP growth contracting at a 0.3% annualized rate, marking its first decline since early 2022. This decline was largely due to the front-loading of imports ahead of tariff impacts, which outweighed the boost from inventory growth and final sales. Net exports dragged on growth due to a 41% increase in imports, reflecting a rush to secure goods before tariffs took effect. Consumer spending rose at a modest 1.8% rate, with durable goods remaining resilient due to pre-tariff buying, while service spending saw its smallest increase since late 2023. Private investment surged, skewed by inventory spikes, while government spending fell, particularly at the federal level.

Over the month of April, Treasury yields fluctuated amid heightened fiscal policy uncertainty and its implications for growth and inflation. The short end of the curve, particularly maturities under six months, which are typically driven by monetary policy, remained relatively stable, with three-month Treasury yields declining by 1 basis point (bp) to 4.29% and six-month Treasury yields declining by 5 bps to 4.18%. Meanwhile, the two-year Treasury yield ranged from a low of 3.43% on April 4th to a high of 4.03% on April 9th, before ending the month at 3.61%, down 28 bps for the month.

Outlook

In his first 100 days in office, President Trump moved quickly to fulfill many of his campaign promises, consolidating power at an unprecedented pace and scale. On his first day, he announced four major domestic priorities: enhancing border security and reducing illegal immigration, achieving energy dominance and independence, downsizing the federal government, and stopping new regulations. Initially, there was optimism regarding tax cuts, deregulation, and strong corporate earnings. However, the administration's chaotic implementation of tariffs sparked a trade war, potentially leading to a recession, as both consumer and CEO confidence waned. The interplay between increasing inflationary pressures and decelerating economic growth is likely to keep the Federal Reserve on high alert. Chair Powell has recognized the growing possibility of a recession, though any potential downturn is anticipated to be mild. While the Fed may consider rate cuts, it is expected to hold off until there are clear signs of weakening in the labor market, particularly if household inflation expectations continue to climb. This cautious approach reflects the Fed's ongoing vigilance in balancing economic growth with inflationary pressures. In this context, we anticipate that the Fed will resist preemptive action, despite some pressure from the administration, and will opt to reduce rates in 25 basis point increments three times this year, starting in July.

This information is an excerpt from an economic report dated April 2025 provided to TexSTAR by JP Morgan Asset Management, Inc., the investment manager of the TexSTAR pool.



TEXSTAR BOARD MEMBERS

Monte Mercer	North Central TX Council of Government	Governing Board President
David Pate	Richardson ISD	Governing Board Vice President
David Medanich	Hilltop Securities	Governing Board Secretary
Andrew Linton	J.P. Morgan Asset Management	Governing Board Asst. Sec./Treas
Brett Starr	City of Irving	Advisory Board
Sandra Newby	Qualified Non-Participant	Advisory Board
Ron Whitehead	Qualified Non-Participant	Advisory Board

The material provided to TexSTAR from J.P. Morgan Asset Management, Inc., the investment manager of the TexSTAR pool, is for informational and educational purposes only, as of the date of writing and may change at any time based on market or other conditions and may not come to pass. While we believe the information presented is reliable, we cannot guarantee its accuracy. Hilltop Securities is a wholly owned subsidiary of Hilltop Holdings, Inc. (NYSE: HTH) located at 717 N. Harwood Street, Suite 3400, Dallas, TX 75201, (214) 859-1800. Member NYSE/FINRA/SIPC. Past performance is no guarantee of future results. Investment Management Services are offered through J.P. Morgan Asset Management Inc. and/or its affiliates. Marketing and Enrollment duties are offered through Hilltop Securities and/or its affiliates. Hilltop Securities and J.P. Morgan Asset Management Inc. are separate entities.



PERFORMANCE

As of April 30, 2025

Current Invested Balance	\$ 13,410,580,718.46
Weighted Average Maturity (1)	41 Days
Weighted Average Life (2)	77 Days
Net Asset Value	0.999991
Total Number of Participants	756
Management Fee on Invested Balance	0.0975%*
Interest Distributed	\$ 51,346,105.65
Management Fee Collected	\$ 1,100,652.92
% of Portfolio Invested Beyond 1 Year	0.00%
Standard & Poor's Current Rating	AAAm

Rates reflect historical information and are not an indication of future performance.

April Averages

Average Invested Balance	\$ 13,733,511,251.08
Average Monthly Yield, on a simple basis	4.4512%
Average Weighted Maturity (1)	41 Days
Average Weighted Life (2)	80 Days

Definition of Weighted Average Maturity (1) & (2)

(1) This weighted average maturity calculation uses the SEC Rule 2a-7 definition for stated maturity for any floating rate instrument held in the portfolio to determine the weighted average maturity for the pool. This Rule specifies that a variable rate instruction to be paid in 397 calendar days or less shall be deemed to have a maturity equal to the period remaining until the next readjustment of the interest rate.

(2) This weighted average maturity calculation uses the final maturity of any floating rate instruments held in the portfolio to calculate the weighted average maturity for the pool.

The maximum management fee authorized for the LOGIC Cash Reserve Fund is 12 basis points. This fee may be waived in full or in part in the discretion of the LOGIC co-administrators at any time as provided for in the LOGIC Information Statement.

NEW PARTICIPANTS

We would like to welcome the following entities who joined the LOGIC program in April:

- * Buffalo Independent School District
- * Hidalgo County Irrigation District No. 6
- * Pecos County Memorial Hospital District
- * Randall County

HOLIDAY REMINDER

In observance of **Memorial Day**, **LOGIC will be closed on Monday, May 26, 2025**. All ACH transactions initiated on Friday, May 23th will settle on Tuesday, May 27th. Notification of any early transaction deadlines on the business day preceding this holiday will be sent by email to the primary contact on file for all LOGIC participants. Please plan accordingly for your liquidity needs.

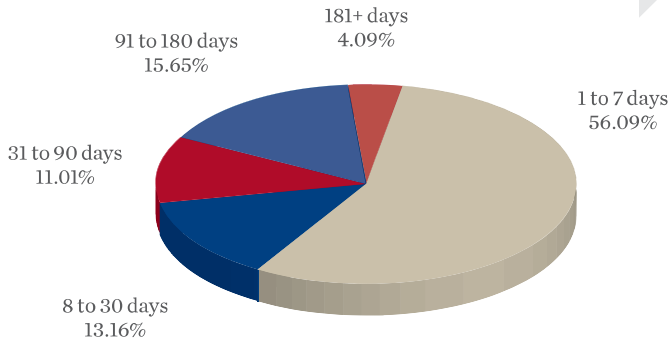
ECONOMIC COMMENTARY

Market review

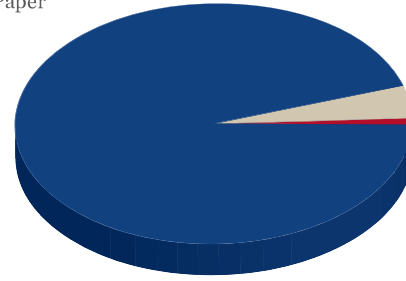
On April 2, 2025, President Donald Trump's "Liberation Day" announcement marked a transformative moment in U.S. trade policy, unveiling a sweeping array of tariffs designed to recalibrate international trade dynamics. A minimum 10% reciprocal tariff was imposed on all imports, excluding those from Canada and Mexico, with 25 countries facing elevated rates based on their trade barriers against U.S. goods. This broad-based tariff hike aimed to address perceived imbalances and counteract barriers that disadvantaged U.S. exports. A week later, amid the ensuing market volatility and uncertainty that followed, the administration introduced a 90-day pause on many of the new tariffs for those countries that had not retaliated, preserving the 10% universal tariff while carving out exceptions for sectors such as computers, smartphones, and electrical equipment. However, tariffs on Chinese imports were escalated to a staggering 125% (in addition to the previously announced 20% tariff for fentanyl trafficking), intensifying trade tensions between the two largest economies. Despite conflicting statements, trade negotiations were reportedly underway, with U.S. Treasury Secretary Bessent suggesting a potential de-escalation to rebalance the trading relationship. Additionally, a non-stacking executive order was issued to ease the tariff burden on domestic automakers, ensuring that autos and auto parts, which are subject to a new 25% tariff aimed at protecting national security interests, will not face extra tariffs related to steel, aluminum, or certain goods from Canada and Mexico. However, other tariffs, such as those on Chinese goods, will still apply. As these rapidly changing policies unfold, sentiment indicators have become increasingly important, providing insights into the current economic climate that hard data may not yet reflect. Survey data from April indicated a continued deterioration in U.S. consumer sentiment, with inflation expectations surging to levels not seen since 1981.

INFORMATION AT A GLANCE

PORTFOLIO BY TYPE OF INVESTMENT AS OF APRIL 30, 2025



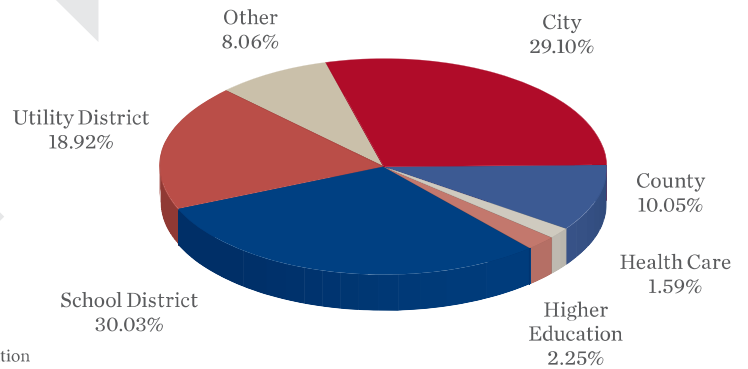
Commercial Paper
94.94%



Repurchase
Agreements
4.42%

Treasuries
0.64%

PORTFOLIO BY MATURITY AS OF APRIL 30, 2025 (1)



DISTRIBUTION OF PARTICIPANTS BY TYPE AS OF APRIL 30, 2025

(1) Portfolio by Maturity is calculated using WAM (1) definition for stated maturity. See page 1 for definition

HISTORICAL PROGRAM INFORMATION

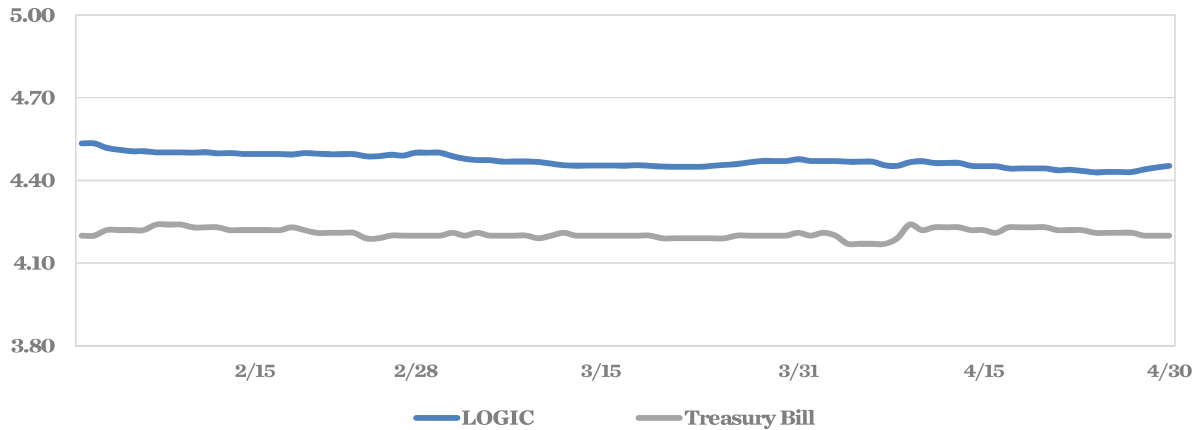
MONTH	AVERAGE RATE	BOOK VALUE	MARKET VALUE	NET ASSET VALUE	WAM (1)	WAL (2)	NUMBER OF PARTICIPANTS
Apr 25	4.4512%	\$ 13,410,580,718.46	\$ 13,410,466,807.55	0.999991	41	80	756
Mar 25	4.4641%	14,013,719,857.59	14,015,353,518.54	1.000116	42	79	752
Feb 25	4.5009%	14,398,594,451.35	14,400,518,616.04	0.999955	44	78	747
Jan 25	4.5390%	14,571,517,034.15	14,573,952,604.86	1.000009	43	75	742
Dec 24	4.6928%	12,796,277,715.97	12,799,423,560.48	1.000172	51	82	738
Nov 24	4.8298%	12,202,035,352.09	12,203,810,379.46	1.000055	48	70	734
Oct 24	4.9905%	12,200,676,004.43	12,204,818,722.43	1.000339	46	74	731
Sep 24	5.2340%	12,000,294,194.26	12,008,777,523.51	1.000706	48	77	721
Aug 24	5.3775%	11,839,344,751.91	11,842,275,628.35	1.000051	46	68	715
Jul 24	5.4031%	12,289,700,901.39	12,290,658,895.72	1.000077	44	64	710
Jun 24	5.4105%	12,305,570,300.22	12,302,401,325.85	0.999742	46	68	709
May 24	5.4208%	12,027,790,517.42	12,026,906,145.27	0.999709	42	61	707

PORTFOLIO ASSET SUMMARY AS OF APRIL 31, 2025

	BOOK VALUE	MARKET VALUE
Uninvested Balance	\$ 16,674.21	\$ 16,674.21
Accrual of Interest Income	10,074,516.86	10,074,516.86
Interest and Management Fees Payable	(51,343,210.65)	(51,343,210.65)
Payable for Investment Purchased	(74,935,833.00)	(74,935,833.00)
Repurchase Agreement	597,376,000.00	597,376,000.00
Commercial Paper	12,842,966,793.09	12,842,879,791.97
Government Securities	86,425,777.95	86,398,868.16
TOTAL	\$ 13,410,580,718.46	\$ 13,410,466,807.55

Market value of collateral supporting the Repurchase Agreements is at least 102% of the Book Value. The portfolio is managed by J.P. Morgan Chase & Co. and the assets are safekept in a separate custodial account at the Federal Reserve Bank in the name of LOGIC. The only source of payment to the Participants are the assets of LOGIC. There is no secondary source of payment for the pool such as insurance or guarantee. Should you require a copy of the portfolio, please contact LOGIC Participant Services.

LOGIC VERSUS 90-DAY TREASURY BILL



This material is for information purposes only. This information does not represent an offer to buy or sell a security. The above rate information is obtained from sources that are believed to be reliable; however, its accuracy or completeness may be subject to change. The LOGIC management fee may be waived in full or in part at the discretion of the LOGIC co-administrators and the LOGIC rate for the period shown reflects waiver of fees. This table represents historical investment performance/return to the customer, net of fees, and is not an indication of future performance. An investment in the security is not insured or guaranteed by the Federal Deposit Insurance Corporation or any other government agency. Although the issuer seeks to preserve the value of an investment of \$1.00 per share, it is possible to lose money by investing in the security. Information about these and other program details are in the fund's Information Statement which should be read carefully before investing. The yield on the 90-Day Treasury Bill ("T-Bill Yield") is shown for comparative purposes only. When comparing the investment returns of the LOGIC pool to the T-Bill Yield, you should know that the LOGIC pool consists of allocations of specific diversified securities as detailed in the respective Information Statements. The T-Bill Yield is taken from Bloomberg Finance L.P. and represents the daily closing yield on the then current 90-Day T-Bill. The LOGIC yield is calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940 as promulgated from time to time by the federal Securities and Exchange Commission.

DAILY SUMMARY FOR APRIL 2025

DATE	MNY MKT FUND EQUIV. [SEC Std.]	DAILY ALLOCATION FACTOR	INVESTED BALANCE	MARKET VALUE PER SHARE	WAM DAYS (1)	WAL DAYS (2)
4/1/2025	4.4703%	0.000122474	\$13,931,438,716.97	1.000097	38	80
4/2/2025	4.4701%	0.000122469	\$13,941,838,397.79	1.000098	38	80
4/3/2025	4.4701%	0.000122468	\$13,898,806,658.82	1.000117	39	80
4/4/2025	4.4673%	0.000122390	\$13,858,771,853.34	1.000015	37	80
4/5/2025	4.4673%	0.000122390	\$13,858,771,853.34	1.000015	37	79
4/6/2025	4.4673%	0.000122390	\$13,858,771,853.34	1.000015	37	78
4/7/2025	4.4542%	0.000122033	\$13,870,810,733.91	1.000168	39	80
4/8/2025	4.4527%	0.000121991	\$13,875,336,778.72	1.000102	39	78
4/9/2025	4.4654%	0.000122339	\$13,867,196,494.81	1.000028	38	78
4/10/2025	4.4693%	0.000122478	\$13,786,959,997.72	0.999860	41	80
4/11/2025	4.4628%	0.000122270	\$13,810,508,793.78	0.999860	42	82
4/12/2025	4.4628%	0.000122270	\$13,810,508,793.78	0.999860	42	81
4/13/2025	4.4628%	0.000122270	\$13,810,508,793.78	0.999860	42	80
4/14/2025	4.4521%	0.000121974	\$13,817,621,382.34	0.999985	44	83
4/15/2025	4.4512%	0.000121950	\$13,705,398,215.64	0.999972	44	82
4/16/2025	4.4509%	0.000121942	\$13,736,112,610.30	0.999967	43	82
4/17/2025	4.4429%	0.000121733	\$13,634,418,737.57	0.999967	44	82
4/18/2025	4.4429%	0.000121722	\$13,634,418,737.57	0.999706	43	81
4/19/2025	4.4429%	0.000121722	\$13,634,418,737.57	0.999706	42	80
4/20/2025	4.4429%	0.000121722	\$13,634,418,737.57	0.999706	42	79
4/21/2025	4.4366%	0.000121552	\$13,685,090,018.06	0.999958	41	78
4/22/2025	4.4382%	0.000121595	\$13,619,362,452.86	0.999962	42	79
4/23/2025	4.4337%	0.000121471	\$13,628,448,580.05	0.999950	43	80
4/24/2025	4.4287%	0.000121333	\$13,661,261,886.86	0.999948	43	79
4/25/2025	4.4302%	0.000121376	\$13,673,211,432.85	0.999774	42	79
4/26/2025	4.4302%	0.000121376	\$13,673,211,432.85	0.999774	42	78
4/27/2025	4.4302%	0.000121376	\$13,673,211,432.85	0.999774	41	77
4/28/2025	4.4397%	0.000121636	\$13,539,084,548.25	0.999958	41	77
4/29/2025	4.4469%	0.000121833	\$13,464,838,150.77	0.999975	41	76
4/30/2025	4.4522%	0.000121979	\$13,410,580,718.46	0.999991	41	77
Average	4.4512%	0.000121951	\$13,733,511,251.08		41	80



ECONOMIC COMMENTARY (cont.)

Business sentiment also took a hit globally, with economists overwhelmingly viewing the tariffs as detrimental to economic growth. Against the backdrop of significant trade policy shifts, Federal Reserve (Fed) Chair Jerome Powell addressed the Economic Club of Chicago, offering a candid assessment of the U.S. economic outlook. Powell highlighted signs of slowing growth and modest consumer spending, exacerbated by a surge in imports aimed at circumventing newly imposed tariffs. This influx, he cautioned, could weigh heavily on GDP estimates, further dampening market sentiment. With the full impact of tariffs still unfolding, Powell noted that their effects might be more profound than anticipated, as the magnitude of tariffs announced by President Trump exceeded the Fed's highest estimates in its March meeting. The higher tariffs present a delicate balancing act between upside risks to inflation and downside risks to growth. Consequently, he highlighted the Fed's cautious approach, emphasizing the need for clarity on the effects of tariff policy on the Fed's dual mandate of stable prices and maximum employment, before proceeding with any changes to monetary policy.

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This information is an excerpt from an economic report dated April 2025 provided to LOGIC by JP Morgan Asset Management, Inc., the investment manager of the LOGIC pool.



LOGIC BOARD MEMBERS

Sandy Newby	Tarrant Regional Water District	Governing Board President
Greg Jordan	Fort Worth Transportation Authority	Governing Board Vice President
Darla Moss	Arlington ISD	Governing Board Treasurer
Jeanne Chipperfield	North Texas Municipal Water District	Governing Board Secretary
Kelley McGuire	North Texas Tollway Authority	Governing Board Member
Kelvin Bryant	City of McKinney	Advisory Board Member
Monte Mercer	Qualified Non-Participant	Advisory Board Member

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CITY OF LAVON Agenda Brief

MEETING: May 20, 2025

ITEM: 7 – A

Item:

Public hearing, discussion, and action regarding the property owner's petition for the voluntary annexation of property in the James P. Davis Survey, Abstract No. 249 consisting of 151.193 acres identified as Elevon, Section 5, generally located south of and adjacent to CR 541 and east of Elevon, Section 4 situated in Collin County 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. **2025-05-06**.

Background:

Pursuant to the amended and restated development agreement, the landowner of approximately 151.193 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 May 6, 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.

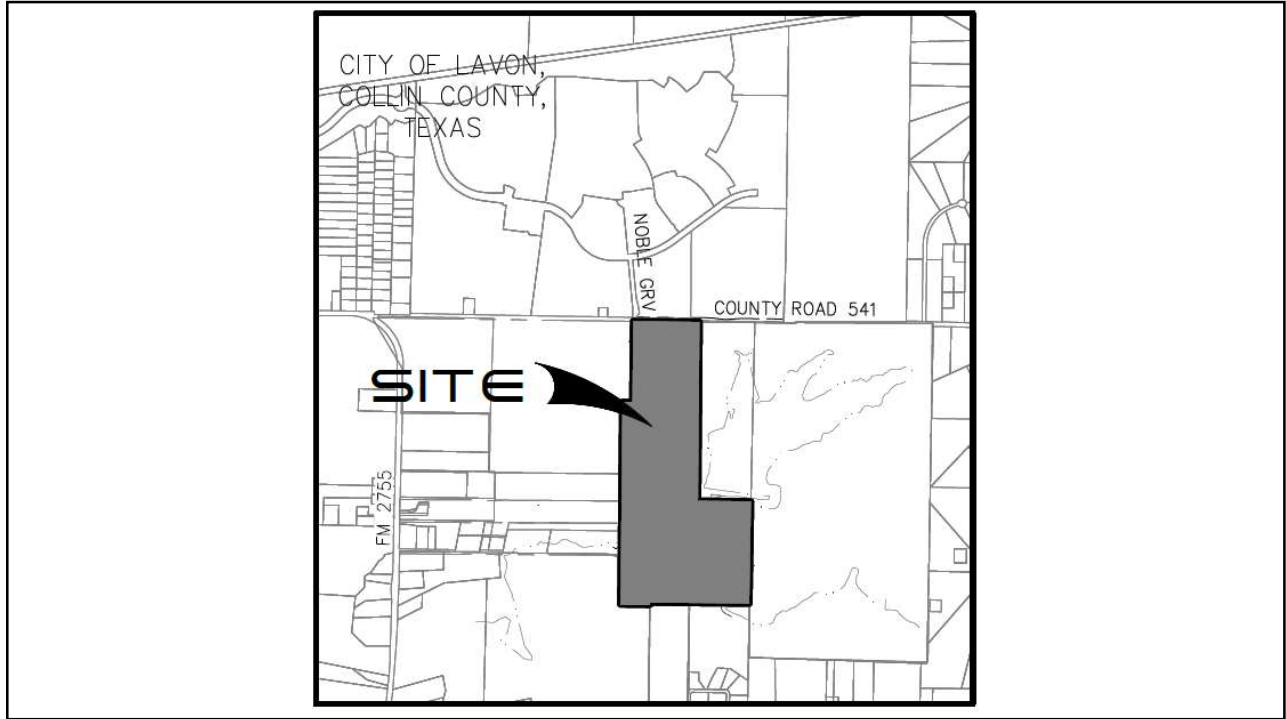
Financial Implications:

Municipal services may be provided within existing budgeted levels.

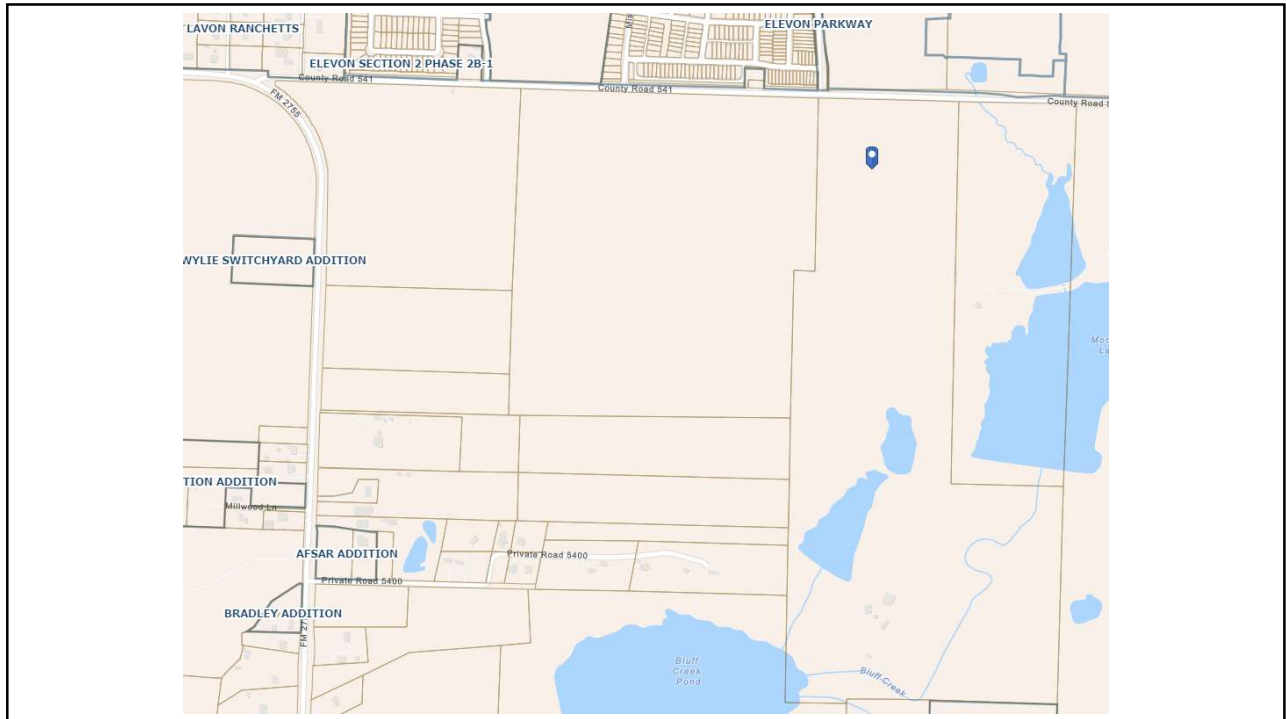
Staff Notes:

Approval is recommended.

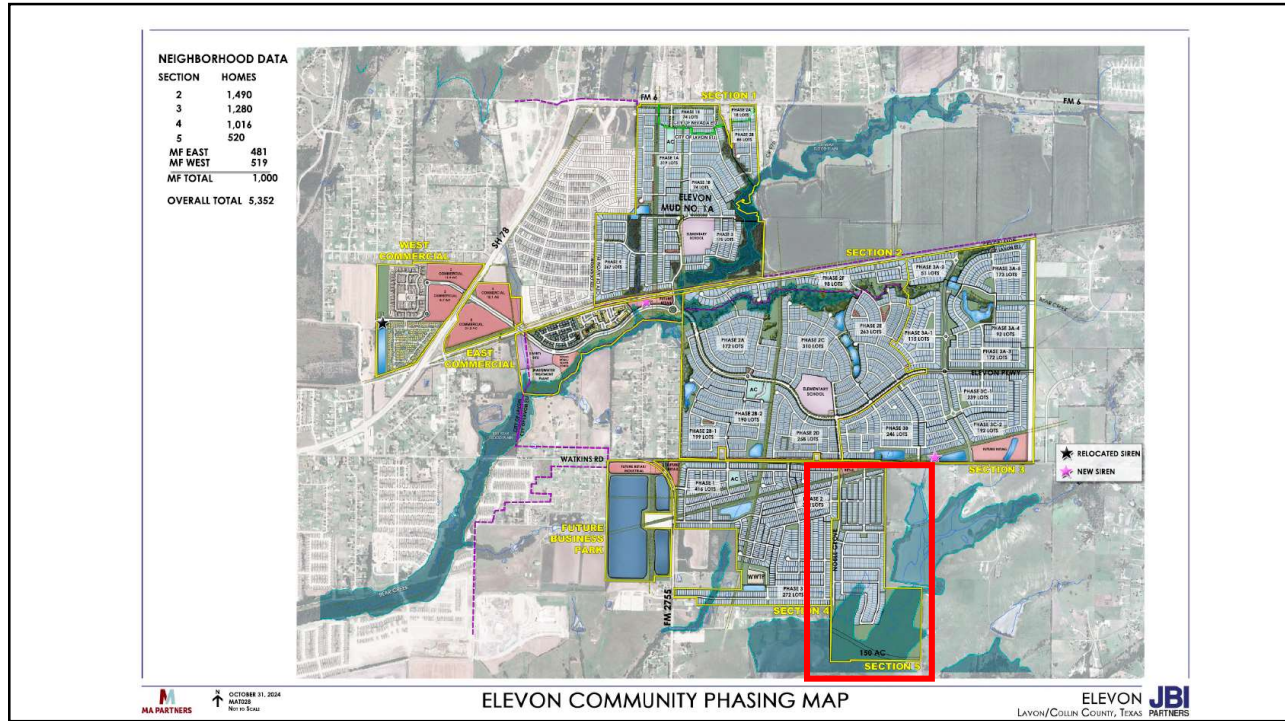
- Attachments:**
1. Location Exhibit
 2. Proposed Ordinance



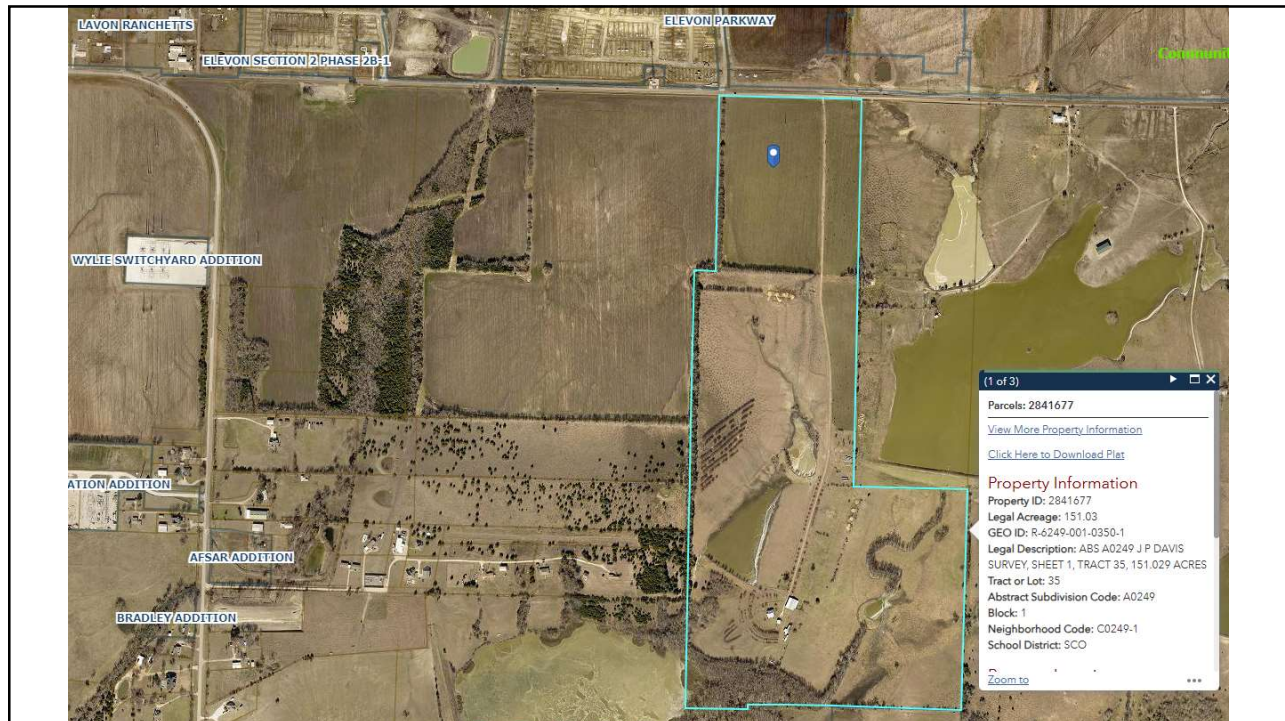
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CITY OF LAVON
ORDINANCE NO. 2025-05-06

Voluntary Annexation – 151.193 acres, Elevon Section 5

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ANNEXING APPROXIMATELY 151.193 ACRES OF LAND OUT OF THE IN THE JAMES P. DAVIS SURVEY, ABSTRACT NO. 249 IDENTIFIED AS ELEVON, SECTION 5, GENERALLY LOCATED SOUTH OF AND ADJACENT TO CR 541 AND EAST OF ELEVON, SECTION 4, 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”, INTO THE CORPORATE LIMITS OF THE CITY OF LAVON, AND ANNEXING ANY AND ALL COUNTY ROAD RIGHTS-OF-WAY ADJACENT THERETO, EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; 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 151.193 acres of land out of the James P. Davis Survey, Abstract No. 249 identified as Elevon, Section 5, generally located south of and adjacent to CR 541 and east of Elevon, Section 4, 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 151.193 acres of land out of the James P. Davis Survey, Abstract No. 249 identified as Elevon, Section 5, generally located south of and adjacent to CR 541 and east of Elevon, Section 4, and being more particularly described and graphically depicted in Exhibit “A”, and any and all county road rights-of-way adjacent thereto, 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.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 20th day of May 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A
Legal Description of the Property

Attachment A

All that certain tract or parcel containing 151.193 acres of land in the **James P. Davis Survey, A-249, Collin County, Texas**, being all of a tract which was called 151.029 acres conveyed from Ricky A. Price, et al to Sandstone Lavon Partners, Ltd, by an instrument of record in Clerks File #20210728001520600, Collin County Official Public Records (CCOPR), said 151.193 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2401-049, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found (**N: 7,056,241.69, E: 2,612,113.14**) for southeast corner, being the southeast corner of said 151.029 acre tract and a southwest corner of a tract which was called 408.035 acres conveyed from Lake Mary Investments and Properties, LLC to DFW Collins Land and Properties, Inc., by an instrument of record in Clerks File #20170413000470060, CCOPR, from which a 1/2" iron rod found for an interior corner of said 408.035 acre tract bears: **S82°05'41"E, 13.04 feet**;

THENCE N89°21'41"W, along the south line of said 151.029 acre tract, at 945.06 feet pass a 5/8" iron rod found (**N: 7,056,252.22, E: 2,611,168.14**) for northeast corner of a tract which was called 90.4320 acre, Tract 1, conveyed from Peggy Walton Green Living Trust to The Peggy Walton Moore Inheritance Trust, by an instrument of record in Clerks File #20100512000477050, CCOPR and continuing along the common line of said 151.029 acre tract and said 90.4320 acre tract for a distance in all of **1,579.81 feet** to a point (**N: 7,056,259.29, E: 2,610,533.43**) for an interior corner, being an interior corner of said 151.029 acre tract and northwest corner of said 90.4320 acre tract;

THENCE S00°20'50"W, 37.16 feet along the common line of said 151.029 acre tract and said 90.4320 acre tract to a point (**N: 7,056,222.13, E: 2,610,533.20**) for a southeast corner, being a southeast corner of said 151.029 acre tract and a northeast corner of a tract which was called 205.123 acres conveyed from James Hays Williams, et al to Ronnie R. Smith, et al, by an instrument of record in Volume 4538, Page 179, CCOPR;

THENCE N89°27'49"W, 462.42 feet along the common line of said 151.029 acre tract and said 205.123 acre tract to a point (**N: 7,056,226.46, E: 2,610,070.80**) for southwest corner, being the southwest corner of said 151.029 acre tract and an interior corner of said 205.123 acre tract;

THENCE N00°16'58"E, 1,288.00 feet along the common line of said 151.029 acre tract, said 205.123 acre tract and a tract which was called 24.896 acres conveyed from Marshall G. Norton to Carolyn W. Kerr, by an instrument of record in Volume 4538, Page 179, CCOPR to a 1/2" iron rod found (**N: 7,057,514.45, E: 2,610,077.16**) for an angle point, being an angle point of said 151.029 acre tract, northeast corner of said 24.896 acre tract and southeast corner of a tract which was called 28.07 acre, Tract Two, conveyed from Ronald W. Bazanele, et al to Ronald W. Bazanele, et al, by an instrument of record in Clerks File #2023000056453, CCOPR;

THENCE N00°48'56"E, 358.55 feet along the common line of said 151.029 acre tract and said 28.07 acre tract to a 1/2" iron rod found (**N: 7,057,872.97, E: 2,610,082.26**) for an angle point, being an angle point of said 151.029 acre tract, northeast corner of said 28.07 acre tract and southeast corner of a tract which was called 20.005 acres conveyed from James Ray Bickle, et al to Petro-Hunt, L.L.C., by an instrument of record in Volume 5710, Page 3283, CCOPR;

THENCE N00°34'44"E, 432.71 feet along the common line of said 151.029 acre tract and said 20.005 acre tract to a 1/2" iron rod found (**N: 7,058,305.66, E: 2,610,086.63**) for an angle point, being an angle point of said 151.029 acre tract, northeast corner of said 20.005 acre tract and southeast corner of a tract

which was called 173.739 acre, Tract Two, conveyed from The Madden D. Jenkins and Margareth H. Jenkins Trust to Petro-Hunt, L.L.C., by an instrument of record in Volume 5569, Page 2651, CCOPR;

THENCE N00°42'22"E, 1,138.75 feet along the common line of said 151.029 acre tract and said 173.739 acre tract to a 1/2" iron rod found (**N: 7,059,444.32, E: 2,610,100.67**) for a northwest corner, being a northwest corner of said 151.029 acre tract and an interior corner of said 173.739 acre tract;

THENCE S89°31'56"E, 159.29 feet continuing along said common line to a 1/2" iron rod found (**N: 7,059,443.02, E: 2,610,259.95**) for an interior corner, being an interior corner of said 151.029 acre tract and a southeast corner of said 173.739 acre tract;

THENCE N00°32'43"E, 1,289.27 feet continuing along said common line to a nail set (**N: 7,060,732.23, E: 2,610,272.23**) for northwest corner, being the northwest corner of said 151.029 acre tract and northeast corner of said 173.739 acre tract, lying in the south right of way (R-O-W) line of County Road 541 (CR 541);

THENCE S89°17'53"E, 1,048.28 feet along the common line of said 151.029 acre tract and CR 541 to a 5/8" iron rod set (**N: 7,060,719.39, E: 2,611,320.42**) for northeast corner, being the northeast corner of said Residue Tract and northwest corner of said 408.035 acre tract;

THENCE departing CR 541, **S00°28'17"W, 2,846.99 feet** along the common line of said 151.029 acre tract and said 408.035 acre tract to a 1/2" iron rod found (**N: 7,057,872.49, E: 2,611,297.01**) for an interior corner, being interior corner of said 151.029 acre tract and a southwest corner of said 408.035 acre tract;

THENCE S89°16'43"E, 844.18 feet continuing along said common line to a 1/2" iron rod found (**N: 7,057,861.87, E: 2,612,141.12**) for a northeast corner, being a northeast corner of said 151.029 acre tract and an interior corner of said 408.035 acre tract;

THENCE S00°59'22"W, 1,620.42 feet continuing along said common line to the **PLACE OF BEGINNING**, containing **151.193 acres** of land, more or less.

EXHIBIT B
Depiction of the Property

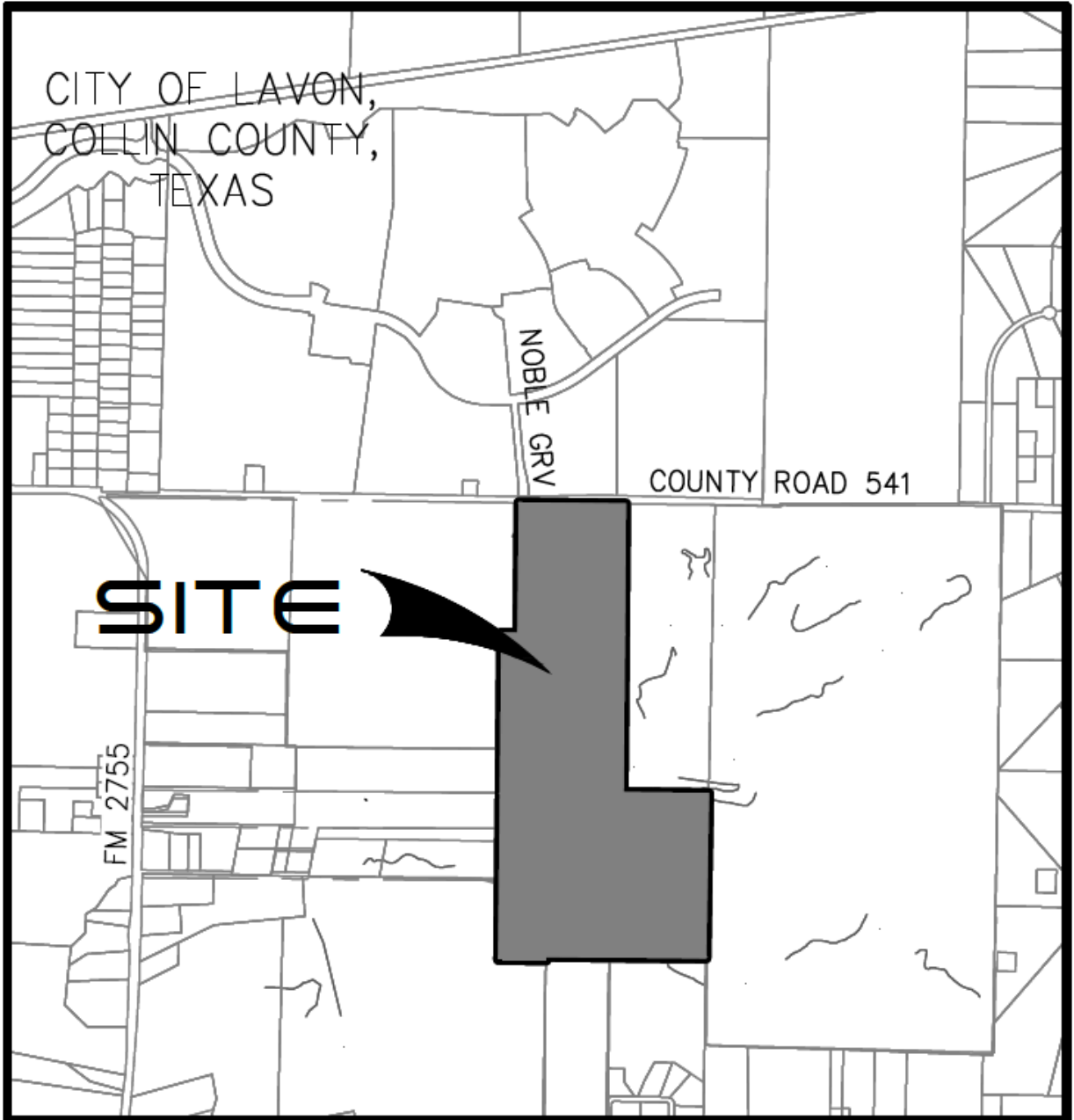


EXHIBIT C
Municipal Services Agreement

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 ABS A0249 J P DAVIS SURVEY, SHEET 1, TRACT 35, 151.029 ACRES, and more particularly described on Exhibit "A" attached hereto; and

^{151.193}
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:

S2 Land Development LLC
Attn: Kyle Bradley
10003 Technology Blvd W
Dallas, Texas 75220

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: S2 Land Development, LLC

By: Kyle Bradley
Name: Authorized Agent of Owner
Title: Vice President
Date: 4/21/2025

THE STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on APRIL 21, 2025, by KYLE BRADLEY, owner of said Property.

Stephen Ray Triplett
Notary Public in and for the State of TEXAS

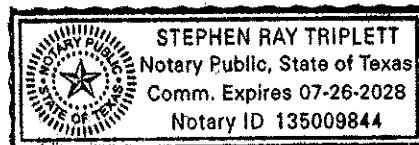


EXHIBIT "A"
Property Description and Depiction

All that certain tract or parcel containing 151.193 acres of land in the **James P. Davis Survey, A-249, Collin County, Texas**, being all of a tract which was called 151.029 acres conveyed from Ricky A. Price, et al to Sandstone Lavon Partners, Ltd, by an instrument of record in Clerks File #20210728001520600, Collin County Official Public Records (CCOPR), said 151.193 acres being more particularly described as follows and shown on the plat prepared by 360 Surveying as Job Number 2401-049, (Bearing Basis: State Plane Coordinates, Texas North Central 4202, NAD83, GRID)

BEGINNING at a 1/2" iron rod found (**N: 7,056,241.69, E: 2,612,113.14**) for southeast corner, being the southeast corner of said 151.029 acre tract and a southwest corner of a tract which was called 408.035 acres conveyed from Lake Mary Investments and Properties, LLC to DFW Collins Land and Properties, Inc., by an instrument of record in Clerks File #20170413000470060, CCOPR, from which a 1/2" iron rod found for an interior corner of said 408.035 acre tract bears: S82°05'41"E, 13.04 feet;

THENCE N89°21'41"W, along the south line of said 151.029 acre tract, at 945.06 feet pass a 5/8" iron rod found (**N: 7,056,252.22, E: 2,611,168.14**) for northeast corner of a tract which was called 90.4320 acre, Tract 1, conveyed from Peggy Walton Green Living Trust to The Peggy Walton Moore Inheritance Trust, by an instrument of record in Clerks File #20100512000477050, CCOPR and continuing along the common line of said 151.029 acre tract and said 90.4320 acre tract for a distance in all of **1,579.81 feet** to a point (**N: 7,056,259.29, E: 2,610,533.43**) for an interior corner, being an interior corner of said 151.029 acre tract and northwest corner of said 90.4320 acre tract;

THENCE S00°20'50"W, 37.16 feet along the common line of said 151.029 acre tract and said 90.4320 acre tract to a point (**N: 7,056,222.13, E: 2,610,533.20**) for a southeast corner, being a southeast corner of said 151.029 acre tract and a northeast corner of a tract which was called 205.123 acres conveyed from James Hays Williams, et al to Ronnie R. Smith, et al, by an instrument of record in Volume 4538, Page 179, CCOPR;

THENCE N89°27'49"W, 462.42 feet along the common line of said 151.029 acre tract and said 205.123 acre tract to a point (**N: 7,056,226.46, E: 2,610,070.80**) for southwest corner, being the southwest corner of said 151.029 acre tract and an interior corner of said 205.123 acre tract;

THENCE N00°16'58"E, 1,288.00 feet along the common line of said 151.029 acre tract, said 205.123 acre tract and a tract which was called 24.896 acres conveyed from Marshall G. Norton to Carolyn W. Kerr, by an instrument of record in Volume 4538, Page 179, CCOPR to a 1/2" iron rod found (**N: 7,057,514.45, E: 2,610,077.16**) for an angle point, being an angle point of said 151.029 acre tract, northeast corner of said 24.896 acre tract and southeast corner of a tract which was called 28.07 acre, Tract Two, conveyed from Ronald W. Bazanele, et al to Ronald W. Bazanele, et al, by an instrument of record in Clerks File #2023000056453, CCOPR;

THENCE N00°48'56"E, 358.55 feet along the common line of said 151.029 acre tract and said 28.07 acre tract to a 1/2" iron rod found (**N: 7,057,872.97, E: 2,610,082.26**) for

an angle point, being an angle point of said 151.029 acre tract, northeast corner of said 28.07 acre tract and southeast corner of a tract which was called 20.005 acres conveyed from James Ray Bickle, et al to Petro-Hunt, L.L.C., by an instrument of record in Volume 5710, Page 3283, CCOPR;

THENCE N00°34'44"E, 432.71 feet along the common line of said 151.029 acre tract and said 20.005 acre tract to a 1/2" iron rod found (**N: 7,058,305.66, E: 2,610,086.63**) for an angle point, being an angle point of said 151.029 acre tract, northeast corner of said 20.005 acre tract and southeast corner of a tract which was called 173.739 acre, Tract Two, conveyed from The Madden D. Jenkins and Margareth H. Jenkins Trust to Petro-Hunt, L.L.C., by an instrument of record in Volume 5569, Page 2651, CCOPR;

THENCE N00°42'22"E, 1,138.75 feet along the common line of said 151.029 acre tract and said 173.739 acre tract to a 1/2" iron rod found (**N: 7,059,444.32, E: 2,610,100.67**) for a northwest corner, being a northwest corner of said 151.029 acre tract and an interior corner of said 173.739 acre tract;

THENCE S89°31'56"E, 159.29 feet continuing along said common line to a 1/2" iron rod found (**N: 7,059,443.02, E: 2,610,259.95**) for an interior corner, being an interior corner of said 151.029 acre tract and a southeast corner of said 173.739 acre tract;

THENCE N00°32'43"E, 1,289.27 feet continuing along said common line to a nail set (**N: 7,060,732.23, E: 2,610,272.23**) for northwest corner, being the northwest corner of said 151.029 acre tract and northeast corner of said 173.739 acre tract, lying in the south right of way (R-O-W) line of County Road 541 (CR 541);

THENCE S89°17'53"E, 1,048.28 feet along the common line of said 151.029 acre tract and CR 541 to a 5/8" iron rod set (**N: 7,060,719.39, E: 2,611,320.42**) for northeast corner, being the northeast corner of said Residue Tract and northwest corner of said 408.035 acre tract;

THENCE departing CR 541, **S00°28'17"W, 2,846.99 feet** along the common line of said 151.029 acre tract and said 408.035 acre tract to a 1/2" iron rod found (**N: 7,057,872.49, E: 2,611,297.01**) for an interior corner, being interior corner of said 151.029 acre tract and a southwest corner of said 408.035 acre tract;

THENCE S89°16'43"E, 844.18 feet continuing along said common line to a 1/2" iron rod found (**N: 7,057,861.87, E: 2,612,141.12**) for a northeast corner, being a northeast corner of said 151.029 acre tract and an interior corner of said 408.035 acre tract;

THENCE S00°59'22"W, 1,620.42 feet continuing along said common line to the **PLACE OF BEGINNING**, containing **151.193 acres** of land, more or less.

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: May 20, 2025

ITEM: 7 – B

Item:

Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for a project to assist in the promotion of new and expanded business development for development of a building on Block A, Lot 6R1, Lavon Business Park (CCAD# 2718718) at 619 Main Street (Bus. 78) northwest of the intersection of Main St. and Lake Rd, Lavon, TX., and providing an effective date.

Background:

After providing requisite notice, the Lavon Economic Development Corporation (LEDC) conducted a public hearing on February 10, 2025.

Public Notice regarding the proposed project was published in The Wylie News:

In accordance with the Development Corporation Act, Sections 505.159 and 505.160 of the Texas Local Government Code, to solicit input prior to expending funds in support of the following project: to consider the use of sales and use tax proceeds within the Lavon Economic Development Corporation annual budget to develop and/or fund one or more capital project(s) eligible costs and business promotional expenses including the purchase and development of property in Lavon to assist in the promotion of new and expanded business development in Lavon. The project being considered may include costs for the acquisition of land, buildings, equipment, facilities and improvements, and may include the cost of expenditures for the design, construction, renovation, equipping, improving, maintenance and operation of the land, buildings, equipment, facilities and improvements, which is to be built in the City of Lavon. It is requested that you make your views known, either in person or by writing to the Lavon Economic Development Corporation.

At such time and place, no one provided comments, asked questions, or spoke in favor of or opposition to the project at the public hearing.

On May 12, 2025, the Board of Directors of the LEDC voted unanimously to consider site development and construction of a retail building in accordance with the process and procedures of the Texas Development Corporation Act.

Pursuant to state law, a Project may include costs for the acquisition of lands, buildings, equipment, facilities and improvements and related necessary costs for the design, construction, renovation, equipping, improving, maintenance and operation of the land, buildings, equipment facilities and improvements.

The Local Government Code provides that a Type B economic development corporation may undertake a Project with the City Council's approval.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.158. PROJECTS RELATED TO BUSINESS DEVELOPMENT IN CERTAIN SMALL MUNICIPALITIES.

(a) For a Type B corporation authorized to be created by a municipality with a population of 20,000 or less, "project" also includes the land, buildings, equipment, facilities, expenditures, targeted infrastructure, and improvements found by the corporation's board of directors to promote new or expanded business development.

(b) A Type B corporation may not undertake a project authorized by this section that requires an expenditure of more than \$10,000 until the governing body of the corporation's authorizing municipality adopts a resolution authorizing the project after giving the resolution at least two separate readings.

As permitted by the Open Meetings Act and posted on the meeting agenda, the City Council may convene into Executive Session to discuss the matter.

Financial Implications:

The LEDC appropriated funds for the project in the Annual Budget.

Staff Notes:

This is the first of two required readings and approval of the first reading is recommended. If the item is approved, the item will be scheduled for second reading on the June 10, 2025 agenda.

Attachments: 1) Proposed Resolution
2) Project details

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025 _____

LEDC – Construction Project 619 Main Street

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR A PROJECT TO ASSIST IN THE PROMOTION OF NEW AND EXPANDED BUSINESS DEVELOPMENT FOR DEVELOPMENT OF A BUILDING ON BLOCK A, LOT 6R1, LAVON BUSINESS PARK (CCAD# 2718718) AT 619 MAIN STREET (BUS. 78) NORTHWEST OF THE INTERSECTION OF MAIN ST. AND LAKE RD, LAVON, TX.

WHEREAS, on February 10, 2025, the Board of Directors of the Lavon Economic Development Corporation (LEDC) held a public hearing and subsequently voted unanimously to approve a project and expend funds for a project to assist in the promotion of new and expanded business development for development of a building on Block A, Lot 6R1, Lavon Business Park (CCAD Property ID #2718718) at 619 Main Street (Bus. 78) northwest of the intersection of Main St. and Lake Rd.; and

WHEREAS, the LEDC legally advertised the project on February 13, 2025; and

WHEREAS, no citizen petitions were received by the Board of Directors of the Lavon Economic Development Corporation in objection to the project; and

WHEREAS, the Texas Local Government Code, Section 505.158 establishes the authority for the LEDC to undertake certain projects with the City Council’s approval.

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 the project and authorize the Lavon Economic Development Corporation to expend funds for a project to assist in the promotion of new and expanded business development for development of a building on Block A, Lot 6R1, Lavon Business Park (CCAD Property ID #2718718) at 619 Main Street (Bus. 78) northwest of the intersection of Main St. and Lake Rd.

SECTION 2. That this resolution shall take effect from and after the date of the second reading.

FIRST READING: _____

SECOND READING: _____

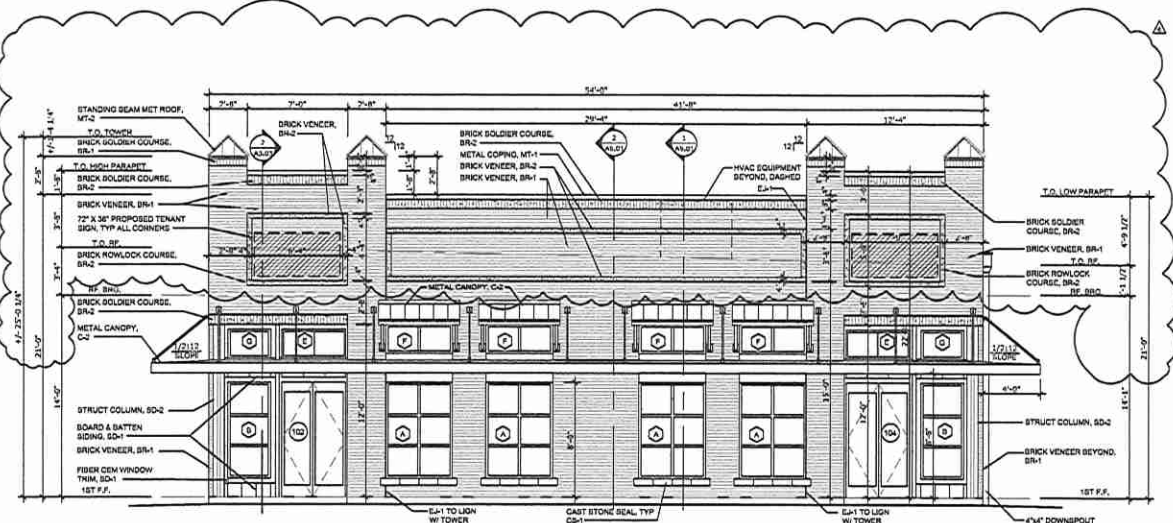
DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this ____ day of _____ 2025.

Vicki Sanson, Mayor

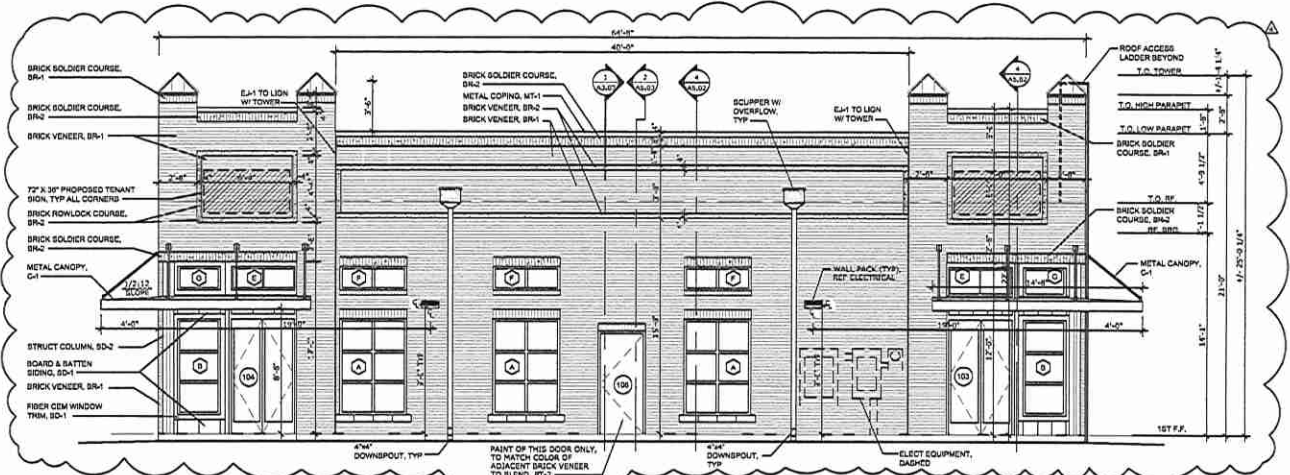
ATTEST: _____
Rae Norton, City Secretary

EXTERIOR MATERIALS SCHEDULE

NO.	MATERIAL	MANUF./COLOR
MR-1	MEMBRANE ROOFING	DUROLAST, 60 MIL. WHITE
BR-1	MODULAR BRICK - BUILDING CHARACTER, MONUMENT BOND	ACME BRICK - ROYAL BIRKDALE
BR-2	MODULAR BRICK	ACME BRICK - WHITE BLUFF
MD-1	MORTAR	SUFF
CS-1	CAST STONE - 1ST FLOOR WINDOW SILL, MONUMENT SIGN CAP	NATURAL
PT-1	EXTERIOR HW DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL GUARDS, LIGHT POLES, BOLLARDS	SHERWIN WILLIAMS - SEAL BRN SW 7075
PT-2	FINE SPRINKLER CLOSET - EXT. DOOR, TO MATCH ADJACENT BRICK	SHERWIN WILLIAMS - MORTOCCAN SPIRT SW 8000
WD-1	ALUMINUM STOREFRONT	DAWK BRONZE
MT-1	METAL COPING	PACGLAD CONTINUOUS CLEAT COPING, SONE WHITE
MT-2	CORNER ROOF TOWERS - STANDING SEAM METAL ROOF	PACGLAD SHMP CLAD, SMALLER RIBS, 1/2" WIDE PANELS - BURNISHED SLATE
MT-3	METAL FACIA AT CANOPY, DOWNPOUTS	PACGLAD TITE - BURNISHED SLATE
CA-1	ALUMINUM DOWNPOUTS, ROOF ACCESS CANOPY	BURNISHED SLATE
CA-2	METAL CANOPY, CORN	SPRIND FABRICATION
SD-1	STANDING SEAM METAL ROOF	PACGLAD TITE LOC PLUS-24 GAUGE W/IN SLOPE 1/2:12 - BURNISHED SLATE
C-2	METAL CANOPY AWNING @ TRANSOM WINDOWS	PACGLAD TITE LOC PLUS-24 GAUGE BURNISHED SLATE
SD-1	BOARD & BATTEN COMPOSITE SIDING FOR RECESSED ENTRIES	BR 75E - CHERRY APPLE (MULLEN RED)
SD-2	HORIZONTAL SIDING FOR ENTRY COLUMNS AND ARCHED AREA ABOVE 1 ST WINDOWS, TRIM BETWEEN AND 9" W/IN	DW 7100 - ARCADE WHITE
EA-1	BRICK EXPANSION JOINT - 24" O.C. MAX	SEALANT TO COMPLY W/ ASTM C 920 REF. DET. 847.01



2 EAST ELEVATION
SCALE 1/4" = 1'-0"



1 NORTH ELEVATION
SCALE 1/4" = 1'-0"

NO.	REVISIONS ITEM	DATE
1	TAG & PERMIT COMMENTS	11/11/2022
2	REMOVE 2ND FLOOR	02/17/2025

ArchQAS
Architectural & Quality Assurance Studio
archqas@me.com
Ph. 214.202.3484



LAVON EDC

OWNER:
LAVON ECONOMIC DEVELOPMENT CORPORATION (LED)
P.O. Box 340
120 School Road
Lavon, TX 75166

619 MAIN STREET
Lavon, TX 75166

EXTERIOR ELEVATIONS

DATE	10 AUG 22
PROJECT	2107
SHEET	A3.02

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EXTERIOR MATERIALS SCHEDULE		
NO.	MATERIAL	MANUF./COLOR
MR-1	MEMBRANE ROOFING	DUROLAST 80 MIL-WHITE
BR-1	MODULAR BRICK BUILDING, DUMPKETER, MONUMENT SIGN	ACME BRICK - ROYAL BIRKDALE
BR-2	MODULAR BRICK	ACME BRICK - WHITE BLUFF
MD-1	MORTAR	BLUFF
CS-1	CAST STONE - 1ST FLOOR WINDOWS SILL, MONUMENT SIGN CAP	NATURAL
PT-1	EXTERIOR HM DOORS, FRAMES, TRASH ENCLOSURE GATE, GRAVEL, GUARDS, LIGHT POLES, BOLLARDS	SHERWIN WILLIAMS - SEAL BRN SW 7575
PT-2	FIRE SPRINKLER CLOSET - EXT. DOOR, TO MATCH ADJACENT BRICK	SHERWIN WILLIAMS - MODOCCAN BRZE SW 8888
MT-1	METAL COPING	BRICK SOLDIER COURSE, BR-2
MT-2	CORNER ROOF TOWER - STANDING SEAM METAL ROOF	PAC-CLAD SHAP CLAD, SMALLER ROOF METAL FASCIA AT CANOPY, DOWNPOUTS
MT-3	METAL FASCIA AT CANOPY, DOWNPOUTS	PAC-CLAD TITE - BURNISHED SLATE
MT-4	ACCESS CANOPY ROOF	BURNISHED SLATE
CD-1	METAL CANOPY, CONT.	INPHO FABRICATION
CD-2	STANDING SEAM METAL ROOF	PAC-CLAD TITE LOC PLUS-24 GAUGE MIN SLOPE 12/12 - BURNISHED SLATE
CD-3	METAL CANOPY AWNING	PAC-CLAD TITE LOC PLUS-24 GAUGE BURNISHED SLATE
SD-1	BOARD & BATTEN COMPOSITE SIDING FOR RECEISSION ENTRIES	SW 7382 - CRABBY APPLE (AULTUM RED)
SD-2	HORIZONTAL SIDING FOR ENTRY COLUMNS AND ARCHED AREA ABOVE 12" WINDOWS TRIM BETWEEN 12" AND 18" ROWS	SW 7100 - ARCADE WHITE
EA-1	BRICK EXPANSION JOINT - 1/2" D. MAX.	SEALANT TO COMPLY W/ ASTM C 823 (REF. DET. 8A.01)

MATERIALS SPECIFICATIONS

PAC-CLAD SHAP CLAD AWNING
 1. PAC-CLAD SHAP CLAD AWNING CANOPIES
 2. TIGHT LOC PLUS 24 GAUGE, DOUBLE LOCKED MECHANICALLY BEAMED PANEL.
 3. INSTALL PER MFG INSTRUCTIONS
 4. FINISH: BURNISHED SLATE
 5. CONTACT:
 Clark Healey
 Peterson Aluminum Corp.
 www.petersonaluminum.com
 PHONE: (214) 914-8887
 WEBSITE: https://www.petersonaluminum.com/products/metal-roofing/#400014

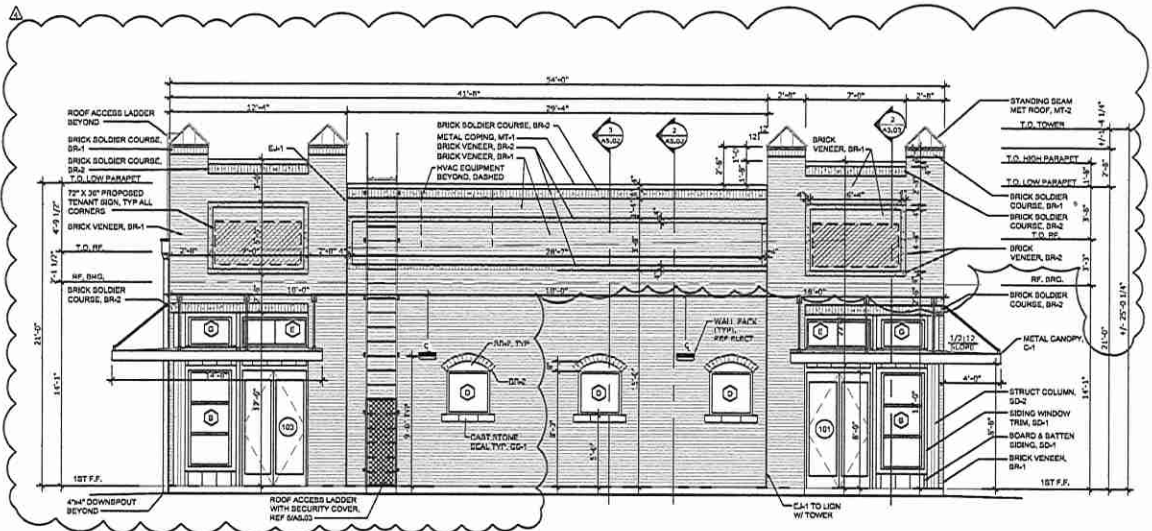
ROOFING
 1. DUROLAST ROOFING, INC. APPROVED CONTRACTOR NAMES CAN BE PROVIDED BY CALLING DUROLAST ROOFING, INC. ALBERT HERNANDEZ AT (940) 208-2848 OR BY EMAIL AT albert.hernandez@durolast.com
 2. INSTALL A WHITE 80 MIL SINGLE-PLY MEMBRANE ROOFING SYSTEM THAT IS FABRICATED OF A 1814 WEFT REINFORCED LOW-DENSITY, ANTI-CORROSION RESISTER FABRIC AND HAS A THERMOPLASTIC MATERIAL LAMINATED TO BOTH SIDES AND MANUFACTURED BY DUROLAST ROOFING, INC.
 3. PROVIDE PRE-FINISHED METAL COPING AND COUNTER FLASHING ON ALL PARAPET LOCATIONS.
 4. FURNISH AND INSTALL NEW 2-1/2" X 3/4" SAFETY STRIPS, FULL SKIRT WALK PADS (ITEM NUMBER 1986) AROUND ALL SERVICEABLE ROOFTOP UNITS. DUROLAST ROOF TRAP PADS MUST BE INSTALLED BY WELDING THE 3 INCH SKIRTS COMPLETELY TO THE DECK MEMBRANE WITH A FULL 1-1/2" WELD TO PREVENT THE WALK PADS FROM DELICHOING.
 5. INSTALL THE MEMBRANE SYSTEM PER ALL LOCAL, STATE, AND FEDERAL CODES AND REGULATIONS.
 6. ROOFING WARRANTY: STANDARD WRITTEN 15-YEAR NOL WARRANTY.

ROOF ACCESS
 1. NOT USED
 2. NOT USED
 3. NOT USED
 4. PROVIDE EXTERIOR ROOF ACCESS LADDER WITH SECURITY COVER, LADDER TO HAVE PARAPET PLATFORM AND ROOFSIDE RETURN.
 CONTACT:
 CLIFF MAHUBAT AT BLUE SKY SALES, INC
 806 Dalworth, Mesquite TX 75148
 PH: 972-265-7790; EMAIL: cm@blueskysales.com

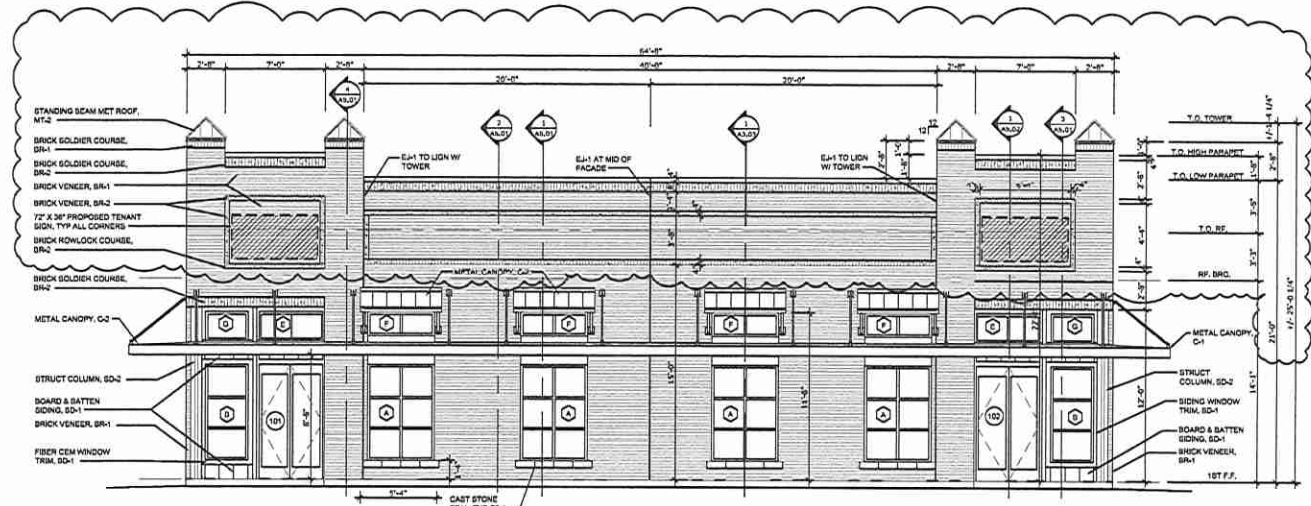
3M SUN CONTROL WINDOW FILM
 CONTRACT: SHANNY CARROLL @ ACQUANT DISTRIBUTING (841) 822-5268 (OFFICE) (841) 330-7885 (CELL) SCARROLL@ACQUANTDISTRIBUTING.COM (EMAIL)
 1. FILM: 3M PRESTIGE TO SOLAR FILM
 2. SOLAR FILM FOR STICHPROOF GLASS IN STORES WITH EAST, SOUTH AND WEST FACING ORIENTATIONS NOT SHADOWED BY ADJACENT BUILDINGS, DO NOT INSTALL ON STOREFRONT DOORS.
 3. INSTALL AT INTERIOR OF GLASS FULL HEIGHT AND PRIOR TO INSTALLATION OF ALL OTHER SPECIFIED FILMS AND DECALS.
 4. CLEAN WITH NON-ABRASIVE COMMON COMMERCIAL CLEANING SOLUTIONS.
 5. DO NOT PLACE AND REMOVE DECALS ON FILM.

TRASH ENCLOSURE GATE
 1. CLEAR WOOD (OR EQD) GATE WITH METAL FRAME - REF A.23 FOR DETAILS
 2. INSTALL BOLLARDS FOR GATES PER GATE MANUFACTURER'S INSTRUCTIONS.
 3. O.C. TO VERIFY AND CONFIRM GATE BOLLARD HEIGHTS FROM GRADE, CENTER TO CENTER DIMENSIONS AND BOLLARD OUTSIDE DIAMETERS AND COLUMN GATE DIMENSIONS TO MANUFACTURER FOR FABRICATION OF GATES.
 4. ALLOW 14 BUSINESS DAYS AFTER SUBMITTAL OF COPIED DIMENSIONS BOLLARD DIMENSIONS FOR FABRICATION AND DELIVERY OF GATES.
 5. BOLLARDS TO BE FILLED WITH CONCRETE.

ELEVATION
 NOT USED



2 WEST ELEVATION
 SCALE 1/4" = 1'-0"



1 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

NO.	REVISIONS ITEM	DATE
1	TAS & PERMIT COMMENTS	11/13/2022
2	REMOVE 2ND FLOOR	02/17/2023

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LAVON EDC

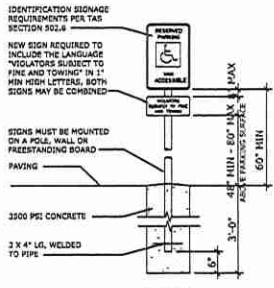
OWNER:
 LAVON ECONOMIC DEVELOPMENT CORPORATION (LEDC)
 P.O. Box 340
 120 School Road
 Lavon, TX 75166

619 MAIN STREET
 Lavon, TX 75166

EXTERIOR ELEVATIONS

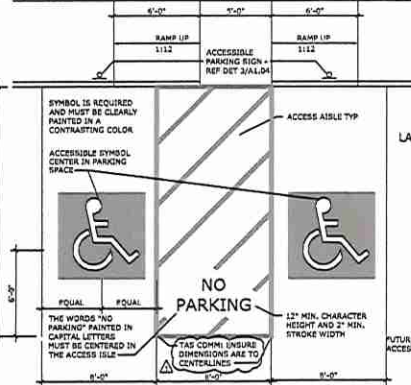
DATE: 10 AUG 23
 PROJECT: 2107
 SHEET: A3.01

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3 TYP SIGN MOUNTING DET
SCALE: 3/4" = 1'-0"

NOTE: THE BUILDING OR FACILITY OWNER HAS THE DISCRETION TO DETERMINE PAINT COLOR, CONTRAST, FONT TYPES, INTERNATIONAL SYMBOL, OR ACCESSIBILITY TYPE, COLOR, AND SIZE.

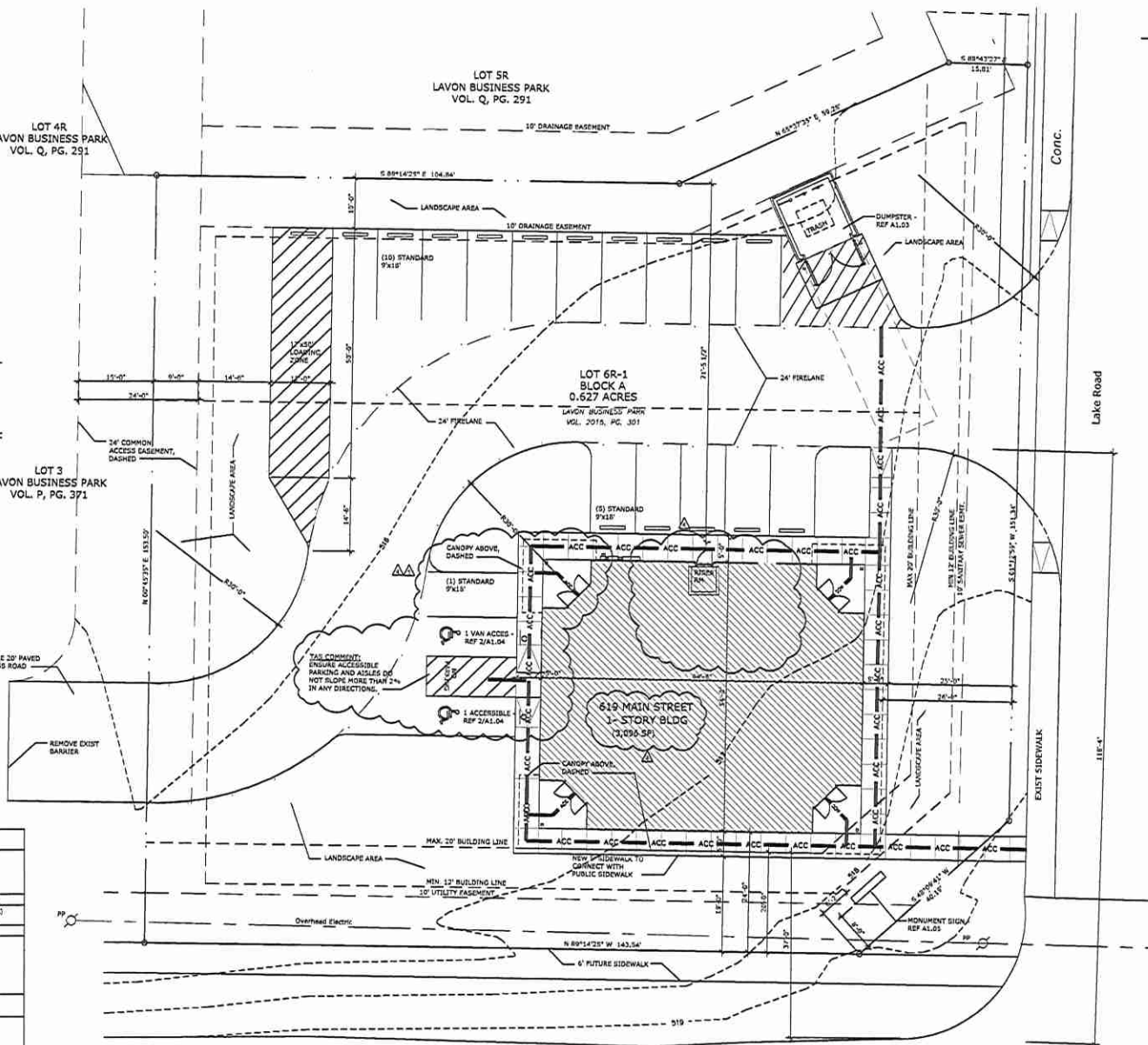


2 ACCESSIBLE PARKING SPACE DET
SCALE: 1/4" = 1'-0"

CITY OF LAVON OFF-STREET PARKING REQUIREMENTS:

1. RETAIL (1ST FLOOR)	1/250 SF
2. MULTI-FAMILY (2ND FLOOR)	NOT USED

SITE DATA			
BLDG. CODE:	INTERNATIONAL BUILDING CODE, 2018		
	CITY OF LAVON LOCAL AMENDMENTS		
ZONING:	EXISTING ZONING: MAIN STREET (M)		
	PRIMARY USES: BUSINESS/RETAIL / RESIDENTIAL		
	AREA REQUIREMENTS:	REQUIRED	PROVIDED
LOT SIZE:	MIN. LAND AREA: 43,980 SF (1 AC)		27,304 SF (0.627 AC)
	MAX. LOT WIDTH: NONE		173'-0"
	MAX. BUILDING AREA: 7,100 SF		3,096 SF
YARD REQTY:	MIN. FRONT YARD: 12'		12'
	MAX. FRONT YARD: 20'		20'-0"
	MAX. SIDE YARD OF CORNER LOT: 20'		20'-0"
	MIN. SIDE YARD: 7'		10'
	MIN. REAR YARD: 10'		72'-6 1/2"
	MAX. LOT COVERAGE: 40% (DOUBLE FRONT LOT)		55.2% (115,076 SF)
STRUCTURE HT:	MAIN STRUCT MAX HEIGHT: 34'		32'
	ACCESS STRUCT MAX HEIGHT: 14'		7'-4" (DUMPSTER)
PARKING REQUIREMENTS:	RETAIL (1/250 SF) 20% SH/250:	13 SP	
	MULTI-FAMILY (150%/HT)		NET USED
	MULTI-FAMILY - GUEST		NOT USED
	PARKING REQUIRED:	13 SP	
	PARKING PROVIDED:	18 SP	
	(INCLUDING 2 ACCESSIBLE PARKING SP, 16 STANDARD)		
	1. LOADING ZONE REQUIRED/ PROVIDED: (12/0)		
NOTES:	1. PROVIDE MIN. 4% ACCESSIBLE, INCLUDING 1 VAN ACCESSIBLE PARKING SP		
	2. 25% MAX. ALLOWABLE COMPACT PARKING SPACES		
	3. PARKING SIZE: 9'X20' - STANDARD; 8'X22' - PARALLEL		



1 SITE PLAN
SCALE: 1" = 10'-0"

NO	REVISIONS ITEM	DATE
1	TAS & PERMIT COMMENTS	11/11/2022
2	REVISED 2ND FLOOR	02/12/2023

ArchQAS
Architectural & Quality Architecture Studio
archqas@gmail.com
Ph: 214.802.3484



LAVON EDC
OWNER:
LAVON ECONOMIC DEVELOPMENT CORPORATION (LED)

619 MAIN STREET
Lavon, TX 75166

SITE PLAN

DATE	10 AUG 23
PROJECT	2107
SHEET	A1.04

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CITY OF LAVON Agenda Brief

MEETING: May 20, 2025

ITEM: 7 – C

Item:

Discussion and action regarding Resolution No. 2025-05-10 approving and authorizing execution of an engagement letter with Petty & Associates, Inc. for economic development consulting services; and providing an effective date.

Background:

This item is presented to authorize the engagement of a firm to assist in receiving, evaluating, and negotiating economic development proposals. The proposals are typically complicated and complex, and engaging an expert will enable the City to focus on making sure the best situation is achieved for the residents. The owner, Trent Petty, is related to Mary Petty, P-3 Works, the City's Public Improvement District and Tax Increment Reinvestment Zone consultant.

About the firm from the Petty & Associates website :

www.pettyassociates.com

Petty & Associates, Inc., was founded in 1998 by Trent Petty after a successful career as a Texas city manager. Trent's ambition was to fill the void between the visionary plans offered by developers and the financial realities impacting Texas cities and counties. Over 20 years later P&A has helped dozens of municipalities and counties throughout the state and been instrumental in some of the biggest real estate deals in the State. Projects like Fidelity Investments Corporate Campus, Charles Schwab Regional Headquarters, and Deloitte University illustrate Petty's passion for making good deals for cities. P&A has also been a part of many retail developments such as Grapevine Mills Mall, Bass Pro Shops and others. Trent's first love is reviving and revitalizing historic town centers. His projects include Main Street developments in Grapevine, Lewisville, Weatherford, Mesquite, Ennis, Brenham and many others. In addition, P&A has developed incentive packages and special taxing districts for many Texas cities that resulted in high-end residential and mixed-use developments throughout Texas. P&A also provides municipal comprehensive plan updates with a focus on achieving economic development goals and redeveloping vacant areas. Building on their multi-disciplinary approach to success, P&A continues to benefit from the accretion of broadly experienced associates whose collective backgrounds serve a wide variety of public interests in the State of Texas

Approach: P&A starts every project with policy alignment work to provide our clients with a clear and measurable pathway to success. P&A’s strategic planning services have assisted multiple cities in achieving a measurable development vision. Every project clearly illustrates public cost and benefit, including cost of services associated with building and serving new development. P&A also prepares and presents all aspects of the public information associated with our projects. From needs assessment to project reality, visions like Westlake Academy are now reality.

 Special Taxing Districts	 Strategic Planning	 Incentive Analysis and Presentation
 Public Private Partnerships	 Cost Benefit Analysis of Development	 Development Agreement Negotiation
 Comprehensive Plan Updates	 Economic Development Corporation Consulting	 Strategic Partnership with P3Works

The firm’s clients include Athens, Beaumont, Brenham, Decatur, Ennis, Gainesville, Grapevine, Haltom City, Lewisville, Mesquite, North Richland Hills, Prosper, River Oaks, Sachse, Tyler, Watauga, Weatherford, and Westlake.

Financial Implications:

The consulting fees may be paid from resources on hand including the general fund and participation from the economic development fund.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution and Agreement

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-05-10

Petty & Associates Engagement

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING EXECUTION OF AN ENGAGEMENT LETTER WITH PETTY & ASSOCIATES, INC. FOR ECONOMIC DEVELOPMENT CONSULTING SERVICES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, owners and developers of projects frequently seek complicated and complex economic development incentives and among other items when identifying sites and after sites are selected; and

WHEREAS, employing appropriate expertise in evaluating and negotiating proposals is beneficial; and

WHEREAS, the City Council has considered and determined that it is necessary and in the best interests of City of Lavon to engage professional services for the evaluation of economic development proposals and projects.

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

SECTION 1. The findings set forth in the recitals of this Resolution are found to be true and correct.

SECTION 2. The City Council hereby approves and authorizes the execution of an engagement letter with Petty & Associates, Inc. for economic development consulting services, attached hereto and incorporated herein as “Exhibit A”.

SECTION 3. This Resolution shall be effective from and after its date of passage and in accordance with law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 20th day of May 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A

Engagement Letter



May 12, 2025

Kim Dobbs, City Manager
City of Lavon
PO Box 340
120 School Road
Lavon, Texas 75166

Dear Mrs. Dobbs:

Thank you for contacting us concerning the analysis and reporting of various economic incentives associated with economic development prospects for the City of Lavon. This letter constitutes our proposed engagement between the City and Petty & Associates, Inc. (“P&A”) to advise the City on economic development matters and incentives as directed by the City Manager. P&A has been serving Texas for over 40 years, and we consider it an honor to serve the City of Lavon.

SCOPE OF SERVICE:

Under the supervision of the City Manager, P&A will provide economic development consulting services on an hourly, as needed basis including but not limited to the following:

- 1) Review Developer proposals regarding land use, capital improvements, entitlement and construction schedule, employment, revenue generation and impact on City services.
- 2) Identify sources and uses of funds data, capital stack and operating pro-forma analysis.
- 3) Prepare Resolutions, Ordinances, Agreements, and/or notices in compliance with State law and local policy. These will all be provided to the City Manager and City Attorney for review.
- 4) Participate in negotiation meetings as directed.
- 5) Report to the Council as directed by City Manager.
- 6) Provide a short-range and long-term economic development impact analysis of each phase of the proposed projects.
- 7) Prepare routine or special correspondence as directed.
- 8) Identify revenue enhancement strategies to benefit the City.
- 9) Identify claw back provisions and triggers to protect the City’s investment of tax dollars.
- 10) Develop a reporting template to track project performance and City return on investment.

2025 COMPENSATION RATES

All services will be performed on an hourly basis according to the following rate schedule:

<u>Staff</u>	<u>Rate</u>
Principal (Mr. Petty)	\$350
Project Manager	\$250
Sr. Associate	\$200
Associate	\$150
Support Staff	\$100

TRAVEL and EXPENSES

Actual travel expenses will be charged based on the Compensation Rates depicted above. No charges will be billed for accommodations associated with overnight stays. No additional expenses (printing, copying, mailing, etc.,) are contemplated for this engagement.

TERMINATION

P&A services may be terminated at any time with or without cause upon written notification to:

Trent Petty, Founder and CEO
 Petty & Associates, Inc.
 9284 Huntington Square Suite 100
 North Richland Hills, TX 76182


Only billable hours which are incurred prior to the notification of termination and agreed to by the client will be due and payable upon receipt of the invoice.

If these terms are acceptable, please include the authorized signature from the City of Lavon designated representative and return it at your convenience.

We appreciate the opportunity to serve you!

Approved by:

Kim Dobbs
 City Manager, City of Lavon, Texas
 Date ____/____/____



Trent O. Petty, Founder and CEO
 Petty & Associates, Inc.
 Date 5/12/25



CITY OF LAVON Agenda Brief

MEETING: May 20, 2025

ITEM: 7 – D

Item:

Discussion and action regarding board and commission appointment - Planning and Zoning Commission and Lavon Volunteer Fire Department Board.

Background:

In addition to the elected City Council, several appointed boards and commissions provide invaluable contributions to the city through their service. The members of these boards are appointed by the City Council for specific terms of service.

Consideration of the regular term appointment for the Planning and Zoning Commission and the Lavon Volunteer Fire Department Board of Directors are presented for consideration.

Attachments:

- 1) Spreadsheet – Boards & Commissions
- 2) Volunteer Applications available upon request

City of Lavon Boards & Commissions

May 2025

Place	Elected / Appointed	Name	Term Expires	Appointment Notes
City Council Members				Elected
Mayor	6/19/2018	Vicki Sanson	11/2025	
Place One	10/17/2023	Mike Shepard	11/2026	
Place Two	11/7/2017	Mike Cook	11/2025	
Place Three	11/5/2024	Travis Jacob	11/2026	
Place Four	1/15/2019	Ted Dill	11/2025	
Place Five	11/7/2022	Lindsey Hedge	11/2026	
Economic Development Corp Board of Dir - Type B				7 members; 4 CC/staff; county resident
Place 1, Chair	3/1/2009	Kay Wright	7/15/2026	
Place 2	7/17/2018	Manzelle Williams	7/15/2025	
Place 3	9/19/2017	Vicki Sanson	7/15/2026	
Place 4	7/16/2019	Rachel Dumas	7/15/2025	
Place 5	9/17/2019	Joe Serpette	7/15/2026	
Place 6	11/7/2023	Clinton Mclure	7/15/2025	
Place 7	11/19/2024	Josh Edwards	7/15/2026	
Planning & Zoning Commission				5 members, residency req
Seat 1	5/3/2022	Jeffrey Cox	6/1/2025	<i>elected to School Board</i>
Seat 2	7/19/2016	Deborah Nabors	6/1/2026	
Seat 3	6/1/2021	Brad Tiegs	6/1/2025	
Seat 4	11/19/2024	Henry Vallejo	6/1/2026	
Seat 5, Chair	8/16/2011	David Rosenquist	6/1/2025	
Parks & Recreation Board				5 members; residency req
Seat 1	5/2/2023	Tracy Filo	1/1/2027	
Seat 2	11/7/2023	Mike Kurtz	1/1/2026	
Seat 3	1/17/2023	Julie Franco	1/1/2027	
Seat 4	11/7/2023	Karen Jacob	1/1/2026	
Seat 5	2/2/2021	Joe Serpette	1/1/2027	
Alternate	4/8/2025	Russ Baca	1/1/2026	
Boards that meet Ad Hoc:				
Board of Adjustment				5 members and 2 alternate members
Seat 1	2/7/2023	Perry Elliott	1/17/2027	
Seat 2	1/17/2023	Rachel Dumas	1/17/2026	
Seat 3, Chair	1/17/2023	John Franco	1/17/2027	
Seat 4	11/7/2023	Hilda Olivarez	1/17/2026	
Seat 5	1/17/2023	Mindi Serkland	1/17/2027	
Alternate -1	2/7/2023	David Rosenquist	1/17/2026	
Alternate -2	12/3/2024	Joane McClendon	1/17/2027	
LVFD Board of Directors				3 members
Seat 1	6/19/2018	Mindi Serkland	6/19/2026	
Seat 2	6/20/2023	Alex LeBron	6/19/2025	
Seat 3	5/3/2022	Kay Wright	6/19/2026	
IFC Building Board of Appeals				6 members
Chairperson	3/1/2022	Mayor		
Seat 1	3/1/2022	City Council - Place 1		
Seat 2	3/1/2022	City Council - Place 2		
Seat 3	3/1/2022	City Council - Place 3		
Seat 4	3/1/2022	City Council - Place 4		
Seat 5	3/1/2022	City Council - Place 5		



CITY OF LAVON Agenda Brief

MEETING: May 20, 2025

ITEM: 8

Item:

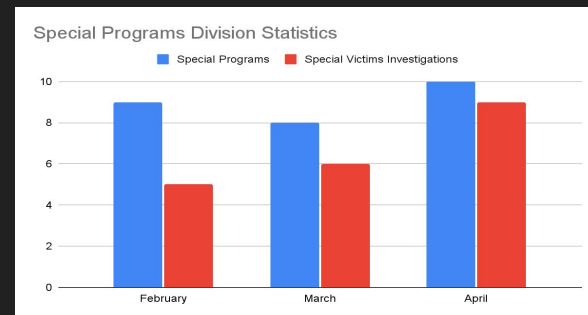
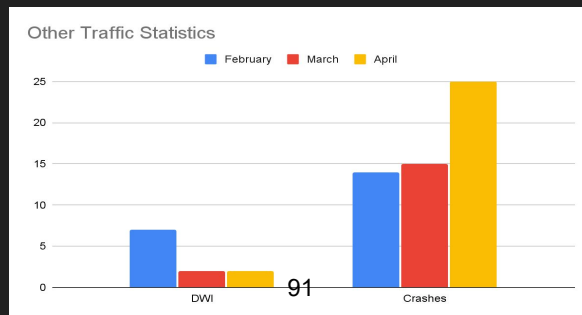
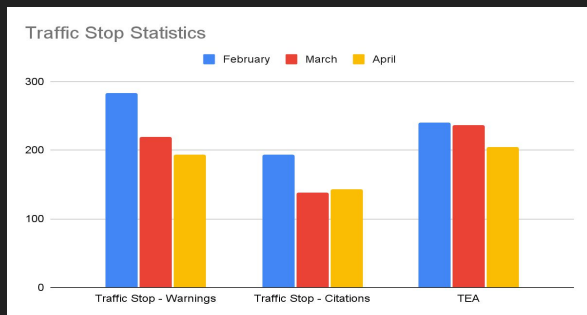
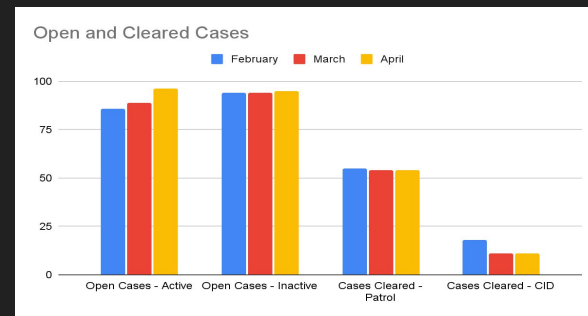
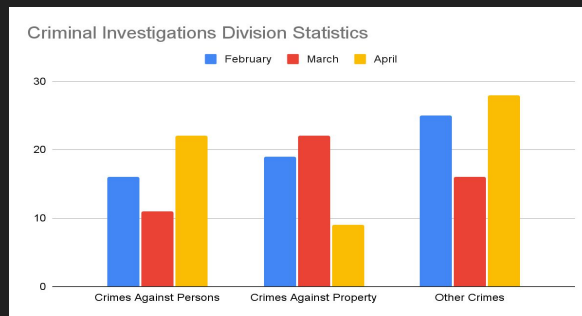
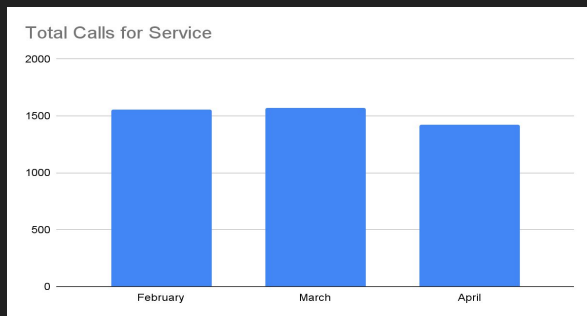
DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A.** Police Services – Service, activity, programs, and administration report.
- B.** Fire Services – Service, activity, programs, and administration report.
- C.** Public Works Services – utilities, capital projects, public works, and street maintenance report.
- D.** Administration Services Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Finance report; CIP report, TxDOT Project reports; building remodel; and administration, animal control, and staff reports



Lavon Police Department April 2025 Activity





Lavon Police Department April 2025 Activity



Total Calls for Service	1420
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Criminal Investigations Division

Crimes Against Persons	22
Crimes Against Property	9
Other Crimes	28

Special Programs Division

Special Programs	10
Special Victims Investigations	9

Open and Cleared Cases

Open Cases - Active	96
Open Cases - Inactive	95
Cases Cleared - Patrol	54
Cases Cleared - CID	11

Traffic Statistics

Traffic Stop - Warnings	194
Traffic Stop - Citations	143
TEA	204
DWI	2
Crashes	25



LAVON FD - INCIDENT REPORT

APRIL '25

TOTAL INCIDENTS: 106

YTD TOTAL INCIDENTS: 376
FIRE 29%
EMS 71%

EVENTS
Yardley @ Elevon Ribbon Cutting
Guest Reader CISD Literacy Night
Breakfast w/ the Bunny
Boyd Farm Fireworks - Royse City Prom
First Baptist Lavon Springfest
Boyd Farm Fireworks - North Forney Prom

STRUCTURE FIRE	3
NATURAL VEGETATION FIRE	1
EMERGENCY MEDICAL SERVICE (EMS) INCIDENT	75
COMBUSTIBLE/FUEL SPILLS & LEAKS	4
CHEMICAL RELEASE REACTION/TOXIC CONDITION	1
PERSON IN DISTRESS	2
WATER PROBLEM	1
PUBLIC SERVICE ASSISTANCE	4
GOOD INTENT CALL	1
DISPATCHED & CANCELLED EN ROUTE	7
WRONG LOCATON NO EMERGENCY FOUND	1
CONTROLLED BURNING	1
STEAM/GAS MISTAKEN FOR SMOKE	1
SYSTEM OF DETECTOR MALFUNCTION	1
UNINTENTIONAL SYSTEM DETECTION (NO FIRE)	3
APRIL TOTAL INCIDENTS	106

**CITY OF LAVON
BUILDING PERMITS
CALENDAR YEAR 2024-2025**

PERMITS	April-2025	Calendar Year 2025	Permit Valuations	April-2024	Calendar Year 2024	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	48	97	\$214,395.05	11	25	\$23,083.70
SINGLE FAMILY	73	224	\$807,923.77	147	348	\$1,309,120.57
Multi-Family	160	206	\$361,454.87	22	206	\$354,706.90
POOLS	2	6	\$2,400.00	1	2	\$800.00
OTHERS	102	408	\$52,678.30	77	225	\$38,306.00
* Elevon Section 1 MUD Sewer	11	59		9	41	
TOTAL	396	1000	\$1,438,851.99	267	847	\$1,726,017.17
* first month reporting/not comulative						



CommunityWasteDisposal.com
Since 1984



Community Waste Disposal Monthly Report to the City of Lavon

Nicole Roemer *Municipal Director*





Municipal Recycling Program



Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of Lavon are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Apr-2025	Mar-2025	Feb-2025	Jan-2025	Dec-2024	Nov-2024	Oct-2024	Sep-2024	Aug-2024	Jul-2024	Jun-2024	May-2024
Homes	3,291	3,291	3,229	3,163	3,109	3,041	2,966	2,897	2,825	2,769	2,723	2,687
Resi Rcy Tonnage	76.1	46.04	47.17	54.69	56.07	48.56	55.04	48.8	45.28	54.38	65.27	60.74
Pounds / Home / Month	46.25	27.98	29.22	34.58	36.07	31.94	37.11	33.69	32.06	39.28	47.94	45.21

Municipal Service Inquiries



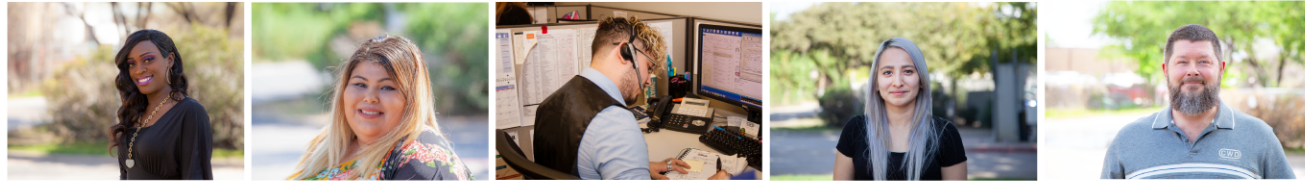
Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

	Apr-2025	Mar-2025	Feb-2025	Jan-2025	Dec-2024	Nov-2024	Oct-2024	Sep-2024	Aug-2024	Jul-2024	Jun-2024	May-2024
Service Opportunities	29,855	29,855	29,314	28,733	28,244	27,621	26,932	26,309	25,663	25,144	24,745	24,438
Service Inquiries	11	12	10	12	14	10	9	14	12	9	22	13
Per 1,000 Service Opps	0.37	0.4	0.34	0.42	0.5	0.36	0.33	0.53	0.47	0.36	0.89	0.53



Customer Service Inquiries - Detail



Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of Lavon and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Grievances for the Period of 04/01/02025 - 04/30/02025

Date	Account	Address	Service Type	Service Code
04/22/02025	105627-1806	755 WELLINGTON DR	RESI-BULK	RESI R/L BULK
04/29/02025	105627-633	516 ARTHUR DR	RESI-BULK	RESI R/L BULK
				Total RESI-BULK: 2
04/04/02025	105627-1765	229 LITTLE BRIDGE DR	RESI-RECYCLE	SERVICE RCYCART
04/24/02025	105627-2235	638 WOODLAND AVE	RESI-RECYCLE	SERVICE RCYCART
04/30/02025	105627-508	279 SUNSHINE LN	RESI-RECYCLE	SERVICE RCYCART
				Total RESI-RECYCLE: 3
04/02/02025	105627-1439	456 JACKSON LN	RESI-TRASH	SERVICE TRASH CART
04/04/02025	105627-632	129 CHASE CREEK	RESI-TRASH	SERVICE TRASH CART
04/16/02025	105627-1655	364 OAK CREEK DR	RESI-TRASH	SERVICE TRASH CART
04/23/02025	105627-2229	1258 CONEFLOWER PL	RESI-TRASH	SERVICE TRASH CART
04/24/02025	105627-1643	319 STILL WATER DR	RESI-TRASH	SERVICE TRASH CART
04/30/02025	105627-152	539 EISENHOWER LN	RESI-TRASH	SERVICE TRASH CART

Total RESI-TRASH: 6

Total Inquiries: 11

**Collin County Tax Office
Detail Collections Report Summary**

Printed 5/1/2025 2:54 PM

Page 1 of 1

Deposit Date from 4/1/2025 to 4/30/2025 and Tax Unit = {LAVON CITY} AND Exclude Overpay Refunds = True

Type	Gen Operating	Interest Sinking	Special 1	Total
18 - LAVON CITY				
Current				
Levy	17,650.91	14,810.87	0.00	32,461.78
Interest	370.02	310.37	0.00	680.39
Penalty	1,087.88	912.44	0.00	2,000.32
Collection Fees	17.22	0.00	0.00	17.22
Rendition Penalty	9.21	0.00	0.00	9.21
Recalc Refund	(562.66)	(472.15)	0.00	(1,034.81)
Current Total:	18,572.58	15,561.53	0.00	34,134.11
Delinquent				
Levy	728.80	326.52	0.00	1,055.32
Interest	44.01	19.99	0.00	64.00
Penalty	15.19	9.18	0.00	24.37
Collection Fees	48.35	0.00	0.00	48.35
Bankruptcy Interest	6.69	0.00	0.00	6.69
Recalc Refund	(602.72)	(296.32)	0.00	(899.04)
Recalc Refund P&I	(1.02)	(0.42)	0.00	(1.44)
Delinquent Total:	239.30	58.95	0.00	298.25
Grand Total:	18,811.88	15,620.48	0.00	34,432.36

Collin County Tax Office

Deposit Date from 4/1/2025 to 4/30/2025 and Tax Units = {LAVON CITY}

Type	Gen Operating	Interest Sinking	Special 1	Total
18 - LAVON CITY				
Current				
Levy	17,650.91	14,810.87	0.00	32,461.78
Interest	370.02	310.37	0.00	680.39
Penalty	1,087.88	912.44	0.00	2,000.32
Rendition Penalty	9.21	0.00	0.00	9.21
Rendition Penalty Admin Fee	(0.46)	0.00	0.00	(0.46)
Recalc Refund	(562.66)	(472.15)	0.00	(1,034.81)
Current Grand Total	18,554.90	15,561.53	0.00	34,116.43
Delinquent				
Levy	728.80	326.52	0.00	1,055.32
Interest	44.01	19.99	0.00	64.00
Penalty	15.19	9.18	0.00	24.37
Bankruptcy Interest	6.69	0.00	0.00	6.69
Recalc Refund	(602.72)	(296.32)	0.00	(899.04)
Recalc Refund P&I	(1.02)	(0.42)	0.00	(1.44)
Delinquent Grand Total	190.95	58.95	0.00	249.90
Grand Total	18,745.85	15,620.48	0.00	34,366.33

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2024 AND Year End Date = 05/01/2025 AND Month Range from 04/01/2025 to 04/30/2025 and Tax Units = {multiple}

18 - LAVON CITY

CURRENT YEAR INFORMATION

Start Value	Start Exemption	Start Taxable	Rate	Calc Start Levy	Actual Start Levy	Start Frozen Loss	Start + Frozen
1,297,746,729	123,436,296	1,174,310,433	0.420000	4,932,103.82	4,800,678.16	131,426.03	4,932,104.19
Adjusted Value	Adjusted Exemption	Adj Taxable	Rate	Calc Adj Levy	Actual Current Levy	Adj Frozen Loss	Act Levy + Act Frozen
1,315,613,125	144,168,658	1,171,444,467	0.420000	4,920,066.76	4,792,030.20	128,036.90	4,920,067.10
Start Value	Net Value Adj	Start Value + Net Value Adj		Actual Current Value			
1,297,746,729	17,866,396	1,315,613,125		1,315,613,125			
Start Exemption	Net Exmp Adj	Start Exemp + Net Exmp Adj		Actual Current Exemption			
123,436,296	20,732,362	144,168,658		144,168,658			

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
2006	27.04	0.00	0.00	0.00	0.00	27.04	0.00	0.00
2007	46.95	0.00	0.00	0.00	0.00	46.95	0.00	0.00
2008	44.60	0.00	0.00	0.00	0.00	44.60	0.00	0.00
2009	44.60	0.00	0.00	0.00	0.00	44.60	0.00	0.00
2010	44.60	0.00	0.00	0.00	0.00	44.60	0.00	0.00
2011	329.39	0.00	0.00	0.00	0.00	329.39	0.00	0.00
2012	51.95	0.00	0.00	0.00	0.00	51.95	0.00	0.00
2013	49.03	0.00	0.00	0.00	0.00	49.03	0.00	0.00
2014	74.09	0.00	0.00	0.00	0.00	74.09	0.00	0.00
2015	74.09	0.00	0.00	0.00	0.00	74.09	0.00	0.00
2016	75.71	0.00	0.00	0.00	0.00	75.71	0.00	0.00
2017	91.66	0.00	0.00	0.00	0.00	91.66	0.00	0.00
2018	185.34	0.00	0.00	0.00	0.00	185.34	0.00	0.00
2019	374.21	0.00	(57.47)	(57.47)	(57.47)	374.21	0.00	0.00
2020	792.31	0.00	(28.91)	(28.91)	639.02	124.38	0.00	83.70
2021	1,307.70	0.00	0.00	0.00	735.29	572.41	0.00	56.22
2022	7,429.92	(23.92)	(42.43)	(65.19)	1,533.71	5,853.78	(23.92)	20.76
2023	11,957.73	(130.19)	(53.57)	307.85	2,323.36	9,580.80	(130.24)	19.51

YEAR-TO-DATE SUMMARY PART C

Tax Year = 2024 AND Year End Date = 05/01/2025 AND Month Range from 04/01/2025 to 04/30/2025 and Tax Units = {multiple}

YEAR	NET START BALANCE	NET MTD ADJ	NET YTD ADJ	NET MTD PAID	NET YTD PAID	CALC BALANCE	REFUNDS DUE	COL %
2024	4,800,678.16	(2,477.73)	(8,647.96)	31,426.97	4,732,687.40	59,342.80	(2,617.57)	98.76
TOTAL	4,823,679.08	(2,631.84)	(8,830.34)	31,583.25	4,737,861.31	76,987.43	(2,771.73)	
DELQ TOTAL	23,000.92	(154.11)	(182.38)	156.28	5,173.91	17,644.63	(154.16)	

2833 - Lavon, City of (General Obligation Debt)

Report - Lavon, City of (General Obligation Debt) / Sales Tax Data

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the [Texas Comptroller's website](#) if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

[View Grid Based on Calendar Year](#)

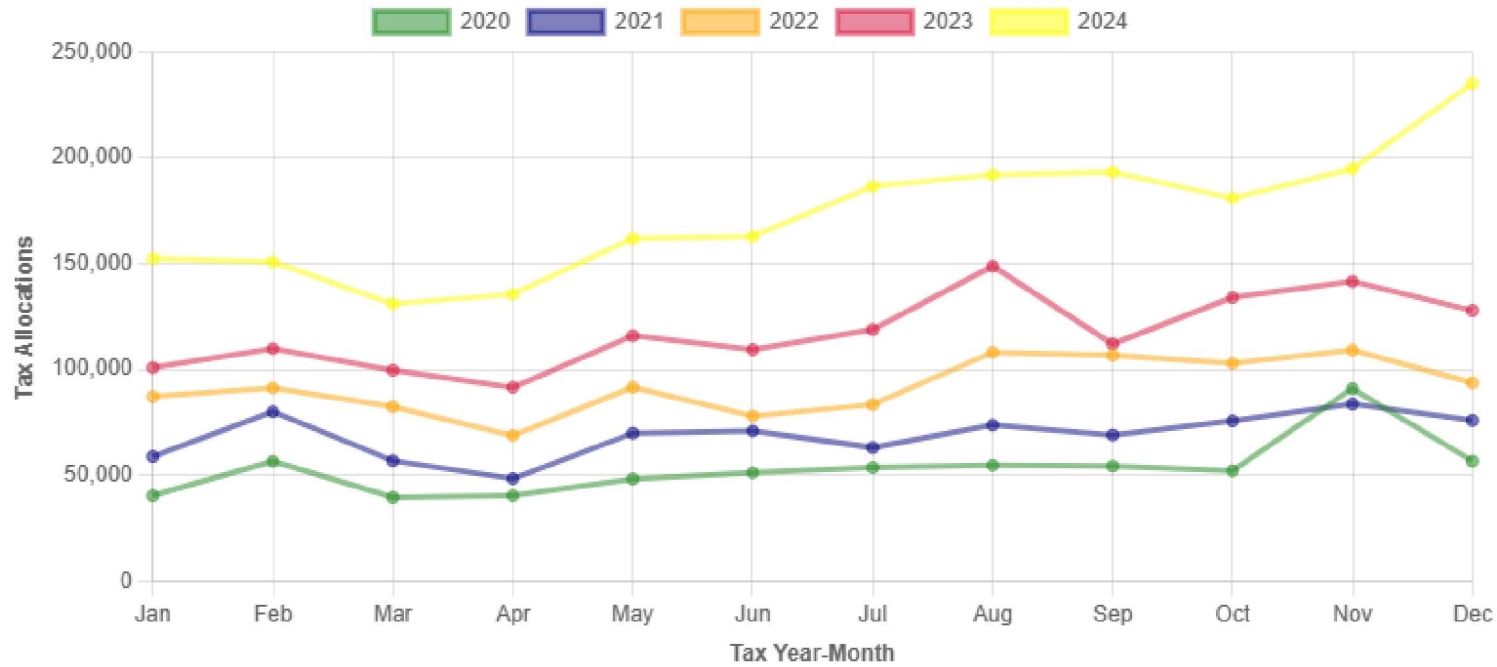
[View Grid With All Years](#)

 [Download to Excel](#)

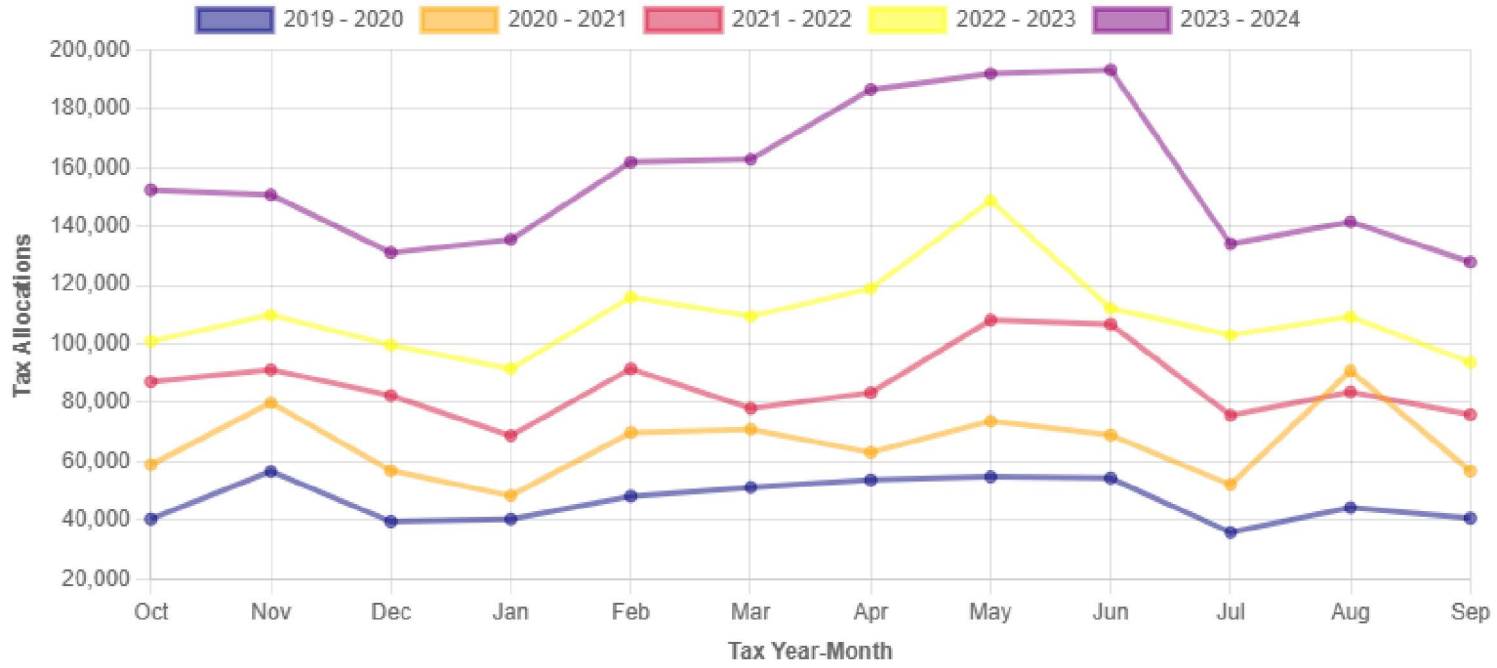
Lavon													
Change Fiscal Year End	09/30/2026												Submit
Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2025	\$180,996	\$194,857	\$235,289	\$201,314	\$264,324	\$186,890	\$190,696	\$234,222	\$0	\$0	\$0	\$0	\$1,688,587
2024	\$134,039	\$141,570	\$127,841	\$152,417	\$150,800	\$131,069	\$135,523	\$161,850	\$162,865	\$186,605	\$191,992	\$193,307	\$1,869,879
2023	\$102,983	\$109,154	\$93,701	\$100,881	\$109,816	\$99,622	\$91,542	\$115,892	\$109,339	\$118,823	\$148,816	\$112,044	\$1,312,613
2022	\$75,699	\$83,649	\$75,926	\$87,161	\$91,220	\$82,408	\$68,743	\$91,544	\$78,074	\$83,361	\$108,100	\$106,687	\$1,032,574
2021	\$52,096	\$90,909	\$56,718	\$58,898	\$80,039	\$56,878	\$48,350	\$69,834	\$70,944	\$63,068	\$73,676	\$68,987	\$790,396
2020	\$35,846	\$44,260	\$40,667	\$40,349	\$56,602	\$39,533	\$40,351	\$48,207	\$51,191	\$53,631	\$54,745	\$54,314	\$559,696
2019	\$38,730	\$39,419	\$35,260	\$35,116	\$41,596	\$32,296	\$34,749	\$42,410	\$33,403	\$32,771	\$43,642	\$37,975	\$447,367
2018	\$27,837	\$27,458	\$27,603	\$34,883	\$38,663	\$28,296	\$32,210	\$41,357	\$37,397	\$38,763	\$43,030	\$35,374	\$412,870
2017	\$22,849	\$24,877	\$22,304	\$23,334	\$28,270	\$17,054	\$17,410	\$22,051	\$21,074	\$23,146	\$25,990	\$25,733	\$274,094
2016	\$18,554	\$24,151	\$17,624	\$16,738	\$23,265	\$18,517	\$17,691	\$24,381	\$25,242	\$24,250	\$25,789	\$22,468	\$258,670
2015	\$16,213	\$17,336	\$16,025	\$15,458	\$20,264	\$16,418	\$15,845	\$20,890	\$16,999	\$18,497	\$23,514	\$20,100	\$217,559
2014	\$12,032	\$14,975	\$11,935	\$11,898	\$19,981	\$12,109	\$11,920	\$21,846	\$14,703	\$14,625	\$18,397	\$14,846	\$179,266
2013	\$11,166	\$15,054	\$12,518	\$10,998	\$14,996	\$8,945	\$11,649	\$14,195	\$13,186	\$13,097	\$14,801	\$13,139	\$153,743
2012	\$9,075	\$15,224	\$9,414	\$10,525	\$12,667	\$8,695	\$11,343	\$13,292	\$12,186	\$12,749	\$13,134	\$11,847	\$140,152
2011	\$8,990	\$10,146	\$10,217	\$8,568	\$12,089	\$7,877	\$8,777	\$13,275	\$11,177	\$9,920	\$13,226	\$10,718	\$124,980

Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2010	\$11,983	\$12,813	\$9,335	\$8,985	\$9,570	\$8,152	\$7,584	\$10,791	\$10,820	\$10,174	\$12,293	\$8,167	\$120,668
2009	\$10,655	\$14,185	\$10,830	\$7,074	\$12,022	\$7,044	\$7,416	\$13,001	\$9,537	\$9,769	\$10,693	\$13,639	\$125,864
2008	\$9,001	\$13,869	\$10,505	\$6,439	\$15,097	\$6,019	\$3,917	\$10,012	\$5,481	\$7,609	\$13,184	\$7,853	\$108,986
2007	\$10,725	\$14,759	\$7,398	\$6,567	\$11,434	\$7,902	\$8,989	\$13,114	\$8,797	\$7,037	\$16,120	\$10,821	\$123,662
2006	\$8,371	\$10,348	\$7,185	\$6,940	\$10,522	\$7,581	\$4,398	\$10,629	\$8,192	\$7,183	\$10,029	\$6,573	\$97,950

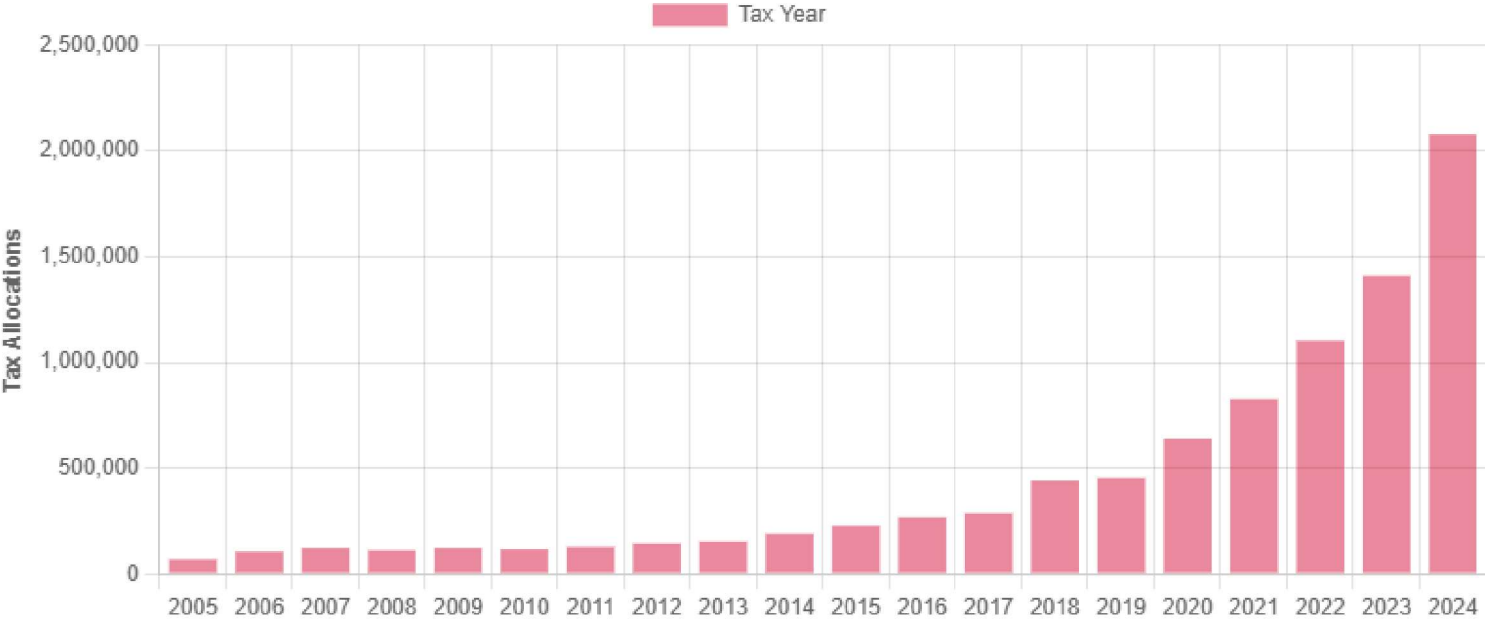
Monthly - Sales Tax Allocations - By Calendar Year



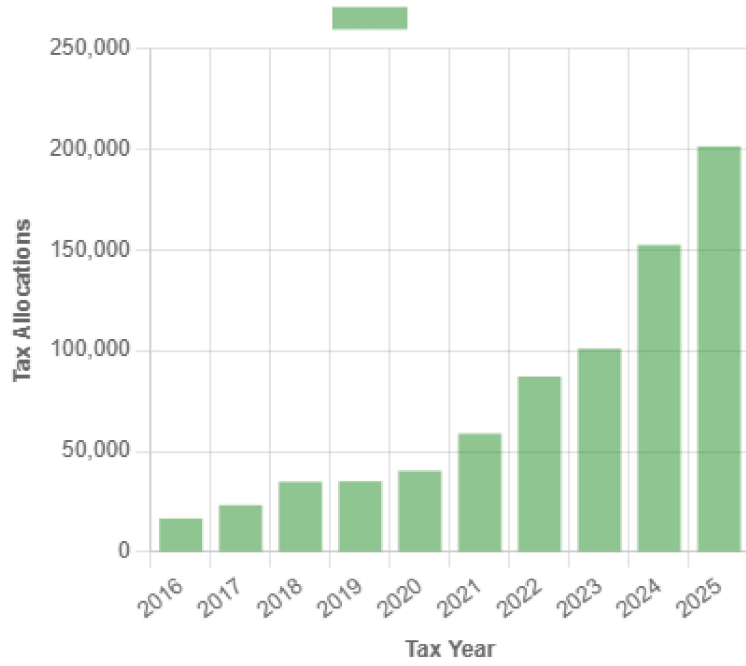
Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30



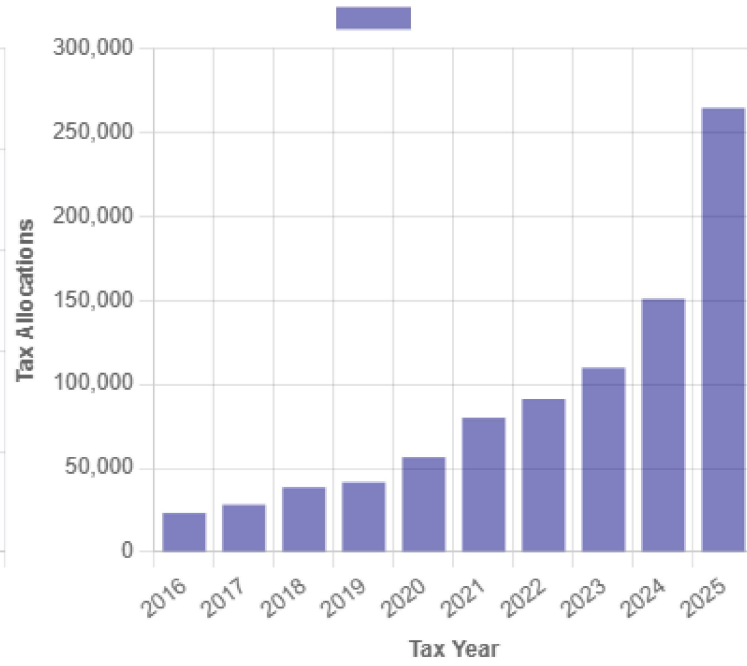
Yearly - Sales Tax Allocations - Past 20 Years



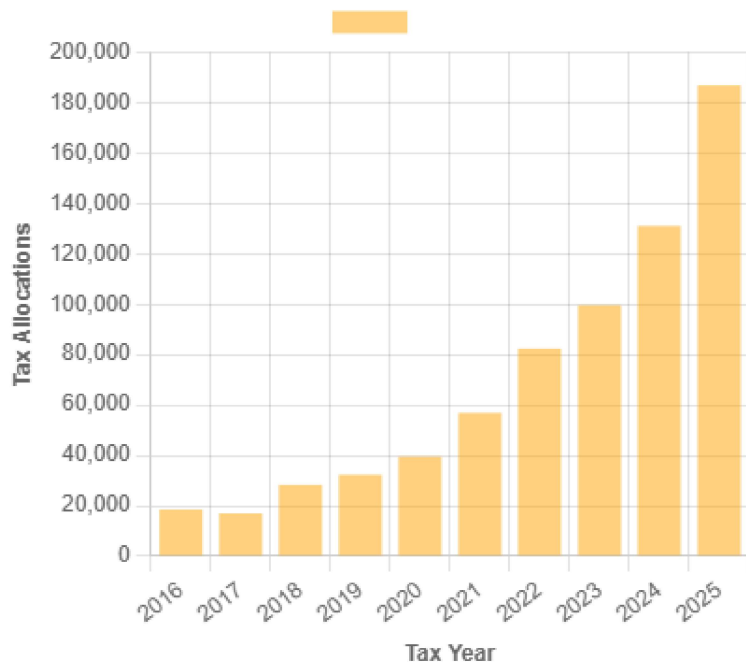
January - Sales Tax Allocations by Year



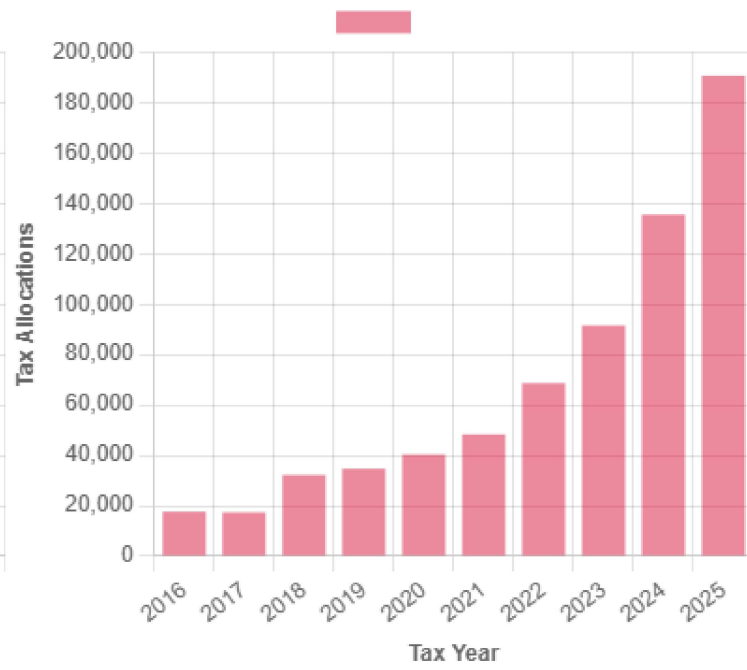
February - Sales Tax Allocations by Year



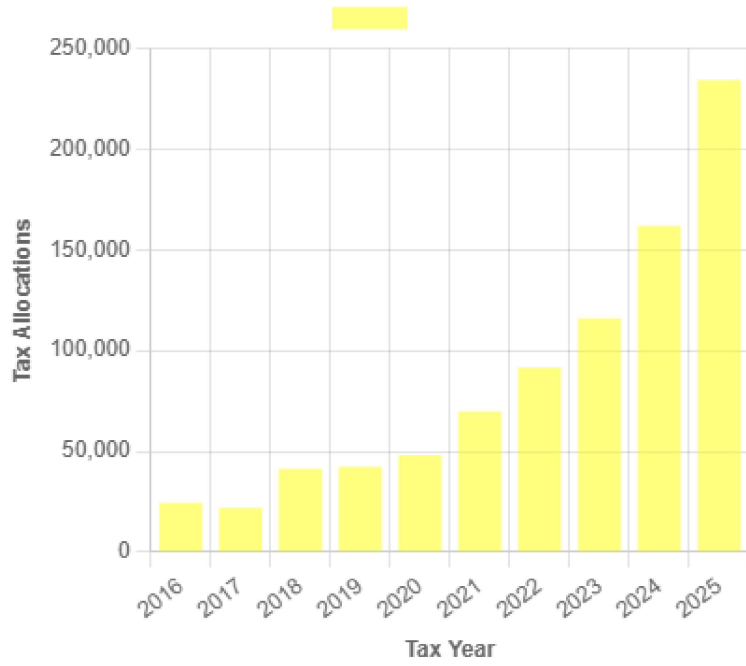
March - Sales Tax Allocations by Year



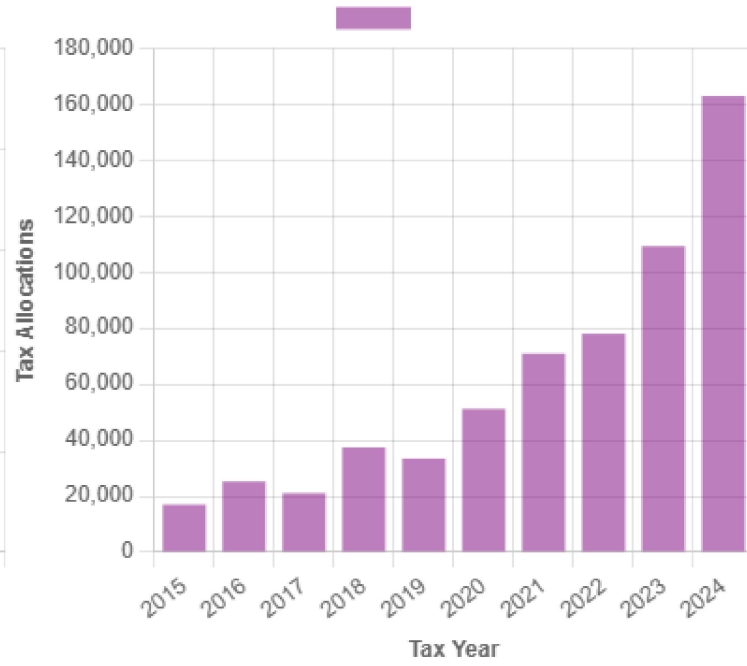
April - Sales Tax Allocations by Year



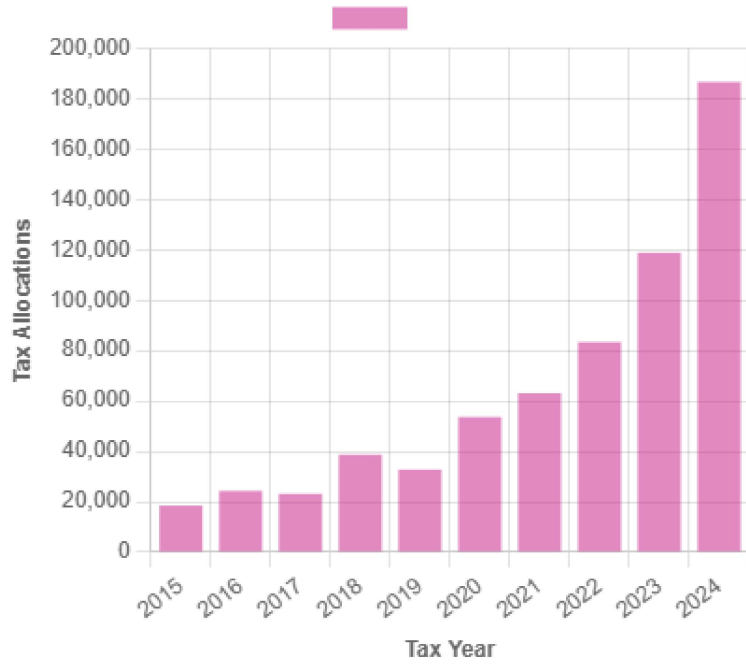
May - Sales Tax Allocations by Year



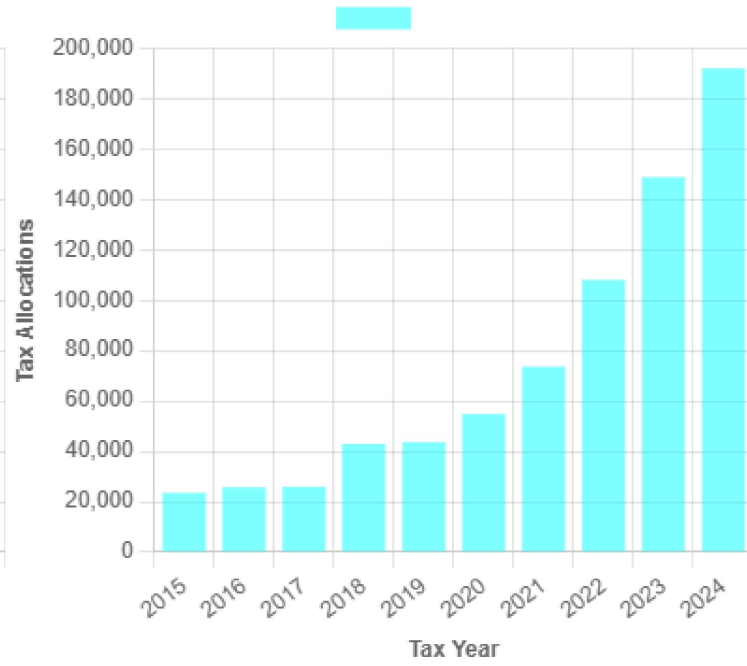
June - Sales Tax Allocations by Year



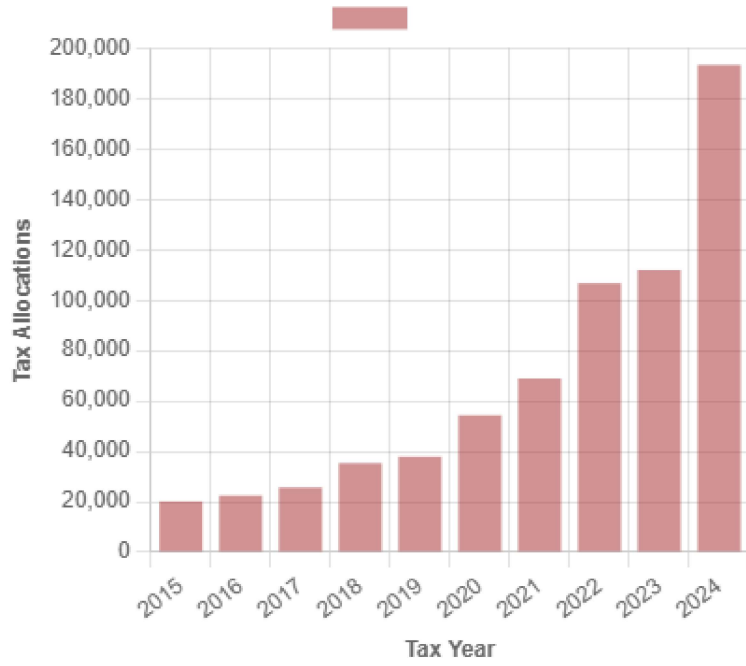
July - Sales Tax Allocations by Year



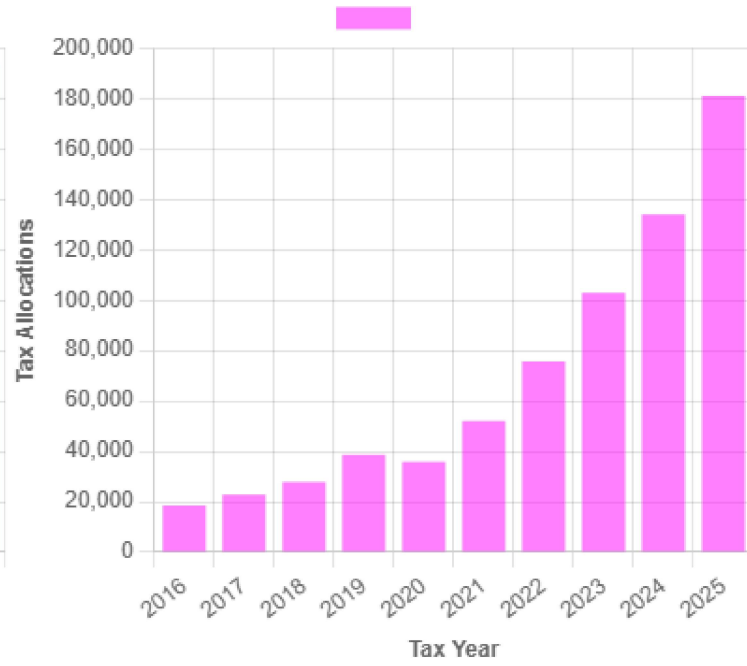
August - Sales Tax Allocations by Year



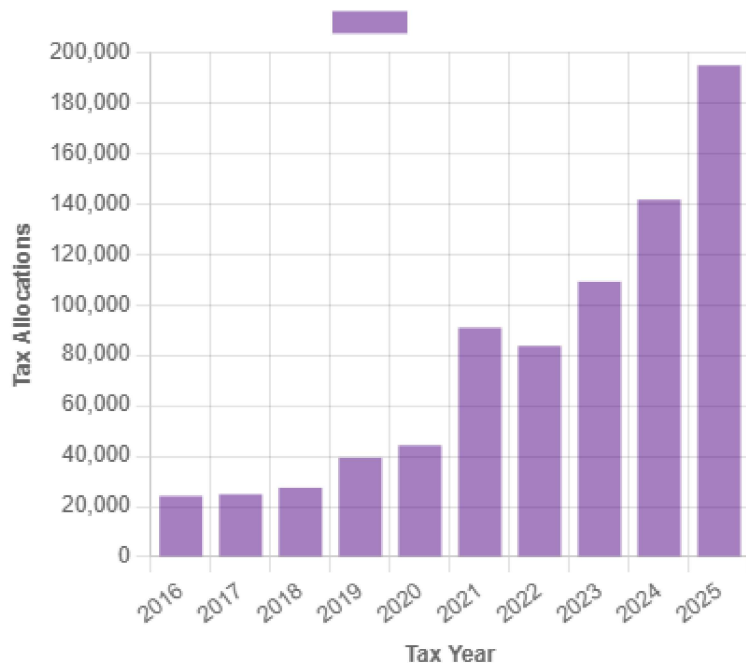
September - Sales Tax Allocations by Year



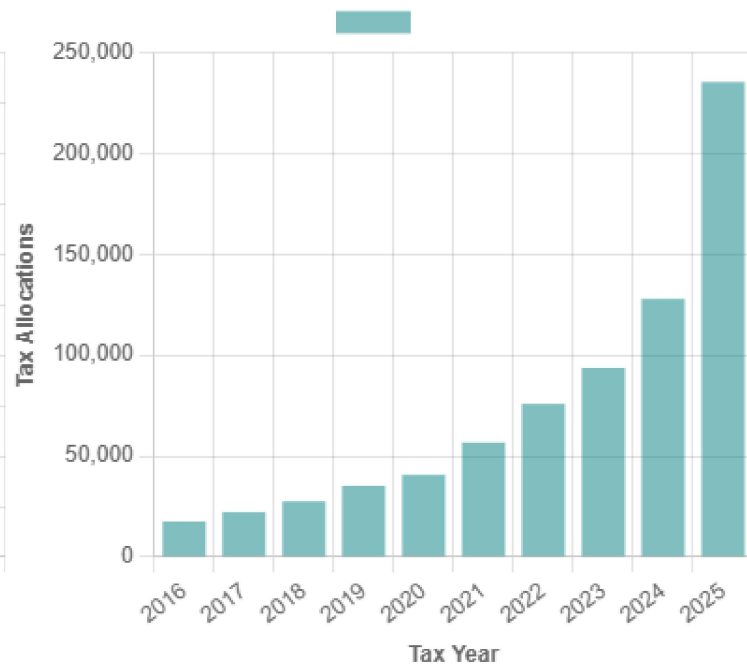
October - Sales Tax Allocations by Year



November - Sales Tax Allocations by Year



December - Sales Tax Allocations by Year



City of Lavon

Monthly Financial Report

4/30/2025

	Budget	YTD	Remaining	% Budget
General Fund				
Other Funding	8,572,096	8,572,096		
Revenue	7,136,233	7,327,196	(190,963)	102.68%
Expenses	10,328,000	5,030,808	5,297,192	48.71%
Ending Resources	5,380,329	10,868,484		
Interest & Sinking				
Beginning Resources	433,155	433,155		
Revenue	2,067,960	2,168,572	(100,612)	104.87%
Expenses	2,050,250	1,233,370	816,880	60.16%
Ending Resources	450,865	1,368,357		
Streets - Tax Funded				
Beginning Resources	1,354,846	1,354,846		
Revenue	450,000	363,591	86,409	80.80%
Expenses	1,615,000	-	1,615,000	0.00%
Ending Resources	189,846	1,718,437		
Streets - Fee Funded				
Beginning Resources	415,570	415,570		
Revenue	-	-	-	0.00%
Expenses	275,000	-	275,000	0.00%
Ending Resources	140,570	415,570		
Municipal Court Security				
Beginning Resources	22,240	22,240		
Revenue	3,500	3,450	50	98.57%
Expenses	2,400	1,225	1,175	51.04%
Ending Resources	23,340	24,465		
TIRZ 2 Fund				
Beginning Resources	49,860	49,860		
Revenue	171,300	162,526	8,774	94.88%
Expenses	10,000	4,979	5,021	49.79%
Ending Resources	211,160	207,408		
Utilities				
Beginning Resources	13,926,509	13,926,509		
Revenue	6,575,000	5,009,895	1,565,105	76.20%
Expenses	13,138,340	2,248,855	10,889,485	17.12%
Ending Resources	7,363,169	16,687,548		

City of Lavon

General Fund Summary

4/30/2025

	Budget	YTD	Remaining	% Budget
REVENUES				
Total Taxes	3,568,400	3,364,076	204,324	94%
Total Transfers	1,257,340	1,257,340	-	100%
Total Other General Government	151,000	64,902	86,098	43%
Administration	36,000	5,000	31,000	14%
Municipal Court	3,000	3,433	(433)	114%
Police	76,500	74,343	2,157	97%
Fire	180,000	40,333	139,667	22%
Parks & Rec	-	140	(140)	NA
Development Services	1,863,993	2,517,629	(653,636)	135%
Total Revenues	7,136,233	7,327,196	(190,963)	103%
EXPENDITURES				
OPERATIONS				
Administration	869,030	505,858	363,173	58%
Non-Departmental	256,630	145,718	110,912	57%
Municipal Court	114,225	57,240	56,985	50%
Police	2,958,035	1,607,258	1,350,777	54%
Fire	2,256,185	1,269,155	987,030	56%
Parks & Rec	15,000	1,050	13,950	7%
Development Services	952,045	871,765	80,280	92%
Public Works	811,850	445,742	366,108	55%
Total Operations Expenditures	8,233,000	4,903,786	3,329,214	60%
CAPITAL				
Administration Capital Outlay	-	-	-	NA
Non-Departmental Capital Outlay	125,000	-	125,000	0%
Police Capital Outlay	306,000	33,181	272,819	11%
Fire Capital Outlay	1,489,000	31,418	1,457,582	2%
Parks & Rec Capital Outlay	30,000	-	30,000	0%
Development Services Capital Outlay	30,000	-	30,000	2%
Public Works Capital Outlay	115,000	62,423	52,577	54%
Total Capital Outlay	2,095,000	127,022	1,967,978	6%
 Total Expenditures	 10,328,000	 5,030,808	 5,297,192	 49%

General Fund		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% of BUDGET
ESTIMATED BEGINNING RESOURCES					
	Est. Beginning Resources - Unrestricted	2,228,503	2,228,503		100.00%
	Est. Beginning Resources - Assigned for Capita	6,343,593	6,343,593		100.00%
REVENUES					
Taxes					
10-00-4001	Property Taxes	2,445,150	2,414,900	30,250	98.76%
10-00-4040	Sales & Use Tax	900,000	727,183	172,817	80.80%
10-00-4045	Mixed Beverage Sales Tax	2,500	3,618	(1,118)	144.72%
10-00-4060	Franchise Fees	220,750	218,375	2,375	98.92%
	Total Taxes	3,568,400	3,364,076	204,324	94.27%
Other General Government					
10-00-4500	Interest Income	150,000	64,732	85,268	43.15%
10-00-4690	Sale of Property	-	-	-	NA
10-00-4799	Miscellaneous Revenue	1,000	170	830	17.00%
	Total Other General Government	151,000	64,902	86,098	42.98%
Transfers In					
10-00-4801	Transfer from Utility Fund - Sewer	695,000	695,000	-	100.00%
10-00-4802	Transfer from Utility Fund - Solid Waste	144,000	144,000	-	100.00%
10-00-4808	Transfer from Utility Fund - Sewer (Debt)	418,340	418,340	-	100.00%
	Total Transfers	1,257,340	1,257,340	-	100.00%
Administration					
10-10-4101	PID Administrative Services	30,000	-	30,000	0.00%
10-10-4405	Building Rent - LEDC	6,000	2,500	3,500	41.67%
10-10-4602	Donations - City Programs	-	2,500	(2,500)	NA
	Total Administration	36,000	5,000	31,000	13.89%
Municipal Court					
10-25-4215	Court Fees	3,000	2,935	66	97.82%
10-25-4219	Court - Payment Plan Fees	-	498	(498)	NA
	Total Municipal Court	3,000	3,433	(433)	114.42%
Police Department					
10-45-4240	Police - Fines/Fees	75,000	73,772	1,228	98.36%
10-45-4245	Police - Warrant Fees/Fines	1,500	571	929	38.07%
	Total Police Department	76,500	74,343	2,157	97.18%
Fire Department					
10-55-4160	Fire Service Contract	150,000	24,079	125,921	16.05%
10-55-4161	Surefire Reimbursements	30,000	15,292	14,708	50.97%
10-55-4602	Donations	-	962	(962)	NA
	Total Fire Department	180,000	40,333	139,667	22.41%
Parks & Rec Department					
10-65-4130	Facility Rental	-	140	(140)	NA
	Total Parks & Rec Department	-	140	(140)	NA
Development Services					
10-75-4271	Residential Rental Property Registration	17,000	24,925	(7,925)	146.62%
10-75-4305	General Permits	250,000	336,333	(86,333)	134.53%
10-75-4310	Land Use Application Fees	45,000	86,234	(41,234)	191.63%
10-75-4315	New Building Permits	1,045,843	1,562,442	(516,599)	149.40%
10-75-4325	Food Service Inspection Permits	5,750	7,584	(1,834)	131.89%
10-75-4350	OSSF Permits	400	-	400	0.00%
10-75-4355	Infrastructure Inspection Fees	500,000	500,110	(110)	100.02%
	Total Development Services	1,863,993	2,517,629	(653,636)	135.07%
Total General Fund Revenues		7,136,233	7,327,196	(190,963)	102.68%
Total Source of Funds		15,708,329	15,899,292	(190,963)	101.22%

General Fund		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% of BUDGET
EXPENDITURES					
Administration Services					
10-10-5000	Salaries & Wages	428,400	272,522	155,878	64%
10-10-5011	Overtime	1,000	573	427	57%
10-10-5025	Health Insurance	63,000	29,272	33,728	46%
10-10-5030	Payroll Taxes	32,850	21,234	11,616	65%
10-10-5035	Retirement	72,230	49,138	23,092	68%
10-10-5040	Texas Workforce Commission	900	339	561	38%
10-10-5045	Workers Comp	1,050	1,050	0	100%
10-10-5100	Office Supplies	4,500	2,643	1,857	59%
10-10-5101	Council Supplies	1,500	811	689	54%
10-10-5107	Community Event Supplies	25,500	18,075	7,425	71%
10-10-5190	Furniture & Office Equipment	3,000	821	2,179	27%
10-10-5401	Attorney	45,000	21,035	23,965	47%
10-10-5410	Auditor	20,000	13,500	6,500	68%
10-10-5425	Tax Assessor/Collector	5,000	-	5,000	0%
10-10-5430	Central Appraisal District	32,000	16,170	15,831	51%
10-10-5440	Professional Services - Other	74,000	11,948	62,053	16%
10-10-5510	Advertising & Legal Notices	18,000	16,789	1,211	93%
10-10-5520	SAAS Contracts (software/app service)	8,100	248	7,852	3%
10-10-5545	Election Services	8,000	8,916	(916)	111%
10-10-5700	Membership Dues & Fees	6,000	9,334	(3,334)	156%
10-10-5720	Travel & Meals	3,500	2,188	1,312	63%
10-10-5725	Training & Licenses	4,500	1,986	2,514	44%
10-10-5730	Staff Development	3,500	3,233	267	92%
10-10-5735	Council Training & Travel	7,500	4,033	3,467	54%
	Total Administration Operations	869,030	505,858	363,173	58%
Admin Capital Outlay					
10-10-9103	Improvements	-	-	-	NA
	Total Admin Capital Outlay	-	-	-	NA
	Total Admin Services	869,030	505,858	363,173	58%

General Fund		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% of BUDGET
Non-Departmental					
10-15-5100	Office Supplies	10,000	4,169	5,831	42%
10-15-5200	Phone, Internet	19,500	2,414	17,086	12%
10-15-5210	Electricity	6,500	2,806	3,694	43%
10-15-5220	Natural Gas	6,500	5,205	1,295	80%
10-15-5230	Water	750	569	181	76%
10-15-5305	Building Maintenance	10,000	12,542	(2,542)	125%
10-15-5310	Grounds Maintenance	2,000	565	1,435	28%
10-15-5440	Professional Services - Other	75,540	4,267	71,273	6%
10-15-5460	Insurance - Management Liability	6,020	7,318	(1,298)	122%
10-15-5470	Insurance - Facilities	36,300	32,337	3,963	89%
10-15-5475	Insurance - Vehicles & Equipment	28,820	33,215	(4,395)	115%
10-15-5520	SAAS Contracts (software/app service)	19,200	129	19,071	1%
10-15-5525	Technology Services Contract	23,500	32,707	(9,207)	139%
10-15-5540	Cleaning Service	7,000	3,638	3,362	52%
10-15-5601	Office/Equipment Leases	5,000	3,837	1,163	77%
	Total Non-Departmental Operations	256,630	145,718	110,912	57%
Non-Departmental Capital Outlay					
10-15-9103	Improvements	125,000	-	125,000	0%
	Total Non-Departmental Capital Outlay	125,000	-	125,000	0%
	Total Non-Departmental	381,630	145,718	235,912	38%
Municipal Court Services					
10-25-5000	Salaries & Wages	60,375	34,212	26,163	57%
10-25-5011	Overtime	1,000	-	1,000	0%
10-25-5025	Health Insurance	12,600	7,079	5,521	56%
10-25-5030	Payroll Taxes	4,695	2,775	1,921	59%
10-25-5035	Retirement	10,325	6,175	4,150	60%
10-25-5040	Texas Workforce Commission	180	63	117	35%
10-25-5045	Workers Comp	200	185	15	92%
10-25-5100	Office Supplies	2,000	1,064	936	53%
10-25-5402	Judge	8,500	1,725	6,775	20%
10-25-5403	Prosecutor	13,000	3,713	9,288	29%
10-25-5515	Credit Card Contract	100	-	100	0%
10-25-5546	Jury Service	250	-	250	0%
10-25-5725	Training & Licenses	1,000	250	750	25%
	Total Municipal Court	114,225	57,240	56,985	50%

General Fund		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% of BUDGET
Police Services					
10-45-5000	Salaries & Wages	1,610,000	864,234	745,766	54%
10-45-5011	Overtime	70,000	15,705	54,295	22%
10-45-5025	Health Insurance	264,600	125,834	138,766	48%
10-45-5030	Payroll Taxes	128,525	70,506	58,019	55%
10-45-5035	Retirement	282,575	154,242	128,333	55%
10-45-5040	Texas Workforce Commission	3,680	1,557	2,123	42%
10-45-5045	Workers Comp	42,355	42,355	(0)	100%
10-45-5100	Office Supplies	8,500	5,984	2,516	70%
10-45-5103	Community Policing Supplies	13,000	6,259	6,741	48%
10-45-5105	Child Abuse Interlocal - Supplies	1,500	1,500	-	100%
10-45-5125	Operating Supplies	8,500	2,394	6,106	28%
10-45-5155	Uniforms	20,500	11,324	9,176	55%
10-45-5160	Personal Protection Equipment	13,500	10,430	3,070	77%
10-45-5190	Furniture & Office Equipment	15,000	1,599	13,401	11%
10-45-5195	Tools & Equipment - not cap	30,000	25,719	4,281	86%
10-45-5200	Phone, Internet	35,000	24,624	10,376	70%
10-45-5210	Electricity	12,000	4,503	7,497	38%
10-45-5230	Water	1,000	409	591	41%
10-45-5240	Fuel	51,500	24,481	27,019	48%
10-45-5305	Building Maintenance	8,000	8,209	(209)	103%
10-45-5315	Vehicle Maintenance	45,500	19,618	25,882	43%
10-45-5325	Equipment Maintenance	5,000	614	4,386	12%
10-45-5465	Insurance - Law Enforcement Liability	19,300	18,802	498	97%
10-45-5520	SAAS Contracts (software/app service)	90,500	62,637	27,864	69%
10-45-5530	Medical Services	2,000	524	1,476	26%
10-45-5540	Cleaning Service	13,000	6,644	6,356	51%
10-45-5548	Dispatch Service	115,000	83,159	31,841	72%
10-45-5551	Inmate Boarding Contract	12,000	4,125	7,875	34%
10-45-5552	Animal Control Service	7,000	4,688	2,313	67%
10-45-5700	Membership Dues & Fees	2,500	85	2,415	3%
10-45-5720	Travel & Meals	7,000	1,556	5,444	22%
10-45-5725	Training & Licenses	19,500	2,941	16,559	15%
	Total Police Operations	2,958,035	1,607,258	1,350,777	54%
	Police Capital Outlay				
10-45-9220	Vehicle	270,000	(45)	270,045	0%
10-45-9224	Radios	36,000	33,227	2,773	92%
	Total Police Capital Outlay	306,000	33,181	272,819	11%
	Total Police Services	3,264,035	1,640,439	1,623,596	50%

General Fund		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% of BUDGET
Fire Services					
10-55-5000	Salaries & Wages	1,021,395	635,244	386,151	62%
10-55-5001	Part-time Wages	129,000	-	129,000	0%
10-55-5011	Overtime	51,500	21,481	30,019	42%
10-55-5025	Health Insurance	176,400	84,951	91,449	48%
10-55-5030	Payroll Taxes	91,945	52,964	38,981	58%
10-55-5035	Retirement	202,160	111,144	91,016	55%
10-55-5040	Texas Workforce Commission	2,570	1,095	1,475	43%
10-55-5045	Workers Comp	30,015	30,011	4	100%
10-55-5100	Office Supplies	5,000	1,503	3,497	30%
10-55-5125	Operating Supplies	20,000	8,302	11,698	42%
10-55-5130	EMS Supplies	40,000	20,244	19,756	51%
10-55-5155	Uniforms	41,100	11,481	29,619	28%
10-55-5160	Personal Protection Equipment	29,500	19,787	9,713	67%
10-55-5190	Furniture & Office Equipment	2,000	1,230	770	62%
10-55-5195	Tools & Equipment	10,000	12,304	(2,304)	123%
10-55-5200	Phone, Internet	7,200	3,593	3,607	50%
10-55-5210	Electricity	10,000	4,056	5,944	41%
10-55-5220	Natural Gas	4,000	2,536	1,464	63%
10-55-5230	Water	2,000	905	1,095	45%
10-55-5240	Fuel	18,000	9,060	8,941	50%
10-55-5305	Building Maintenance	10,000	4,433	5,567	44%
10-55-5315	Vehicle Maintenance	5,000	2,842	2,158	57%
10-55-5316	Apparatus Maintenance	65,000	76,406	(11,406)	118%
10-55-5325	Equipment Maintenance	9,000	8,406	594	93%
10-55-5330	Storm Siren O&M	1,500	65	1,435	4%
10-55-5440	Professional Services - Other	3,000	1,130	1,870	38%
10-55-5520	SAAS Contracts (software/app service)	29,000	17,720	11,280	61%
10-55-5530	Medical Services	25,000	15,061	9,939	60%
10-55-5536	Ambulance Service	155,000	75,568	79,432	49%
10-55-5540	Cleaning Service	3,900	1,799	2,101	46%
10-55-5547	Fire Marshal Contract	2,000	-	2,000	0%
10-55-5549	Fire Alarm Monitoring Service	1,000	-	1,000	0%
10-55-5560	Contract Labor	25,000	23,733	1,267	95%
10-55-5700	Membership Dues & Fees	4,000	2,205	1,795	55%
10-55-5720	Travel & Meals	7,000	4,232	2,768	60%
10-55-5725	Training & Licenses	17,000	3,666	13,334	22%
	Total Fire Operations	2,256,185	1,269,155	987,030	56%
Fire Capital Outlay					
10-55-9103	Improvements	25,000	-	25,000	0%
10-55-9104	Furnishings	20,000	7,033	12,967	35%
10-55-9221	Equipment	10,000	24,385	(14,385)	244%
10-55-9223	CIP-19 Fire Engine	1,414,000	-	1,414,000	0%
10-55-9225	CIP-22 Outdoor Warning Siren Improvments	20,000	-	20,000	0%
	Total Fire Capital Outlay	1,489,000	31,418	1,457,582	2%
	Total Fire Services	3,745,185	1,300,573	2,444,612	35%

General Fund		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% of BUDGET
Parks & Rec Department					
10-65-5310	Grounds Maintenance	15,000	1,050	13,950	7%
	Total Parks & Rec Operations	15,000	1,050	13,950	7%
Parks & Rec Capital Outlay					
10-65-9103	Improvements	30,000	-	30,000	0%
	Total Parks & Rec Capital	30,000	-	30,000	0%
	Total Parks & Rec Department	45,000	1,050	43,950	2%
Development Services					
10-75-5000	Salaries & Wages	76,440	42,924	33,516	56%
10-75-5001	Part-time Wages	35,000	-	35,000	0%
10-75-5011	Overtime	3,000	2,619	381	87%
10-75-5025	Health Insurance	12,600	4,672	7,928	37%
10-75-5030	Payroll Taxes	8,755	429	8,325	5%
10-75-5035	Retirement	19,250	4,937	14,313	26%
10-75-5040	Texas Workforce Commission	100	63	37	63%
10-75-5045	Workers Comp	2,200	-	2,200	0%
10-75-5155	Uniforms	600	-	600	0%
10-75-5190	Furniture & Office Equipment	5,000	-	5,000	0%
10-75-5200	Phone, Internet	600	-	600	0%
10-75-5240	Fuel	3,000	-	3,000	0%
10-75-5315	Vehicle Maintenance	1,500	-	1,500	0%
10-75-5415	Engineer	100,000	40,983	59,017	41%
10-75-5440	Professional Services - Other	46,000	153,600	(107,600)	334%
10-75-5520	SAAS Contracts (software/app service)	16,000	17,669	(1,669)	110%
10-75-5570	Inspection Services - Buildings	425,000	526,293	(101,293)	124%
10-75-5571	Inspection Services - Infrastructure	105,000	9,245	95,755	9%
10-75-5572	Inspection Services - Food Service	-	7,900	(7,900)	NA
10-75-5589	Sales Tax Incentive Rebate	90,000	60,430	29,570	67%
10-75-5720	Employee Travel	1,000	-	1,000	0%
10-75-5725	Employee Training	1,000	-	1,000	0%
	Total Development Services Operations	952,045	871,765	80,280	92%
Development Services Capital Outlay					
10-75-9103	Improvements	30,000	-	30,000	0%
	Total Development Services Capital Outlay	30,000	-	30,000	0%
	Total Development Services	982,045	871,765	110,280	89%

General Fund		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% of BUDGET
Public Works Services					
10-80-5000	Salaries & Wages	343,035	195,144	147,891	57%
10-80-5001	Part-time Wages	20,000	-	20,000	0%
10-80-5011	Overtime	3,000	3,329	(329)	111%
10-80-5025	Health Insurance	75,600	44,859	30,741	59%
10-80-5030	Payroll Taxes	28,010	19,252	8,757	69%
10-80-5035	Retirement	61,570	38,600	22,970	63%
10-80-5040	Texas Workforce Commission	1,340	433	907	32%
10-80-5045	Workers Comp	13,765	13,763	2	100%
10-80-5100	Office Supplies	1,500	133	1,367	9%
10-80-5102	MS-4 Educational Supplies	250	-	250	0%
10-80-5125	Operating Supplies	4,200	1,304	2,896	31%
10-80-5155	Uniforms	5,500	3,245	2,255	59%
10-80-5190	Furniture & Office Equipment	500	-	500	0%
10-80-5195	Tools & Equipment	6,000	1,680	4,320	28%
10-80-5200	Phone, Internet	3,430	2,353	1,077	69%
10-80-5210	Electricity	1,800	4,049	(2,249)	225%
10-80-5211	Electricity - Street Lights	100,000	76,929	23,071	77%
10-80-5230	Water	1,500	333	1,167	22%
10-80-5240	Fuel	15,000	5,783	9,217	39%
10-80-5305	Building Maintenance	5,000	443	4,557	9%
10-80-5310	Grounds Maintenance	17,000	7,683	9,317	45%
10-80-5315	Vehicle Maintenance	3,650	4,800	(1,150)	132%
10-80-5325	Equipment Maintenance	8,000	11,042	(3,042)	138%
10-80-5335	Street Maintenance	20,000	4,032	15,968	20%
10-80-5340	Sign Maintenance	7,500	-	7,500	0%
10-80-5355	Drainage Maintenance	25,000	-	25,000	0%
10-80-5385	Mosquito Control	22,000	6,105	15,895	28%
10-80-5395	Septic System Maintenance	700	-	700	0%
10-80-5530	Medical Services	350	-	350	0%
10-80-5540	Cleaning Service	1,000	-	1,000	0%
10-80-5565	Code Enforcement Services	10,000	-	10,000	0%
10-80-5570	Inspection Services - Infrastructure	-	-	-	NA
10-80-5700	Membership Dues & Fees	150	-	150	0%
10-80-5720	Travel & Meals	500	402	98	80%
10-80-5725	Training & Licenses	5,000	45	4,955	1%
	Total Public Works Operations	811,850	445,742	366,108	55%
	Public Works Capital Outlay				
10-80-9220	Vehicle	80,000	62,423	17,577	78%
10-80-9221	Equipment	35,000	-	35,000	0%
	Total Capital Outlay	115,000	62,423	52,577	54%
	Total Public Works Services	926,850	508,165	418,685	55%
Total General Fund Expenditures		10,328,000	5,030,808	5,297,192	49%
Change in Financial Position		(3,191,767)	2,296,388		
ESTIMATED ENDING RESOURCES (Net)		5,380,329	10,868,484		

DEBT SERVICE (I&S) FUND	ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES	433,155	433,155		100%
REVENUE				
50-00-4005 Property Taxes - I&S	2,052,960	2,163,656	(110,696)	105%
50-00-4517 Interest - IB I&S	15,000	4,916	10,084	33%
Total Revenues	2,067,960	2,168,572	(100,612)	105%
EXPENDITURES				
50-10-5790 Debt Administration	30,000	2,745	27,255	9%
50-10-5820 2020 GO Ref Bonds Principal	490,000	490,000	-	100%
50-10-5821 2020 GO Ref Bonds Interest	4,900	4,900	-	100%
50-10-5822 2020 CO Principal	110,000	110,000	-	100%
50-10-5823 2020 CO Interest	484,300	242,700	241,600	50%
50-10-5824 2023 CO Principal	165,000	-	165,000	0%
50-10-5825 2023 CO Interest	766,050	383,025	383,025	50%
Total Expenditures	2,050,250	1,233,370	816,880	60%
Change in Financial Position	17,710	935,202		
ESTIMATED ENDING RESOURCES (Net)	450,865	1,368,357		

STREET FUND	Maintenance/Construction	ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% OF BUDGET
Funded by Street Maintenance Sales Tax					
ESTIMATED BEGINNING RESOURCES		1,354,846	1,354,846		100%
Street Repair Fund Revenue					
17-00-4041	Sales Tax - Dedicated Streets	450,000	363,591	86,409	81%
Total Street Repair Fund Revenue		450,000	363,591	86,409	
Street Repair Fund Expenditure					
17-80-5335	Street Maintenance	450,000	-	450,000	0%
17-80-9421	CIP-40 Lavon Trail Pkwy - Presidents to Rose	165,000	-	165,000	0%
17-80-9426	CIP-36 Lake Road Paving - Ph 2	1,000,000	-	1,000,000	0%
Total Street Repair Expenditure		1,615,000	-	1,615,000	0%
ESTIMATED ENDING RESOURCES (Net)		189,846	1,718,437		
Funded by Annexation Fees					
ESTIMATED BEGINNING RESOURCES		415,570	415,570		100%
Street Repair Revenue					
23-80-4210	Capital Recovery Fees - Lavon Farms	-	-	-	NA
31-80-4210	Annexation Fees - Trails of Lavon	-	-	-	NA
32-80-4210	Annexation Fees - Elevon	-	-	-	NA
Total Street Repair Revenue		-	-	-	0%
Street Repair Fund Expenditure					
23-80-9417	CIP-35 CR 483 Paving (Rosewood Dr)	210,000	-	210,000	0%
31-80-9421	CIP-40 Lavon Trail Pkwy - Presidents to Rose	65,000	-	65,000	0%
Total Street Repair Expenditure		275,000	-	275,000	0%
ESTIMATED ENDING RESOURCES (Net)		140,570	415,570		

MUNICIPAL COURT SECURITY FUND	ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES	22,240	22,240		100%
REVENUE				
15-25-4217 Court - Building Security Fees	3,500	3,450	50	99%
Total Revenues	3,500	3,450	50	99%
EXPENDITURES				
15-25-5560 Contract Labor - Bailiffs	2,400	1,225	1,175	51%
Total Expenditures	2,400	1,225	1,175	51%
ESTIMATED ENDING RESOURCES (Net)	23,340	24,465		

TIRZ/TIF FUND	ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES	49,860	49,860		100%
TIRZ/TIF Fund Revenue				
24-00-4001 Property Taxes	169,800	161,775	8,025	NA
24-00-4519 Logic - Interest	1,500	751	749	50%
Total TIRZ/TIF Fund Revenue	171,300	162,526	8,774	95%
TIRZ/TIF Fund Expenditure				
24-00-5440 Professional Services - Other	10,000	4,979	5,021	50%
Total TIRZ/TIF Expenditure	10,000	4,979	5,021	50%
ESTIMATED ENDING RESOURCES (Net)	211,160	207,408		

UTILITY FUND		ADOPTED/ AMENDED 2024-25	YTD 04/2025	REMAINING BUDGET	% OF BUDGET
ESTIMATED BEGINNING RESOURCES/TRANSFERS IN		11,996,509	11,996,509		
ESCROW FOR TRAILS OF LAVON WWTP (BEAR CREEK WW		1,930,000	1,930,000		
UTILITY FUND REVENUE					
Administration					
20-00-4520	Interest - IB Utility	50,000	25,316	24,684	51%
20-00-4521	Interest - IB Sewer Tap	100,000	57,651	42,349	58%
Total Administration		150,000	82,967	67,033	55%
Sanitary Sewer					
20-85-4110	Sewer Charges	2,100,000	1,327,808	772,192	63%
20-85-4202	Administration Fee	30,000	67,575	(37,575)	225%
20-85-4230	Sewer Tap Fee	3,000,000	2,800,800	199,200	93%
20-85-4231	Bear Creek Trunk Recovery Fee	-	32,977	(32,977)	NA
20-85-4232	Sewer Infrastructure Fees	-	21,506	(21,506)	NA
20-85-4299	Late Fees	45,000	34,104	10,896	76%
20-85-4330	Online Permit Pmts	-	13,037	(13,037)	NA
Total Sanitary Sewer		5,175,000	4,297,807	877,193	83%
Solid Waste					
20-86-4115	Solid Waste Income	1,250,000	629,121	620,879	50%
Total Solid Waste		1,250,000	629,121	620,879	50%
Total Revenue		6,575,000	5,009,895	1,565,105	76%
UTILITY FUND EXPENDITURES					
Sanitary Sewer					
20-85-5210	Electricity	120,000	45,805	74,195	38%
20-85-5390	Sewer System Maintenance	65,000	10,090	54,910	16%
20-85-5590	NTMWD O&M Contract	690,000	463,017	226,983	67%
20-85-5801	Transfer to General Fund (overhead)	695,000	695,000	-	100%
20-85-5808	Transfer to General Fund (debt)	418,340	418,340	-	100%
20-85-9412	CIP-21 Bear Creek WWTP Exp 4	3,000,000	-	3,000,000	0%
20-85-9419	CIP-38 Elevon/Lavon North WWTP	5,000,000	-	5,000,000	0%
20-85-9423	Sewer System Improvements	200,000	1,305	198,695	1%
20-85-9424	CIP-42 Lavon East WWTP	2,000,000	-	2,000,000	0%
Total Sanitary Sewer		12,188,340	1,633,557	10,554,783	13%
Solid Waste					
20-86-5100	Office Supplies	3,000	2,039	961	68%
20-86-5104	Billing Supplies	30,000	16,703	13,297	56%
20-86-5190	Office Furniture & Equipment	500	-	500	0%
20-86-5515	Credit Card Contract	4,000	2,690	1,310	67%
20-86-5520	SAAS Contracts	4,000	6,922	(2,922)	173%
20-86-5595	Solid Waste Contract	695,000	404,568	290,432	58%
20-86-5785	Sales Tax	69,500	38,377	31,123	55%
20-86-5802	Transfer to General Fund (overhead)	144,000	144,000	-	100%
Total Solid Waste		950,000	615,299	334,701	65%
Total Expenditure		13,138,340	2,248,855	10,889,485	17%
Change in Financial Position		(6,563,340)	2,761,039		
ESTIMATED ENDING RESOURCES (Net)		7,363,169	16,687,548		

City of Lavon
 CIP by Funding by Year
 Funding Tab
 Through 5/5/2025

	Gen Fund	Utility Fund	2020 Bond	2023 Bond	Streets	Streets	Streets	Streets	Collin	ARPA	CDBG
	Fund 10	Fund 20	Fund 60	Fund 61	Fund 17	Fund 23	Fund 31	Fund 32	Fund 28	Fund 27	Fund 26
					sales tax	Lavon Farms	Trails of Lavon	Elevon			
Available 9/30/24	6,343,593	15,603,393	617,978	15,768,821	1,294,022	211,770	65,100	138,700	-	299,059	-
Additional expected FY25	-	-	-	-	663,500	-	-	-	-	-	-
Projected Interest FY25	-	-	5,856	645,000	-	-	-	-	-	2,136	-
Expected Available FY25	6,343,593	15,603,393	623,833	16,413,821	1,957,522	211,770	65,100	138,700	-	301,195	-
Non-CIP Expenses FY25	-	-	78,286	-	-	-	-	-	-	-	-
Budgeted Expenses FY25	1,434,000	10,000,000	545,547	16,375,618	1,932,000	210,000	65,000	-	-	301,195	-
Expected Expenses FY25	1,434,000	10,000,000	623,833	16,375,618	1,932,000	210,000	65,000	-	-	301,195	-
Expected Balance 9/30/25	4,909,593	5,603,393	0	38,203	25,522	1,770	100	138,700	-	0	-

City of Lavon
 CIP by Funding by Year
 Total Projects Tab
 Through 5/5/2025

CIP	GL	Project Name	Budget FY25	Spent FY25	Remaining FY25 Budget	Budget FY26	Budget FY27	Budget FY28+
CIP-38	9419	Lavon North WWTP (Elevon WWTP)	8,956,000	3,943,074	5,012,926	-	-	-
CIP-42	9424	Lavon East WWTP	8,000,000	178,200	7,821,800	7,970,000	-	-
CIP-21	9412	Bear Creek WWTP Exp 4	4,223,000	26,540	4,196,460	-	-	-
CIP-15	9410	Citywide Park & Trail improvement	40,000	71,644	(31,644)	-	-	-
CIP-36	9426	Lake Road paving - Phase 2	1,247,000	746,092	500,908	19,676	-	-
CIP-43	9425	Bently Farms PH 2 Paving & Storm	3,115,360	1,734	3,113,626	1,206,990	-	-
CIP-11	9408	CR 484 paving	1,250,000	120,540	1,129,460	356,440	-	-
CIP-6	9406	CR 484 - Bear Creek Bridge	10,000	-	10,000	540,000	2,622,750	-
CIP-19C	9223	Fire Engine Replacement	1,414,000	-	1,414,000	-	-	-
CIP-22B	9225	Outdoor Storm Siren	20,000	-	20,000	35,000	-	-
CIP-40	9421	Lavon Trail Pkwy - Presidents to Rosewood	750,000	35,855	714,145	-	-	-
CIP-41		CR 483 Street Reconstruction (Lavon Farms)	-	-	-	1,900,000	-	-
CIP-35	9417	CR 483 Paving(Rosewood Dr: Lavon Farms to Cisd Prop)	1,808,000	7,370	1,800,630	-	-	-
CIP-18	9108	City Sports Fields	30,000	-	30,000	1,470,000	2,500,000	2,500,000
CIP-9	9105	FD/PW Facility Expansion (incl CIP-26)	-	174,788	(174,788)	-	-	-
CIP-20	9051	Strategic Property Acquisition	-	-	-	-	-	-
CIP-37		Downtown Infrastructure Improvements	-	-	-	1,726,700	-	-
CIP-7		CR 484 Paving Extension to GH Blvd Signal	-	-	-	2,000,000	2,740,000	-
CIP-25		South Geren (Traditions) Drainage	-	-	-	478,200	-	-
CIP-28		Mustang Ct. Improvements	-	-	-	470,800	-	-
CIP-31		Boyd Ct. Improvements (link to City Park)	-	-	-	67,600	-	-
CIP-32		School Rd. Improvements (link to City Park)	-	-	-	251,700	-	-
CIP-33		Bois D'Arc Improvements	-	-	-	370,000	-	-
CIP-29		Downtown Drainage	-	-	-	2,000,000	-	-
CIP-5	9405	McClendon (2755)/Bear Creek Bridge	-	-	-	100,000	100,000	3,000,000
CIP-23		Wolf Run Reconstruction	-	-	-	-	-	2,031,600
CIP-34		Gracy Rd. Improvements	-	-	-	-	-	155,500
CIP-14B	9107	PD Complex - Future	-	-	-	-	-	14,000,000
Totals			30,863,360	5,305,837	25,557,523	20,963,106	7,962,750	21,687,100

Council Budget Approved
 Variance

30,863,360
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