



AGENDA
OCTOBER 7, 2025
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
Members may identify community events, functions, and other activities.
- 4. CITIZENS COMMENTS**
Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.)
- 5. PROCLAMATIONS**
 - Citywide Block Party
 - Domestic Violence Awareness Month
- 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 September 16, 2025 meeting.
 - B.** Accept the City Secretary’s verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 10.062 acres of property located at 17253 FM 2755, Lavon, TX in the Drury Anglin Survey, Abstract No. 2, Sheet 1, Tract 46, (CCAD Property ID 2120216) and .487 acres of property located north of and adjacent to 17253 FM 2755, Drury Anglin Survey, Abstract No. 2, Sheet 1 Tract 95(CCAD Property ID 2703511) and approve Ordinance No. **2025-10-01** 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.
 - C.** Accept the City Secretary’s verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 2.05 acres of property located at 11049 Mason Dr., Lavon, TX., in Meadow Creek Estates, Blk B, Lot 24 & 25, (CCAD Property ID 2149416) and approve Ordinance No. **2025-10-02** 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.
 - D.** Approve Resolution No. **2025-10-01** finding that Oncor Electric Delivery Company LLC’s application to change rates within the city should be denied; finding that the city’s reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel.
 - E.** Approve Resolution No. **2025-10-02** approving and authorizing execution of a Right of Way Dedication Instrument granted to the City of Lavon by Bloomfield Homes for 1.681 acres of property for the reconstruction of Lavon Trail Parkway and related improvements in between Presidents Boulevard and Rosewood Drive.

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

7. ITEMS FOR CONSIDERATION

- A. Public hearing, discussion and action regarding an application to change the zoning from temporary Agriculture (A) to Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for Elevon, Section 2, Phase 2F consisting of 98 residential lots and 6 common area lots on 52.063 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E, City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).
- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- B. Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Main Street (M) District on 0.5 acres of property at 716 Main St. (Bus. 78) out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 1250130).
- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- C. Public hearing, discussion and action regarding an application to amend the Zoning Ordinance Article 9.03 “Zoning Ordinance” to amend Ordinance No. **2004-09-05**, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 845 S. SH 78, Lot 3, Block A of the SB Lavon Addition on 1.505 acres of land northeast of the intersection of SH 78 and Bureson Dr., Lavon, Collin County, TX (CCAD Property ID 2913474).
- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- D. Public hearing, discussion and action regarding an application for a conditional use permit to remove existing accessory structure(s) and construct a 1,650 sq ft accessory structure that is 670 square feet greater than permitted at 440 Geren Dr. on Lot 11, Block A of the Windmill Estates Phase 1 Addition, City of Lavon, Texas, (CCAD Property ID 2132301).
- 1) Presentation of proposed application.
 - 2) **PUBLIC HEARING** to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application and accompanying Ordinance.
- E. Discussion and action regarding Resolution No. **2025-10-03** approving and authorizing execution of a professional services reimbursement agreement with Bear Creek Commercial Properties, LP for professional services relating to the review and development of a proposed project and financing matters for approximately 110.5 acres of land located southeast of the intersection of SH 205 and SH 78.
- F. Discussion and action Ordinance No. **2025-10-07** regarding the City of Lavon’s Texas Municipal Retirement System benefits providing for (1) an increase to the employee contribution rate; and (2) adopting: (i) annually accruing updated service credits and transfer updated service credits; and (ii) annually accruing annuity increases, also referred to as cost of living adjustments (COLAs) for retirees and their beneficiaries.
- G. Discussion and action regarding Ordinance No. **2025-10-08** to amend Article 4.05 “Signs”, Section 4.05.008 (c) “Approved Signs and Standards – Approved Temporary Signs” to clarify the placement of off-site temporary banner and portable signs; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

H. Discussion regarding the proposed Collin County Emergency Services District No. 1.

I. Discussion and action regarding Resolution No. **2025-10-04** regarding nominations for the Collin Central Appraisal District Board of Directors.

8. 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).

9. RECONVENE FROM EXECUTIVE SESSION

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

10. SET FUTURE MEETINGS AND AGENDA

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

October 21, 2025 – Regular Meeting

11. 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 October 1, 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

“Citywide Block Party – October 7, 2025”

WHEREAS, The City of Lavon in partnership with Lavon Police and Fire Departments plays a vital role promoting community crime prevention and public safety initiatives; and

WHEREAS, strong partnerships between residents, law enforcement officers, firefighters and public works personnel are essential to enhancing the quality of life, ensuring public safety, and protecting property values throughout the City of Lavon; and

WHEREAS, on the evening of Tuesday, October 16, 2025, City of Lavon police officers, firefighters, public works and community members will come together for a family-friendly, citywide event to share safety tips, foster communication, build relationships and strengthen neighborhood bonds.

NOW THEREFORE, be it proclaimed that Tuesday, October 7, 2025, shall be hereafter known as

Citywide Block Party & Neighborhood Night Out

in the City of Lavon and all citizens are called upon to continue helping to make our community a safer and more enjoyable place to live, work, and play by participating in the Citywide Block Party and Neighborhood Night Out activities.

BE IT SO PROCLAIMED this 7th day of October 2025.

Vicki Sanson
Mayor



PROCLAMATION

City of Lavon, Texas

“Domestic Violence Awareness Month”

WHEREAS, in 1989 the United States Congress designated October as National Domestic Violence Awareness Month to raise awareness and promote prevention of domestic violence across the nation; and

WHEREAS, domestic violence is defined as a pattern of abusive behaviors-physical, emotional, psychological, or financial - used by a person to gain or maintain power and control over another in an intimate, family, or household relationship; and

WHEREAS, domestic violence affects individuals of all genders, ages, races, and ethnicities with statistics showing that 1 in 3 women and 1 in 4 men will experience intimate partner or family violence in their lifetime; and children who witness domestic violence may suffer long-term emotional, psychological, and developmental harm, increasing their risk of future victimization or perpetration of violence; and

WHEREAS, it is the responsibility of every community member to support survivors, hold perpetrators accountable, and work together to create a culture of safety, respect and healing.

NOW THEREFORE, be it proclaimed that the month of October 2025 shall be designated

Domestic Violence Awareness Month

in the City of Lavon and all residents of Lavon should seek to bring an end to domestic violence through awareness, education and community support.

BE IT SO PROCLAIMED this 7th day of October 2025.

Vicki Sanson, Mayor



**MINUTES
SEPTEMBER 16, 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
TED DILL, PLACE 4
LINDSEY HEDGE, PLACE 5

ABSENT: TRAVIS JACOB, PLACE 3

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.

2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/COMMUNICATIONS

- LEDC Open Rewards Program (Blue Dot Program) began on July 1, 2025, running through the end of the year.
- NTFB Spread the Hope Peanut Butter Drive September 1-30, 2025 Online and collection at City Hall
- Lavon PD Coffee with a Cop at Dunkin Donuts October 3
- Rock the Block Fall Festival October 16 from 6pm-8pm
- Early Voting October 20-31 at Lavon City Hall
- Election Day November 4, 2025 7am-7pm

4. CITIZENS COMMENTS

There were no citizen comments.

5. PROCLAMATIONS

The City Council presented Proclamations recognizing Fire Prevention Week and Breast Cancer Awareness Month.

6. CONSENT AGENDA

- A. Approve the minutes of the September 2, 2025 meeting.**
- B. Approve Resolution No. 2025-09-03 approving and authorizing the execution of a Contract Amendment to the Fire Department Interlocal Dispatch Services Agreement with Collin County for Dispatch Services for a one (1) year period from October 1, 2025, to September 30, 2026; and providing for an effective.**
- C. Receive Quarterly Investment Report.**
- D. Approve Resolution No. 2025-09-04 declaring that the City Council has completed an annual review of the Investment Policy of the City; adopting changes to the Investment Policy; providing a repealing clause; providing a severability clause; and providing for an effective date.**

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION MADE: COOK

SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent, Jacob)

7. ITEMS FOR CONSIDERATION

A. Discussion and action regarding appointment of the Comprehensive Plan Advisory Committee.

City Manager Kim Dobbs presented information regarding the Comprehensive Plan and the appointment of a Comprehensive Plan Advisory Committee. The City Council members presented resident names for consideration.

MOTION: APPOINT RON CRAWFORD, RACHEL DUMAS, TRACY FILO, JULIE FRANCO, SOFIEH HOPOVAK, CLINTON MCCLURE, DEBORAH NABORS, BRAD PATTERSON, JOE SERPETTE, WENDY SHERIFF AND HENRY VALLEJO TO THE COMPREHENSIVE PLAN ADVISORY COMMITTEE SUBJECT TO THEIR ACCEPTANCE OF THE APPOINTMENTS.

MOTION MADE: SHEPARD
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent, Jacob)

B. Discussion and action regarding the election of a Director for Region 13 for the Board of Directors of the Texas Municipal League.

The City Council discussed the candidates for the Region 13 Board of Directors of the Texas Municipal League.

MOTION: PLACE A VOTE FOR STANLEY JAGLOWSKI FOR REGION 13 BOARD OF DIRECTORS OF THE TEXAS MUNICIPAL LEAGUE FOR A TWO-YEAR TERM.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent, Jacob)

C. Discussion regarding the proposed Collin County Emergency Services District No. 1.

Ms. Dobbs and Lavon Fire Chief Danny Anthony presented information regarding the proposed Collin County Emergency Services District No. 1. The City Council discussed creation of an informational post card to send to residents of the Lavon Extraterritorial Jurisdiction (ETJ). Chief Anthony pointed out that the Lavon ETJ comprises such a small part of the area that if only Lavon was to do an educational mailing, it may likely not reach enough voters to make a difference. Chief Anthony will consult with area fire departments and staff will report back to the Council.

8. DEPARTMENT REPORTS

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

9. EXECUTIVE SESSION

There was no executive session

10. RECONVENE FROM EXECUTIVE SESSION

There was no executive session

11. SET FUTURE MEETINGS AND AGENDA

October 7, 2025 – Regular Meeting

12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:18 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON

Agenda Brief

MEETING: October 7, 2025

ITEM: 6 - B

Item:

CONSENT AGENDA

Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 10.062 acres of property located at 17253 FM 2755, Lavon, TX in the Drury Anglin Survey, Abstract No. 2, Sheet 1, Tract 46, (CCAD Property ID 2120216) and .487 acres or property located north of and adjacent to 17253 FM 2755, Drury Anglin Survey, Abstract No. 2, Sheet 1 Tract 95 (CCAD Property ID 2703511) and approve Ordinance No. **2025-10-01** 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.

Background:

Pursuant to the Texas Local Government Code, Section 42.021, the extraterritorial jurisdiction (ETJ) of the City of Lavon is the unincorporated area that is contiguous to the corporate boundaries (city limits) within one mile of those boundaries.

Code Excerpt

TEXAS LOCAL GOVERNMENT CODE (TLGC)

Section 42.001 PURPOSE OF EXTRATERRITORIAL JURISDICTION

The legislature declares it the policy of the state to designate certain areas as the extraterritorial jurisdiction of municipalities to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.

In 2002, the City of Lavon and Collin County entered into a Plat Approval Agreement granting the City exclusive jurisdiction to regulate all subdivision plats in the ETJ in accordance with Chapter 212 of the TLGC and the City's Subdivision Code.

On September 1, 2023, Texas Senate Bill No. 2038 adding Subchapters D and E to Chapter 42 of the TLGC that provides that a resident or owner of an area in a municipality's ETJ may file a petition to be released from the ETJ. For property released from a city's ETJ, the jurisdiction for enforcing Subdivision regulations reverts to the County pursuant to Chapter 232 of the LGC and the Collin County Subdivision and Development Codes.

On September 16, 2025, the city received a Petition for Disannexation from the owner(s) of 10.549 acres of property located at 17253 FM 2755 Lavon, TX 75166-ABS A0002 Drury Anglin Survey, Sheet 1, Tract 46, and ABS A0002 Drury Anglin Survey. Sheet 4 Tract 95, and the City Secretary has verified the Petition pursuant to Chapter 42 (D) of the TLGC.

The TLGC further provides that upon verification of a complete petition, a city shall immediately release the area from the ETJ and if a city fails to take action to release the ETJ by the later of 45 days after the date the petition is received or the next meeting of the city's governing body that occurs after the 30th day after the city receives the petition, the area is released by operation of law.

There are no city ad valorem taxes charged taxes levied on properties in the ETJ and few municipal regulations extended into the ETJ.

The following sections of the City of Lavon Code of Ordinances have been applied to the ETJ:

Section 1.04.092	implementation of hotel/motel occupancy tax
* Section 2.06.100	extension of the Subdivision Code and review of subdivision plats
* Section 6.05.001(b)	application of burn ban
* Section 6.03.001(a)	application of the Fire Code
Section 8.04.001(a)	discharge of firearms

** When property is removed from a City's ETJ, corresponding county regulations will take the place of municipal regulations.*

State law provides authority for additional areas of municipal regulation that may occur in the ETJ. Although authorized, the City of Lavon has not adopted regulations relating to signs (billboards), nuisances within 5,000 feet, water pollution abatement, or cemeteries.

Financial Consideration:

As there are no city ad valorem taxes collected from properties in the ETJ, there are no property tax implications related to the disannexation for the City. If anything, the financial consideration may be net positive as the costs of implementation of the Subdivision Code and other regulations in the ETJ generally exceed any associated application fees.

Staff Notes:

Approval is recommended.

- Attachments:**
- 1) Certification of Petition
 - 2) Location Exhibits
 - 3) Proposed Ordinance



CERTIFICATE OF CITY SECRETARY

I, Rae Norton, City Secretary for the City of Lavon, Texas, hereby certify that I have reviewed and verified the Petition for the release from the City of Lavon Extraterritorial Jurisdiction for property located at 17253 FM 2755, Lavon, TX. 75166-ABS A0002 DRURY Anglin Survey, Sheet 1, Tract 46. 10.062 acres and ABS A0002 Drury Anglin Survey Sheet 1, Tract 95, .487 acres.

Number of petitioners: 1


Number of owners: 1

As provided in Texas Senate Bill No. 2038, a petition signature is valid when it contains the signature, signers' printed name, date of birth or voter registration number.

The petition is attached hereto.

Dated this 16th day of September, 2025

City of Lavon, Texas


Rae Norton, City Secretary

more than 2 million.

V.

The Petitioner represents that the Properties is not in an area designated as an industrial district under Section 42.944 of the Texas Local Government Code.

VI.

The Petitioner represents that the Properties is not in an area subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code.

WHEREFORE, the undersigned respectfully prays that this petition be heard and granted in all respects and that the City immediately release the Properties from its extraterritorial jurisdiction, as required by Section 42.105(c) of the Texas Local Government Code, as it exists today and from any future expansions of the City's extraterritorial jurisdiction whether by annexation or pursuant to Section 42.021 of the Texas Local Government Code. If the City fails to release the Properties from its extraterritorial jurisdiction by the later of forty-five (45) days from the date it receives the petition or the next meeting of the City's governing body that occurs after the thirtieth (30th) day after the date the City receives this petition, the Properties shall be released from the City's extraterritorial jurisdiction by operation of law.

[EXECUTION PAGES FOLLOW]

RESPECTFULLY SUBMITTED on September 12, 2025.

Giga 9 Lavon LLC
a Texas limited liability company

By: Brent Whitehead

Name: Brent Whitehead

Title: Managing Officer

DOB: [REDACTED]

Residence Address: 200 E Cowan Dr, Houston TX 77007

Date of Signing: September 12, 2025

§
§
§

THE STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged before me on September 12, 2025, by Brent Whitehead, as a Managing Member of Giga 9 Lavon LLC, a Texas limited liability company, on behalf of said limited liability company.

[Signature]
Notary Public, State of Texas

(NOTARY SEAL)

Attachments:

- Exhibit A: Description of Property
- Exhibit B: Map of the Property
- Exhibit C: Description of Property
- Exhibit D: Map of the Property
- Exhibit E: General Warranty Deed
- Exhibit F: General Warranty Deed
- Exhibit G: Collin County Appraisal District Property Information
- Exhibit H: Collin County Appraisal District Property Information

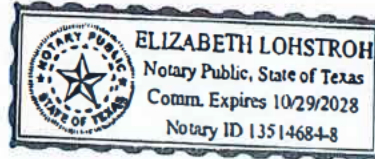


EXHIBIT A

Description of Property

Being a metes and bounds description for a 10.062 acre tract of land, as shown on this plat, being situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, being the same lands described as a 10.065 acre tract conveyed by deed to Larry Neal Bickle, recorded in Instrument No. 20140320000260070, Official Public Records of Collin County, Texas, said 10.062 acre tract being more particularly described as follows:

COMMENCING (P.O.C., X=2606544.55, Y=7057533.43) at a 3" wide white metal post found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of MA Land Holdings LLC 29.071 acre tract Instrument No. 2024000097140, Official Public Records of Collin County, Texas,

THENCE North 00°55'23" East, a distance of 359.40 feet to a 5/8-inch rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of said 10.065 acre tract, and the Southwest corner of this tract, and the Point of Beginning,

BEGINNING (P.O.B., X=2606550.34, Y=7057892.79) at a 5/8-inch iron rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of said 10.065 acre tract, and the Southwest corner of this tract;

THENCE North 00°55'53" East, along the East Right-of-Way line of F.M. 2755, a distance of 412.54 feet to a 1/2-inch iron rod with a cap stamped "JBI" found on the East Right-of-Way line of F.M. 2755, for the Northwest corner of said 10.065 acre tract, and the Northwest corner of this tract;

THENCE South 89°41'04" East, a distance of 1,061.11 feet to a 1/2-inch iron rod with a cap stamped "JBI" found for the Northeast corner of said 10.065 acre tract, and the Northeast corner of this tract;

THENCE South 00°35'30" West, a distance of 412.67 feet to a 1/2-inch iron rod found for the Southeast corner of said 10.065 acre tract, and the Southeast corner of this tract;

THENCE North 89°40'35" West, a distance of 1,063.55 feet to the POINT OF BEGINNING and END OF THIS DESCRIPTION containing an area of 438,308 square feet or 10.062 acres of land, more or less.

All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), North Central Zone, in U.S. Survey Feet.

EXHIBIT B

Map of the 10.062 acres of Land



EXHIBIT C

Being a metes and bounds description for a **0.487 acre tract of land**, as shown on this plat, being situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, being part of the lands described as 5.00 acre tract conveyed by deed to Larry Neal Bickle, record in Instrument No. 2025000047958, Official Public Records of Collin County, Texas, said 0.487 acre tract being more particularly described as follows:

COMMENCING (P.O.C., X=2606544.55, Y=7057533.43) at a 3" wide white metal post found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of MA Land Holdings LLC 29.071 acre tract Instrument No. 2024000097140, Official Public Records of Collin County, Texas,

THENCE North 00°55'23" East, a distance of 359.40 feet to a 5/8-inch rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of a 10.065 acre tract conveyed by deed to Larry Neal Bickle, recorded in Instrument No. 20140320000260070, Official Public Records of Collin County, Texas,

THENCE North 00°55'53" East, along the East Right-of-Way line of F.M. 2755, a distance of 412.54 feet to a 1/2-inch iron rod with a cap stamped "JBI" found on the East Right-of-Way line of F.M. 2755, for the Northwest corner of said 10.065 acre tract, for the Southwest corner of said 5.00 acre tract and the Southwest corner of this tract, and the Point of Beginning (P.O.B., X=2606557.05, Y=7058305.27),

THENCE North 01°23'14" East, along the east Right-of-Way line of F.M. 2755 a distance of 20.07 feet to a 1/2 inch iron rod for the Southwest corner of a 10.00 acre tract by deed to Mark D. Jenkins recorded in Volume 5906 Page 4864, Official Public Records of Collin County, Texas, for the Northwest corner of said 5.00 acre tract and the Northwest corner of this tract

THENCE South 89°40'39" East, along the North line of said 5.00 acre tract and South line of said 10.00 acre tract, a distance of 1060.83 feet to a 1/2-inch iron rod with a cap stamped "TOPOGRAPHIC" set at the Northwest corner of 4.514 acre tract by deed to MC Land Holding LLC recorded on Instrument No. 2025000074255, Official Public Records of Collin County, Texas, on the North line of said 5.00 acre tract, the South line of said Jenkins tract, and the Northeast corner of this tract;

THENCE South 00°35'30" West, along the West line of said 4.517 acre tract, a distance of 19.94 feet to a 1/2-inch iron rod with a cap stamped "JBI" found at the Northeast corner of 10.065 acre tract conveyed by deed to Larry Neal Bickle, recorded in Instrument No. 20140320000260070, Official Public Records of Collin County, Texas, and the Southeast corner of this tract;

THENCE North 89°41'04" West, along the North line of said 10.650 acre tract, a distance of 1061.11, to a 1/2-inch iron rod with a cap stamped "JBI" found on Right-of-Way line of F.M. 2755, to the POINT OF BEGINNING and END OF THIS DESCRIPTION containing an area of 21,227 square feet or **0.487 acres of land, more or less.**

EXHIBIT D

Map of the 0.487 acres of Land



EXHIBIT E

**General Warranty Deed
(10.062 acres)**

[attached next page]

EFFECTIVE as of the 14 day of August, 2025.

GRANTOR:

Larry Neal Bickle
Larry Neal Bickle

Shirley Ann Herrin-Bickle
Shirley Ann Herrin-Bickle

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Collin §
§

This instrument was acknowledged before me on this 14 day of August, 2025, by Larry Neal Bickle and wife, Shirley Ann Herrin-Bickle.

(SEAL)



[Signature]
Notary Public, State of Texas
My Commission Expires: 8/17/2026

Return To:
Martin Legal Group PLLC
4925 Greenville Ave., Suite 440
Dallas, Texas 75206

EXHIBIT "A"

Being a metes and bounds description for a **10.062 acre tract of land**, as shown on this plat, being situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, being the same lands described as a 10.065 acre tract conveyed by deed to Larry Neal Bickle, recorded in Instrument No. 20140320000260070, Official Public Records of Collin County, Texas, said 10.062 acre tract being more particularly described as follows:

COMMENCING (P.O.C., X=2606544.55, Y=7057533.43) at a 3" wide white metal post found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of MA Land Holdings LLC 29.071 acre tract Instrument No. 2024000097140, Official Public Records of Collin County, Texas,

THENCE North 00°55'23" East, a distance of 359.40 feet to a 5/8-inch rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of said 10.065 acre tract, and the Southwest corner of this tract, and the Point of Beginning,

BEGINNING (P.O.B., X=2606550.34, Y=7057892.79) at a 5/8-inch iron rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of said 10.065 acre tract, and the Southwest corner of this tract;

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THENCE South 89°41'04" East, a distance of 1,061.11 feet to a 1/2-inch iron rod with a cap stamped "JBI" found for the Northeast corner of said 10.065 acre tract, and the Northeast corner of this tract;

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THENCE North 89°40'35" West, a distance of 1,063.55 feet to the POINT OF BEGINNING and END OF THIS DESCRIPTION containing an area of 438,308 square feet or **10.062 acres of land, more or less.**

All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), North Central Zone, in U.S. Survey Feet.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000104744

eRecording - Real Property

DEED

Recorded On: August 19, 2025 08:44 AM

Number of Pages: 4

" Examined and Charged as Follows: "

Total Recording: \$33.00

******* THIS PAGE IS PART OF THE INSTRUMENT *******

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000104744
Receipt Number: 20250818000706
Recorded Date/Time: August 19, 2025 08:44 AM
User: Natascha M
Station: Station 1

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

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

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

EXHIBIT F

**General Warranty Deed
(0.487 acres)**

[attached next page]

EFFECTIVE as of the 14 day of August, 2025.

GRANTOR:

Larry Neal Bickle
Larry Neal Bickle

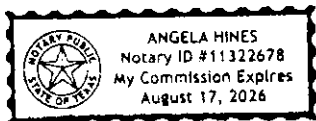
Shirley Ann Herrin-Bickle
Shirley Ann Herrin-Bickle

ACKNOWLEDGMENT

STATE OF TEXAS §
COUNTY OF Collin §
§

This instrument was acknowledged before me on this 14 day of August, 2025, by Larry Neal Bickle and wife, Shirley Ann Herrin-Bickle.

(SEAL)



[Signature]
Notary Public, State of Texas
My Commission Expires: 8/17/2026

Return To:
Martin Legal Group PLLC
4925 Greenville Ave., Suite 440
Dallas, Texas 75206

EXHIBIT "A"

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THENCE North 01°23'14" East, along the east Right-of-Way line of F.M. 2755 a distance of 20.07 feet to a 1/2 inch iron rod for the Southwest corner of a 10.00 acre tract by deed to Mark D. Jenkins recorded in Volume 5906 Page 4864, Official Public Records of Collin County, Texas, for the Northwest corner of said 5.00 acre tract and the Northwest corner of this tract

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All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), North Central Zone, in U.S. Survey Feet.

**Collin County
Honorable Stacey Kemp
Collin County Clerk**

Instrument Number: 2025000104745

eRecording - Real Property

DEED

Recorded On: August 19, 2025 08:44 AM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: \$37.00

***** THIS PAGE IS PART OF THE INSTRUMENT *****

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number: 2025000104745
Receipt Number: 20250818000706
Recorded Date/Time: August 19, 2025 08:44 AM
User: Natascha M
Station: Station 1

Record and Return To:

CSC



**STATE OF TEXAS
COUNTY OF COLLIN**

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

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

EXHIBIT G

**Collin County Appraisal District Property Information
(10.062 acres)**

[attached next page]

Collin CAD Property Search

2025 Certified Values are now live!

Property Details

Account			
Property ID:	2120216	Geographic ID:	R-6002-001-0460-1
Type:	R		
Property Use:		Condo:	
Location			
Situs Address:	17253 FM 2755 LAVON, TX 75166		
Map ID:	121.Z		
Legal Description:	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 46, 10.062 ACRES		
Abstract/Subdivision:	A0002		
Neighborhood:	(SCOR03-4+) COMMUNITY ISD RURAL CLASS 3-4+		
Owner			
Owner ID:	1378579		
Name:	GIGA 9 LAVON LLC		
Agent:			
Mailing Address:	6050 SOUTHWEST BLVD STE 150 BENBROOK, TX 76109-4004		
% Ownership:	100.0%		
Exemptions:	HS - For privacy reasons not all exemptions are shown online.		

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)
Value Method:	
Market Value:	

Agricultural Value Loss: ⓘ	N/A (-)
Appraised Value: ⓘ	N/A (=)
HS Cap Loss: ⓘ	N/A (-)
Circuit Breaker: ⓘ	N/A (-)
Assessed Value:	N/A
Ag Use Value:	N/A

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

📌 Taxing Entities

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

Entity	Description	Market Value	Taxable Value	Freeze Ceiling
GCN	COLLIN COUNTY	N/A	N/A	N/A
JCN	COLLIN COLLEGE	N/A	N/A	N/A
SCO	COMMUNITY ISD	N/A	N/A	N/A

Property Improvement - Building

Description: RESIDENTIAL **Type:** Residential **Living Area:** 3269.7 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
MA	Main Area	R04	2014	2950
MA2	Main Area 2nd Floor	R04	2014	320
AG	Attached Garage	R04	2014	576
CP	Covered Porch/Patio	R04	2014	264
CP	Covered Porch/Patio	R04	2014	98
CP	Covered Porch/Patio	R04	2014	98
CP	Covered Porch/Patio	R04	2014	35

Description: BARN 20X30 **Type:** Residential **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
BARN	Barn	BN13	1970	600

Description: BARN 22X26 **Type:** Residential **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
BARN	Barn	BN13	1970	572

Description: DET CARPORT 20 X 20 **Type:** Residential **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
DETC	Detached Carport	DCPT1	2014	400
DETC	Detached Carport	DCPT1	2014	400

Description: DET CARPORT 20 X 40 **Type:** Residential **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
DETC	Detached Carport	DCPT3	2015	800

Description: BARN 30X50 **Type:** Residential **Living Area:** 0 sqft **Value:** N/A

Type	Description	Class CD	Year Built	SQFT
BARN	Barn	BN17	2020	1500

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E1	Farm And Ranch Single Family	1.00	43,560.00			N/A	N/A

D1IP Improved Pasture

9.06 394,740.72

N/A

N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$534,862	\$360,000	\$918	\$571,780	\$0	\$571,780
2024	\$508,900	\$360,000	\$846	\$545,746	\$0	\$545,746
2023	\$540,000	\$360,000	\$891	\$576,891	\$48,801	\$528,090
2022	\$515,574	\$350,000	\$918	\$551,492	\$71,302	\$480,190
2021	\$449,628	\$200,000	\$936	\$470,564	\$33,926	\$436,638
2020	\$361,650	\$130,000	\$963	\$375,613	\$0	\$375,613
2019	\$353,640	\$120,000	\$990	\$366,630	\$5,353	\$361,277
2018	\$375,233	\$120,000	\$999	\$388,232	\$59,699	\$328,533
2017	\$338,458	\$100,000	\$981	\$349,439	\$50,700	\$298,739

Property Deed History

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

Deed Date	Type	Description	Grantor	Grantee	Volume	Page	Number
8/14/2025	WDNL	Warranty Deed / No Letter	BICKLE LARRY NEAL	GIGA 9 LAVON LLC			2025000104744
3/14/2014	SWDNL	Special Warranty Deed / No Letter	MAJOR JUDY LYNN BICKLE	BICKLE LARRY NEAL			20140320000260070
9/1/2006	SWDNL	Special Warranty Deed / No Letter	BICKEL JAMES RAY ETAL	BICKLE LARRY NEAL			1524820

EXHIBIT H

**Collin County Appraisal District Property Information
(0.487 acres)**

[attached next page]

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2025 Certified Values are now live!

Property Details

Account		
Property ID:	2703511	Geographic ID: R-6002-001-0950-1
Type:	R	
Property Use:		Condo:
Location		
Situs Address:		
Map ID:	122.W	
Legal Description:	ABS A0002 DRURY ANGLIN SURVEY, SHEET 1, TRACT 95, .487 ACRES	
Abstract/Subdivision:	A0002	
Neighborhood:	(A0002) ANGLIN, DRURY	
Owner ⓘ		
Owner ID:	1377513	
Name:	GIGA 9 LAVON LLC	
Agent:		
Mailing Address:	6050 SOUTHWEST BLVD STE 150 BENBROOK, TX 76109-4004	
% Ownership:	100.0%	
Exemptions:	For privacy reasons not all exemptions are shown online.	

Property Values

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Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
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Value Method:	N/A
Market Value:	
Agricultural Value Loss: ⓘ	

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JCN	COLLIN COLLEGE	N/A	N/A	N/A
SCO	COMMUNITY ISD	N/A	N/A	N/A

Property Land

Type	Description	Acreage	Sqft	Eff Front	Eff Depth	Market Value	Prod. Value
E4	Undeveloped	0.49	21,213.72			N/A	N/A

Property Roll Value History

Year	Improvements	Land Market	Ag Valuation	Appraised	HS Cap Loss	Assessed
2026	N/A	N/A	N/A	N/A	N/A	N/A
2025	\$0	\$215,000	\$0	\$215,000	\$0	\$215,000
2024	\$0	\$180,000	\$0	\$180,000	\$0	\$180,000
2023	\$0	\$180,000	\$0	\$180,000	\$0	\$180,000
2022	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000
2021	\$0	\$100,000	\$0	\$100,000	\$0	\$100,000
2020	\$0	\$90,000	\$0	\$90,000	\$0	\$90,000
2019	\$0	\$85,000	\$0	\$85,000	\$0	\$85,000
2018	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000
2017	\$0	\$75,000	\$0	\$75,000	\$0	\$75,000

Property Deed History

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4/18/2025	WD	Warranty Deed	MAJOR JUDY LYNN BICKLE	BICKLE LARRY			2025000047958
3/14/2014	SWDNL	Special Warranty Deed / No Letter	BICKLE LARRY NEAL	MAJOR JUDY LYNN BICKLE			20140320000260060

CITY OF LAVON
ORDINANCE NO. 2025-10-01

ETJ Disannexation – 10.549 acres – FM 2755

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DISANNEXING THE HEREINAFTER DESCRIBED TERRITORY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND ADJUSTING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO EXCLUDE THE DESCRIBED PROPERTY FROM WITHIN THE EXTRATERRITORIAL JURISDICTION; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 16, 2025, the owners of the hereinafter defined Property, submitted a Petition requesting to be released from the City of Lavon extraterritorial jurisdiction (the “ETJ”), such Property described herein in **Exhibit “A”** and depicted in **Exhibit “B”**, each attached hereto and incorporated herein for all purposes (the “Property”); and

WHEREAS, in accordance with the provisions of Texas SB 2038, effective September 1, 2023, the City Secretary verified the Petition on September 16, 2025, and notified the landowners of the results of the Petition; and

WHEREAS, the City Council accepts the City Secretary’s verification of the Petition, finds, and determines that disannexation of the Property from Lavon’s ETJ is in the best interests of the citizens of Lavon.

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. Disannexation from ETJ. The Property is hereby disannexed from the ETJ of Lavon, and the boundary limits of the ETJ of Lavon are hereby adjusted to exclude the Property from within the ETJ of Lavon.

SECTION 3. Official Map. The official map and boundaries of Lavon, previously adopted, are amended to exclude the Property from the ETJ of Lavon. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of Lavon to remove the disannexed Property as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

EXHIBIT A

Legal Description of the Property

EXHIBIT A

Description of Property

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EXHIBIT B

Depiction of the Property

EXHIBIT B

Map of the 10.062 acres of Land

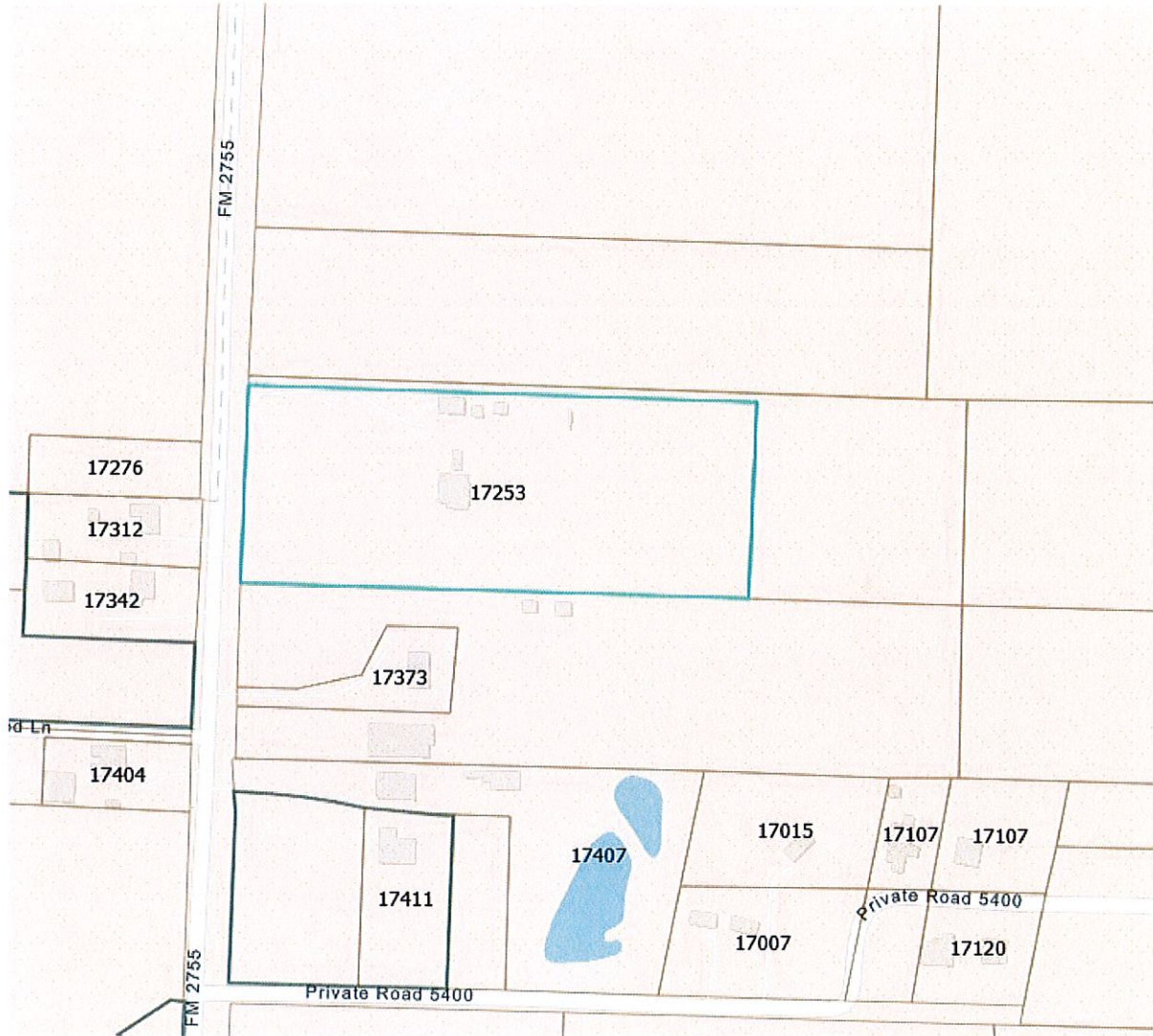


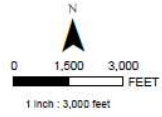
EXHIBIT B-2

Map of the 0.487 acres of Land



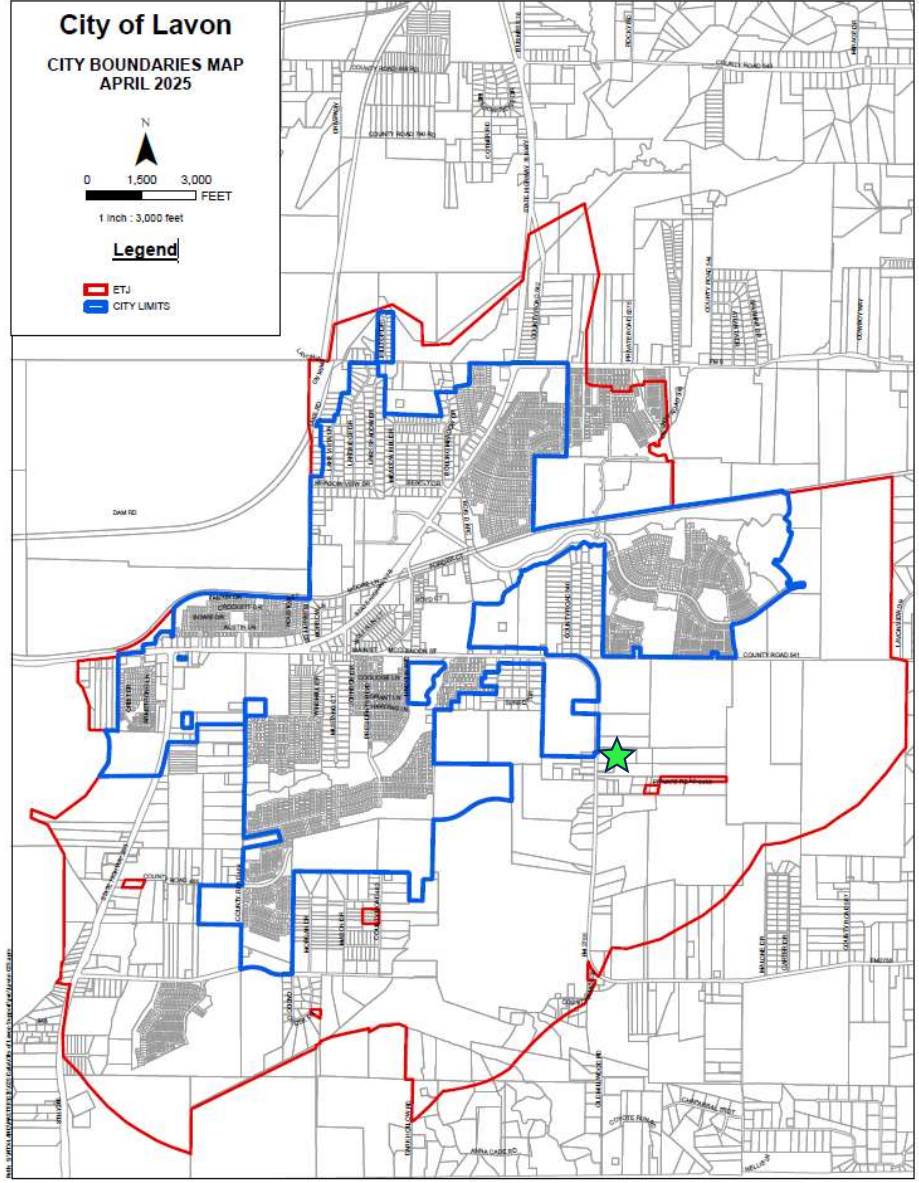
City of Lavon

CITY BOUNDARIES MAP
APRIL 2025



Legend

- ETJ
- CITY LIMITS





CITY OF LAVON

Agenda Brief

MEETING: October 7, 2025

ITEM: 6 - C

Item:

CONSENT AGENDA

Accept the City Secretary's verification of the Petition for Disannexation from the City of Lavon Extraterritorial Jurisdiction (ETJ) of approximately 2.05 acres of property located at 11049 Mason Dr., Lavon, TX., in Meadow Creek Estates, Blk B, Lot 24 & 25, (CCAD Property ID 2149416) and approve Ordinance No. 2025-10-02 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.

Background:

Pursuant to the Texas Local Government Code, Section 42.021, the extraterritorial jurisdiction (ETJ) of the City of Lavon is the unincorporated area that is contiguous to the corporate boundaries (city limits) within one mile of those boundaries.

Code Excerpt

TEXAS LOCAL GOVERNMENT CODE (TLGC)

Section 42.001 PURPOSE OF EXTRATERRITORIAL JURISDICTION

The legislature declares it the policy of the state to designate certain areas as the extraterritorial jurisdiction of municipalities to promote and protect the general health, safety, and welfare of persons residing in and adjacent to the municipalities.

In 2002, the City of Lavon and Collin County entered into a Plat Approval Agreement granting the City exclusive jurisdiction to regulate all subdivision plats in the ETJ in accordance with Chapter 212 of the TLGC and the City's Subdivision Code.

On September 1, 2023, Texas Senate Bill No. 2038 adding Subchapters D and E to Chapter 42 of the TLGC that provides that a resident or owner of an area in a municipality's ETJ may file a petition to be released from the ETJ. For property released from a city's ETJ, the jurisdiction for enforcing Subdivision regulations reverts to the County pursuant to Chapter 232 of the LGC and the Collin County Subdivision and Development Codes.

On September 19, 2025, the city received a Petition for Disannexation from the owner(s) of 2.05 acres of property located at 11049 Mason Dr., Lavon, TX 75166-ABS S3520 Meadow Creek Estates, Blk B, Lot 24 & 25, and the City Secretary has verified the Petition pursuant to Chapter 42 (D) of the TLGC.

The TLGC further provides that upon verification of a complete petition, a city shall immediately release the area from the ETJ and if a city fails to take action to release the ETJ by the later of 45 days after the date the petition is received or the next meeting of the city's governing body that occurs after the 30th day after the city receives the petition, the area is released by operation of law.

There are no city ad valorem taxes charged taxes levied on properties in the ETJ and few municipal regulations extended into the ETJ.

The following sections of the City of Lavon Code of Ordinances have been applied to the ETJ:

Section 1.04.092	implementation of hotel/motel occupancy tax
* Section 2.06.100	extension of the Subdivision Code and review of subdivision plats
* Section 6.05.001(b)	application of burn ban
* Section 6.03.001(a)	application of the Fire Code
Section 8.04.001(a)	discharge of firearms

** When property is removed from a City's ETJ, corresponding county regulations will take the place of municipal regulations.*

State law provides authority for additional areas of municipal regulation that may occur in the ETJ. Although authorized, the City of Lavon has not adopted regulations relating to signs (billboards), nuisances within 5,000 feet, water pollution abatement, or cemeteries.

Financial Consideration:

As there are no city ad valorem taxes collected from properties in the ETJ, there are no property tax implications related to the disannexation for the City. If anything, the financial consideration may be net positive as the costs of implementation of the Subdivision Code and other regulations in the ETJ generally exceed any associated application fees.

Staff Notes:

Approval is recommended.

- Attachments:**
- 1) Certification of Petition
 - 2) Location Exhibits
 - 3) Proposed Ordinance



CERTIFICATE OF CITY SECRETARY

I, Rae Norton, City Secretary for the City of Lavon, Texas, hereby certify that I have reviewed and verified the Petition for the release from the City of Lavon Extraterritorial Jurisdiction, 2.05 acres located at 11049 Mason Dr., Lavon, TX. 75166-ABS S2410 Meadow Creek Estates, Blk B, Lots 24 & 25.

Number of petitioners: 2

Number of owners: 2

As provided in Texas Senate Bill No. 2038, a petition signature is valid when it contains the signature, signers' printed name, date of birth or voter registration number.

The petition is attached hereto.

Dated this 19th day of September, 2025

City of Lavon, Texas

A handwritten signature in blue ink that reads "Rae Norton". The signature is written in a cursive style and is positioned above a horizontal line.

Rae Norton, City Secretary


Petition For Release From Extraterritorial Jurisdiction

In accordance with Texas Local Government Code, Section 42.102, We, Janet Gomory Park and David E Park, owner(s) of the property described below, are requesting release from the extraterritorial jurisdiction of the City of Lavon for the property located at:

Property ID: 2149416
Geographic ID: R-2410-00B-0240-1
Type: R
Site Address: 11049 MASON DR. LAVON, TX. 75166
Map ID: 137B
Legal Description: Meadow Creek Estates (GCN), BLK B, LOT 24 & 25
Abstract/Subdivision S2410
Neighborhood: (S2410) Meadow Creek EST
Owner ID 444348

Owners Names:
David E. Park – DOB [REDACTED] – Voter ID: XXXXXXXXXXXX
Janet Gomory Park – DOB: [REDACTED] – Voter ID: XXXXXXXXXXXX
Residential Address:
11049 Mason Dr.
Lavon, Tx. 75166

Submitted with this petition are a map and a legal description of said property.

Janet Gomory Park _____  _____ 9-19-25
Signature Date

David E. Park _____  _____ 9/19/25
Signature Date



Collin CAD Property Search

2025 Real Property Preliminary Values are now live!

Property Details

Account

Property ID: 2149416 **Geographic ID:** R-2410-00B-0240-1
Type: R
Property Use: **Condo:**

Location

Situs Address: 11049 MASON DR LAVON, TX 75166
Map ID: 137.B
Legal Description: MEADOW CREEK ESTATES (GCN), BLK B, LOT 24 & 25
Abstract/Subdivision: S2410
Neighborhood: (S2410) MEADOW CREEK EST

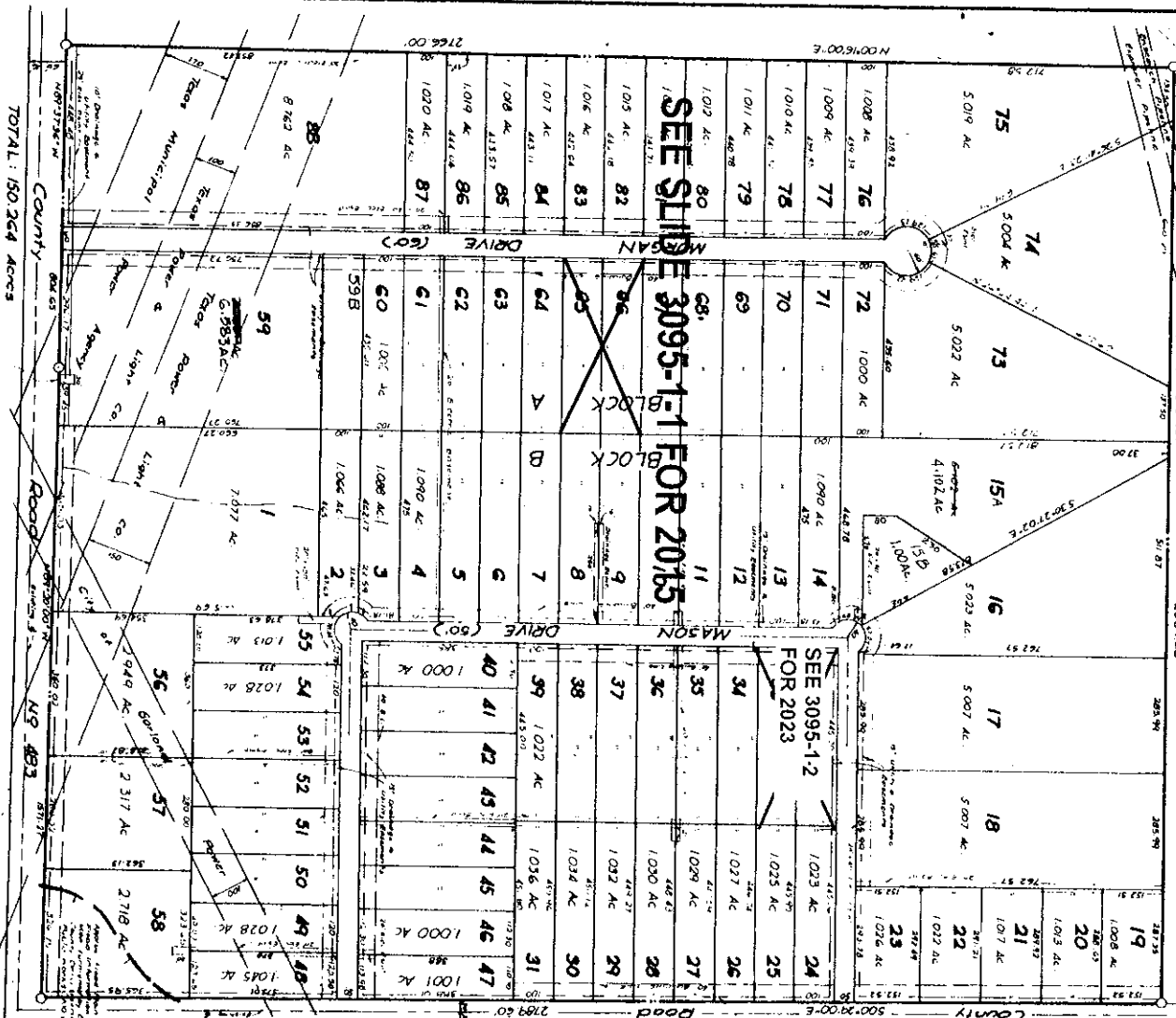
Owner ⓘ

Owner ID: 444348
Name: PARK DAVID E & JANET GOMORY
Agent: OWNWELL INC
Mailing Address: 11049 MASON DR
LAVON, TX 75166-1668
% Ownership: 100.0%
Exemptions: HS -
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: \$293,027 (+)
Improvement Non-Homesite Value: \$0 (+)
Land Homesite Value: \$245,760 (+)
Land Non-Homesite Value: \$0 (+)
Agricultural Market Valuation: \$0 (+)

3095



MEADOW CREEK ESTATES
Collin County, Texas

FINAL PLAT
S2410

Final Plat
April 17, 1988
Wannoy & Assoc.

February 6, 1988

NEW ACCT. NO. 2410
FROM 2222-1234-019015708-117
TAXID 89

WANNOW & ASSOC., INC.
121 South Broadway
Waco, Texas 76790
214-862-9800



State of Texas
COUNTY OF COLLIN
I, *Wannoy & Assoc.*, County Clerk of the above County, do hereby certify that the above plat has been duly recorded and is a true and correct copy of the original as filed with me for the purpose of recording.

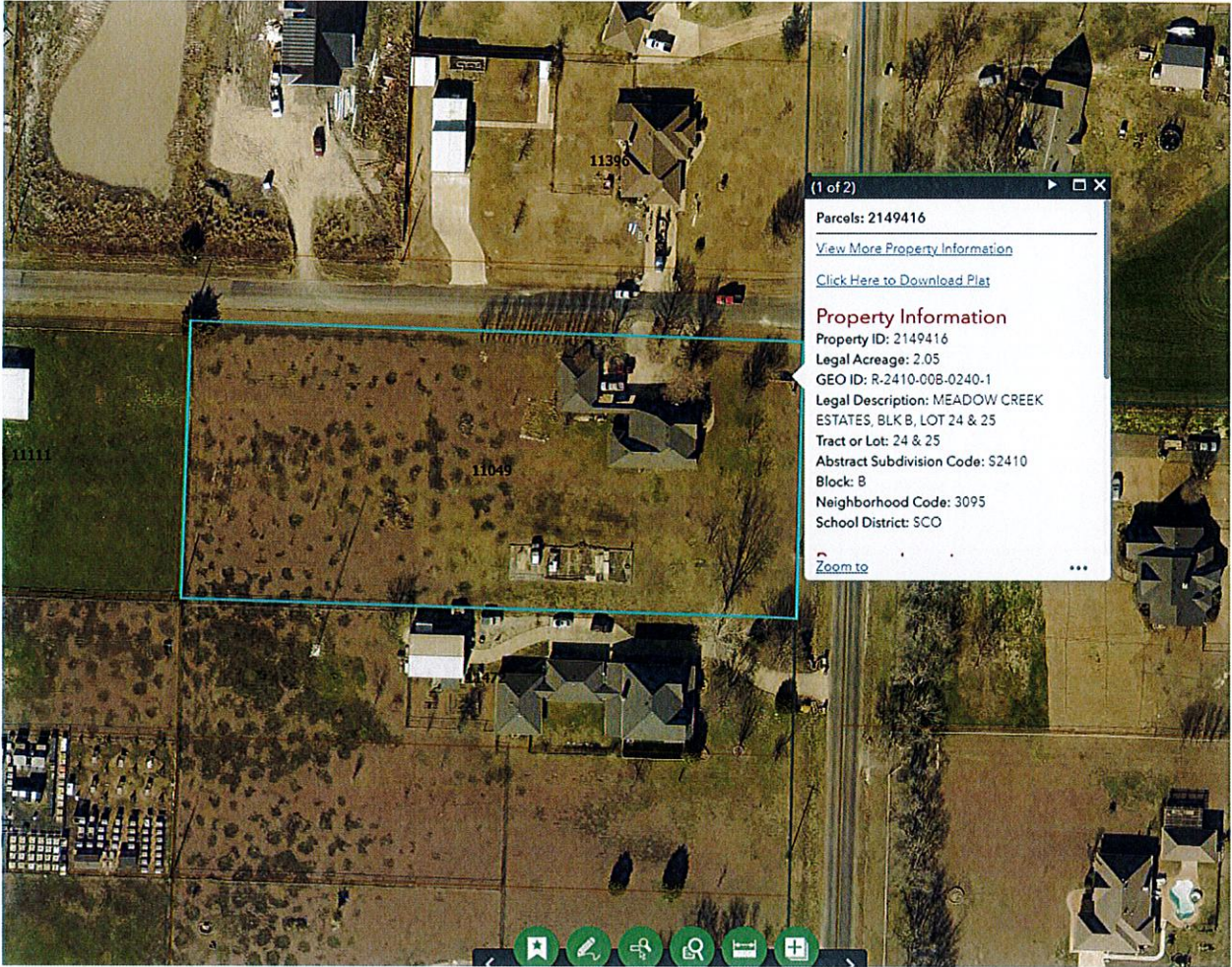
Wannoy & Assoc.
COUNTY CLERK

DESCRIPTION
1. All lots to the north of the plat are reserved for the use of the State of Texas.
2. All lots to the south of the plat are reserved for the use of the State of Texas.
3. All lots to the east of the plat are reserved for the use of the State of Texas.
4. All lots to the west of the plat are reserved for the use of the State of Texas.
5. All lots to the north, south, east and west of the plat are reserved for the use of the State of Texas.



1 NOV 15 PM 2 38

4-485



(1 of 2)

Parcels: 2149416

[View More Property Information](#)

[Click Here to Download Plat](#)

Property Information

Property ID: 2149416

Legal Acreage: 2.05

GEO ID: R-2410-008-0240-1

Legal Description: MEADOW CREEK
ESTATES, BLK B, LOT 24 & 25

Tract or Lot: 24 & 25

Abstract Subdivision Code: S2410

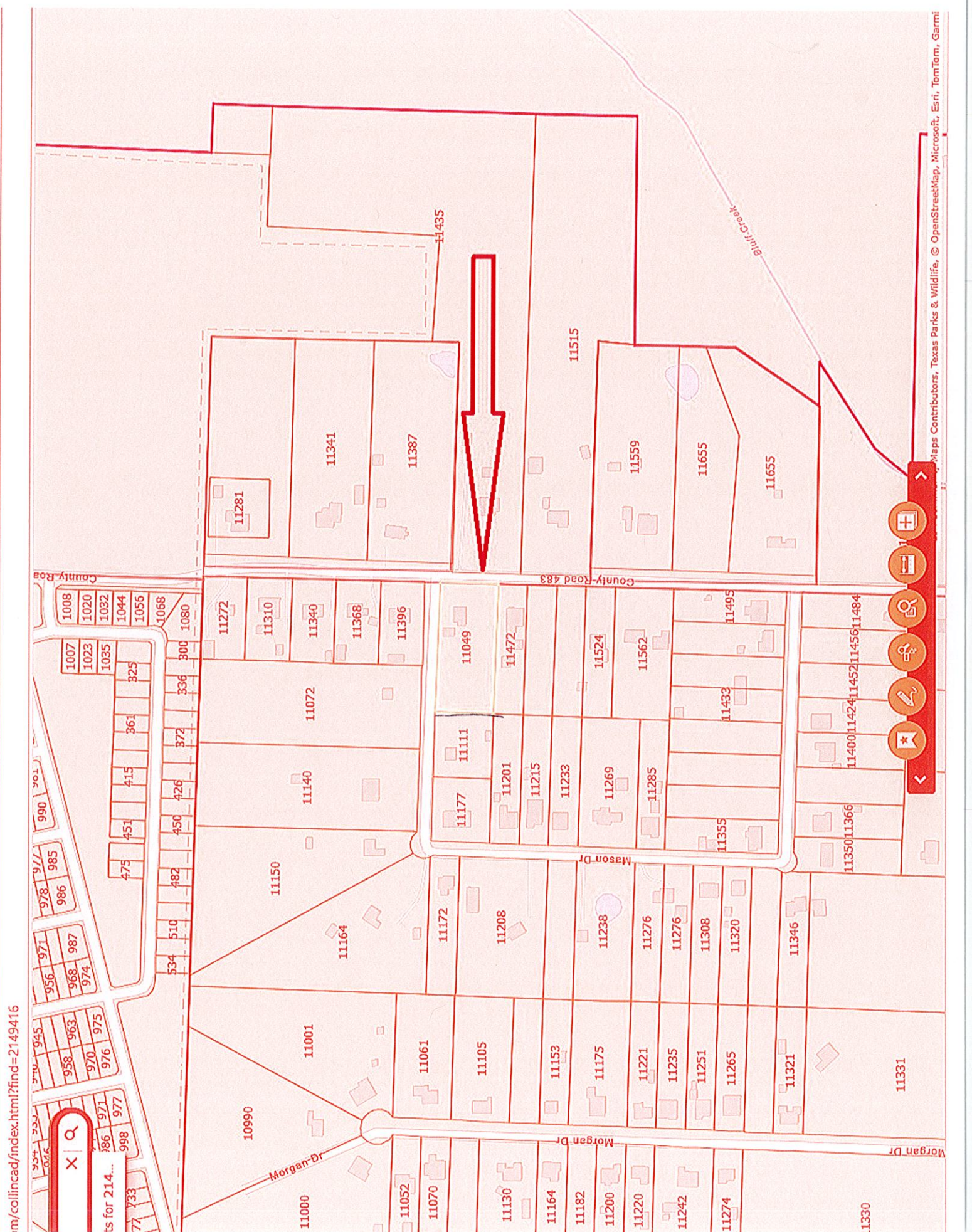
Block: B

Neighborhood Code: 3095

School District: SCO

[Zoom to](#)

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Navigation toolbar with icons for search, zoom in, zoom out, home, and other map controls.

CITY OF LAVON
ORDINANCE NO. 2025-10-02

ETJ Disannexation – 2.05 acres – 11049 Mason

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DISANNEXING THE HEREINAFTER DESCRIBED TERRITORY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND ADJUSTING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO EXCLUDE THE DESCRIBED PROPERTY FROM WITHIN THE EXTRATERRITORIAL JURISDICTION; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on September 19, 2025, the owners of the hereinafter defined Property, submitted a Petition requesting to be released from the City of Lavon extraterritorial jurisdiction (the “**ETJ**”), such Property described herein in Exhibit “A” and depicted in Exhibit “B”, each attached hereto and incorporated herein for all purposes (the “**Property**”); and

WHEREAS, in accordance with the provisions of Texas SB 2038, effective September 1, 2023, the City Secretary verified the Petition on September 19, 2025, and notified the landowners of the results of the Petition; and

WHEREAS, the City Council accepts the City Secretary’s verification of the Petition, finds, and determines that disannexation of the Property from Lavon’s ETJ is in the best interests of the citizens of Lavon.

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. Disannexation from ETJ. The Property is hereby disannexed from the ETJ of Lavon, and the boundary limits of the ETJ of Lavon are hereby adjusted to exclude the Property from within the ETJ of Lavon.

SECTION 3. Official Map. The official map and boundaries of Lavon, previously adopted, are amended to exclude the Property from the ETJ of Lavon. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of Lavon to remove the disannexed Property as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

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

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

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

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

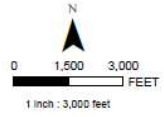
EXHIBIT A

Legal Description of the Property

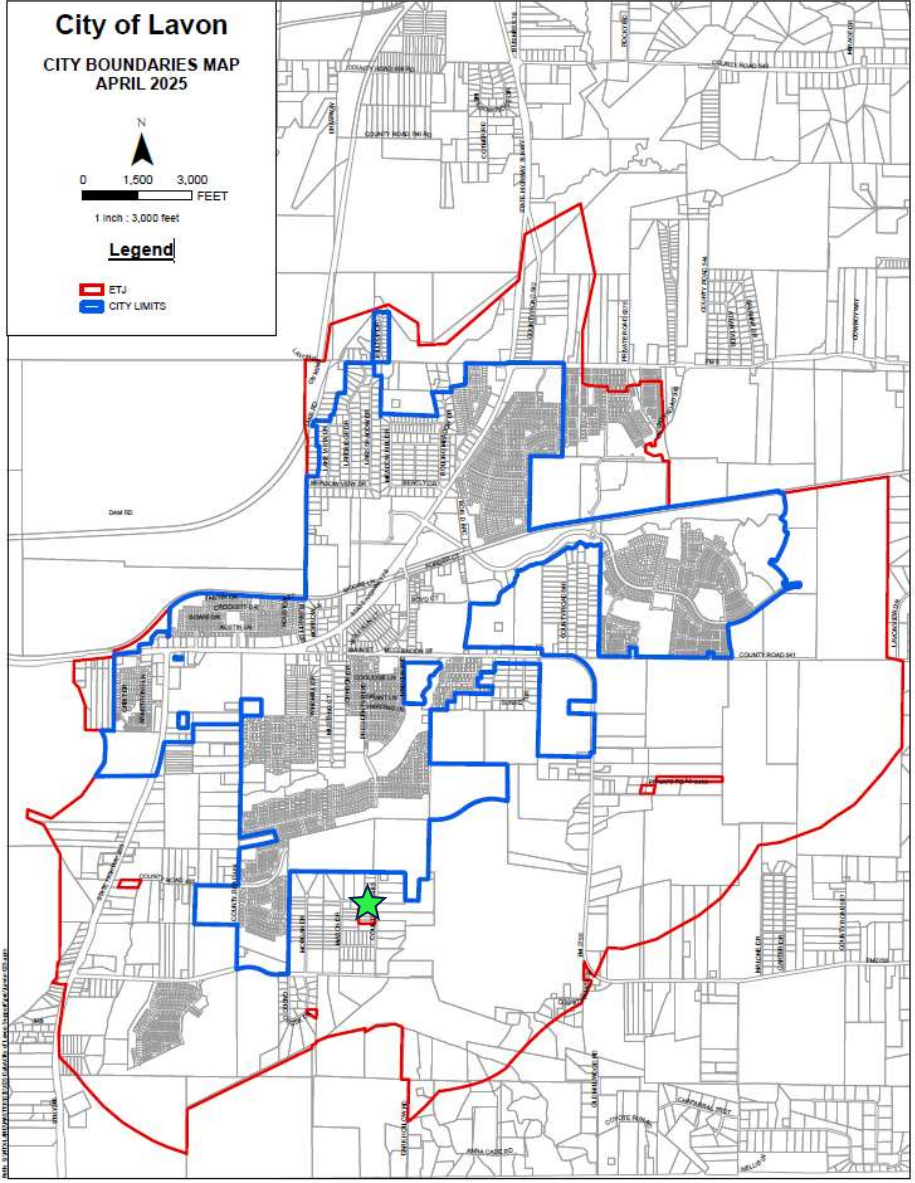
EXHIBIT B

Depiction of the Property

City of Lavon
CITY BOUNDARIES MAP
APRIL 2025



- Legend**
- ETJ (represented by a red outline)
 - CITY LIMITS (represented by a blue outline)





CITY OF LAVON

Agenda Brief

MEETING: October 7, 2025

ITEM: 6 – D

Item:

CONSENT AGENDA

Approve Resolution No. 2025-10-01 finding that Oncor Electric Delivery Company LLC's application to change rates within the city should be denied; finding that the city's reasonable rate case expenses shall be reimbursed by the company; finding that the meeting at which this Resolution is passed is open to the public as required by law; requiring notice of this Resolution to the company and legal counsel.

PURPOSE

On June 26, 2025, Oncor Electric Delivery Company LLC ("Oncor" or "Company") filed an application with cities retaining original jurisdiction seeking to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve a 12.3% increase in residential rates and a 51.0% increase in street lighting rates. If approved, the impact of this requested increase on an average residential customer would be about \$7.90 per month.

In a prior City action, Oncor's rate request was suspended from taking effect for 90 days, the fullest extent permissible under the law. This time period has permitted the City, through its participation with the Steering Committee of Cities Served by Oncor ("Steering Committee"), to determine that the proposed rate increase is unreasonable. Consistent with the recommendations of the experts engaged by the Steering Committee, Oncor's request for a rate increase should be denied.

Accordingly, the purpose of the Resolution is to deny the rate change application proposed by Oncor. Once the Resolution is adopted, Oncor will have 30 days to appeal the decision to the Public Utility Commission of Texas ("PUC") where the appeal will be consolidated with Oncor's filing (PUC Docket No. 58306) currently pending at the PUC.

All cities with original jurisdiction will need to adopt the Resolution **by October 29, 2025**.

DISCUSSION

The City of Lavon is a member of a 170-city coalition known as the Steering Committee of Cities Served by Oncor ("Steering Committee"). The Steering Committee has been in existence since the late 1980s. It took on a formal structure in the early 1990s when cities served by the former TXU gave up their

statutory right to rate case expense reimbursement in exchange for higher franchise fee payments. Empowered by city resolutions and funded by *per capita* assessments, the Steering Committee has been the primary public interest advocate before the Public Utility Commission, the Courts, and the Legislature on electric utility regulation matters for the last 30 years.

Although Oncor has increased rates many times over the past few years, this is the first comprehensive base rate case for the Company since May 2022.

Explanation of "Be It Resolved" Paragraphs:

- 1) This paragraph finds that the Company's application is unreasonable and should be denied.
- 2) This section states that the Company's current rates shall not be changed.
- 3) The Company will reimburse Cities for their reasonable rate case expenses. Legal counsel and consultants approved by the Steering Committee will submit monthly invoices that will be forwarded to Oncor for reimbursement.
- 4) This section merely recites that the resolution was passed at a meeting that was open to the public and that the consideration of the Resolution was properly noticed.
- 5) This section provides Oncor and counsel for the Steering Committee will be notified of the City's action through a copy of the approved and signed resolution.

Staff Notes:

Approval is recommended.

Attachments: 1. Proposed Resolution

RESOLUTION NO. 2025-10-01

A RESOLUTION OF THE CITY OF LAVON, TEXAS FINDING THAT ONCOR ELECTRIC DELIVERY COMPANY LLC'S APPLICATION TO CHANGE RATES WITHIN THE CITY SHOULD BE DENIED; FINDING THAT THE CITY'S REASONABLE RATE CASE EXPENSES SHALL BE REIMBURSED BY THE COMPANY; FINDING THAT THE MEETING AT WHICH THIS RESOLUTION IS PASSED IS OPEN TO THE PUBLIC AS REQUIRED BY LAW; REQUIRING NOTICE OF THIS RESOLUTION TO THE COMPANY AND LEGAL COUNSEL.

WHEREAS, the City of Lavon, Texas ("City") is an electric utility customer of Oncor Electric Delivery Company LLC ("Oncor" or "Company"), and a regulatory authority with an interest in the rates and charges of Oncor; and

WHEREAS, the City is a member of the Steering Committee of Cities Served by Oncor ("Steering Committee"), a coalition of similarly situated cities served by Oncor that have joined together to efficiently and cost effectively review and respond to electric issues affecting rates charged in Oncor's service area; and

WHEREAS, on or about June 26, 2025, Oncor filed with the City an application to increase system-wide transmission and distribution rates by about \$834 million or approximately 13% over present revenues. The Company asks the City to approve an 12.3% increase in residential rates and a 51.0% increase in street lighting rates; and

WHEREAS, the Steering Committee is coordinating its review of Oncor's application and working with the designated attorneys and consultants to resolve issues in the Company's filing; and

WHEREAS, through review of the application, the Steering Committee's consultants determined that Oncor's proposed rates are excessive; and

WHEREAS, the Steering Committee's members and attorneys recommend that members deny the Application; and

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

Section 1. That the rates proposed by Oncor to be recovered through its electric rates charged to customers located within the City limits, are hereby found to be unreasonable and shall be denied.

Section 2. That the Company shall continue to charge its existing rates to customers within the City.

Section 3. That the City's reasonable rate case expenses shall be reimbursed in full by Oncor.

Section 4. That it is hereby officially found and determined that the meeting at which this Resolution is passed is open to the public as required by law and the public notice of the time, place, and purpose of said meeting was given as required.

Section 5. That a copy of this Resolution shall be sent to Oncor Electric Delivery Company LLC, 1616 Woodall Rodgers Freeway, Dallas, Texas 75202 and to Thomas Brocato, Counsel to the Steering Committee, at Lloyd Gosselink Rochelle & Townsend, P.C., 816 Congress Ave., Suite 1900, Austin, Texas 78701.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of October 2025.

Mayor

ATTEST:

City Secretary



CITY OF LAVON

Agenda Brief

MEETING: October 7, 2025

ITEM: 6 – E

Item:

CONSENT AGENDA

Approve Resolution No. 2025-10-02 approving and authorizing execution of a Right of Way Dedication Instrument granted to the City of Lavon by Bloomfield Homes for 1.681 acres of property for the reconstruction of Lavon Trail Parkway and related improvements in between Presidents Boulevard and Rosewood Drive.

Background

On July 1, 2025, the City Council approved the preliminary plat of the Bear Creek Phase 6 Addition. The preliminary plat provides for the dedication of right of way when the final plat is approved and recorded. The timing of the development of the Bear Creek Phase 6 Addition with the final plat and associated right of way dedication is not certain.

The right of way slated for dedication is needed now to be able to proceed with the Lavon Trail Parkway reconstruction and widening project and the owner is willing to dedicate it by separate instrument.

Financial Implication:

There are no financial implications.

Staff Notes:

The city engineer has reviewed the proposed dedication, and approval is recommended.

Attachments:

- 1) Location Exhibit
- 2) Resolution and Proposed Instrument

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-10-02

Right of Way Dedication Instrument - Bloomfield

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS ACCEPTING AND AUTHORIZING EXECUTION OF A RIGHT OF WAY DEDICATION INSTRUMENT GRANTED TO THE CITY OF LAVON BY BLOOMFIELD HOMES FOR 1.681 ACRES OF PROPERTY FOR THE RECONSTRUCTION OF LAVON TRAIL PARKWAY AND RELATED IMPROVEMENTS IN BETWEEN PRESIDENTS BOULEVARD AND ROSEWOOD DRIVE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 1, 2025, the City Council approved the preliminary plat of the Bear Creek Phase 6 Addition; and

WHEREAS, the City Council identified the section of Lavon Trail Parkway in between Presidents Boulevard and Rosewood Drive for a reconstruction and widening project in the approved Capital Improvements Plan, such project containing right of way to be dedicated to the City with the final plat of Bear Creek Phase 6; and

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

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

SECTION 1. The City Council does hereby approve and authorize the execution of a Right of Way Dedication Instrument granted to the City of Lavon by Bloomfield Homes for 1.681 acres of property for the reconstruction of Lavon Trail Parkway and related improvements in between Presidents Boulevard and Rosewood Drive, attached hereto and incorporated herein as Exhibit "A".

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-10-02

EXHIBIT A

AFTER RECORDING, RETURN TO:

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

CITY OF LAVON RIGHT-OF-WAY DEDICATION INSTRUMENT

STATE OF TEXAS

COUNTY OF COLLIN

For and in consideration of the sum of ten dollars (\$10.00) in hand paid by the City of Lavon, Texas, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the benefits that will accrue to my property, I (we), **BLOOMFIELD HOMES, L.P.**, a Texas Corporation (GRANTOR), of Tarrant County, Texas, as the owner of that certain tract of land in Collin County, Texas depicted by metes and bounds description in Exhibit "A", attached hereto and incorporated herein for all purposes of this dedication, and as more particularly described by drawing as set forth in the "Drawing of Exhibit A", attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate and convey same to the City of Lavon, Collin County, Texas for the use and benefit of the public as a perpetual right-of-way and easement for the passage and accommodation of vehicular and pedestrian traffic, and the construction, operation, use, maintenance, inspection, repair, alteration, and replacement of a paved road within the boundaries of the right-of-way and easement area, and for all other purposes for which a public street and right-of-way is commonly used, including installing, repairing, maintaining, altering, replacing, relocating and operating utilities in, into, upon, over, across, and under said right-of-way, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances and Charter of the City of Lavon, Texas.

TO HAVE AND TO HOLD said right-of-way and easement unto the City of Lavon, its successors and assigns, and GRANTOR hereby binds itself, its successors and assigns to warrant and forever defend, all and singular, said premises unto the City of Lavon, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

ROW _____ / 2025

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that the City of Lavon shall have the right to excavate and fill upon said permanent easement, and remove any fences, buildings or other obstructions as may now be found upon said permanent easement. It is further intended that the permanent right of way and easement herein granted to the City of Lavon shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR'S chain of title. The permanent right-of-way and easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

WITNESS THE GRANTOR'S HAND this 17th day of September, 2025.

Bloomfield Homes, L.P.
a Texas Corporation

By: [Signature]

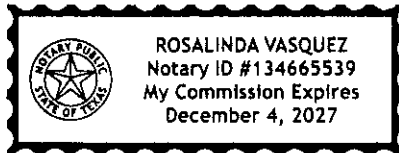
Name: Clint Vincent

Title: Attorney In Fact

STATE OF TEXAS

COUNTY OF Tarrant

This instrument was acknowledged on this the 17th day of September, 2025, by Clint Vincent, of Bloomfield Homes, a Texas limited Partnership company, on behalf of said limited Partnership company.



[Signature]
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

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

Notary Public, State of Texas

SEAL

ROW _____ / /2025

EXHIBIT "A"
1.681 ACRES
RIGHT-OF-WAY

BEING A 1.681 ACRE TRACT OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NO. 2, IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND BEING A PART OF A 57.075 ACRE TRACT OF LAND CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180530000655680, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 1.681 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF SAID 57.075 ACRE TRACT AND THE SOUTHEAST CORNER OF A 92.267 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180713000870110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE WEST LINE OF A 419.233 ACRE TRACT OF LAND CONVEYED TO LAVON 419 LAND, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20201221002300370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 54 MINUTES 45 SECONDS WEST, ALONG THE EAST LINE OF SAID 57.075 ACRE TRACT AND SAID WEST LINE OF 419.233 ACRE TRACT, A DISTANCE OF 45.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 57.075 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 1122.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 14 DEGREES 30 MINUTES 00 SECONDS, A RADIUS OF 1075.00 FEET AND A LONG CHORD THAT BEARS SOUTH 84 DEGREES 04 MINUTES 14 SECONDS WEST, A DISTANCE OF 271.33 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 272.05 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 76 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 85.65 FEET TO A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR CORNER ON THE WEST LINE OF SAID 57.075 ACRE TRACT AND THE EAST LINE OF THE TRAILS OF LAVON, PHASE 3, AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN BOOK 2024, PAGE 956, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG SAID WEST LINE OF 57.075 ACRE TRACT AND SAID EAST LINE OF TRAILS OF LAVON, PHASE 3, A DISTANCE OF 100.69 FEET TO A MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET FOR THE NORTHWEST CORNER OF SAID 57.075 ACRE TRACT;

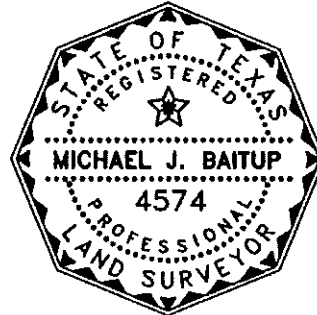
THENCE, SOUTH 88 DEGREES 40 MINUTES 46 SECONDS EAST, ALONG SAID NORTH LINE OF 57.075 ACRE TRACT AND THE SOUTH LINE OF AFORESAID 92.267 ACRE TRACT, A DISTANCE OF 1475.98 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1.681 ACRES, OR 73,214 SQUARE FEET OF LAND.

A PARCEL PLAT OF EQUAL DATE HERewith ACCOMPANIES THIS PROPERTY DESCRIPTION.

Michael J. Baitup

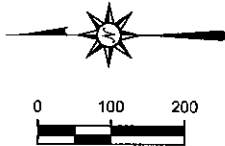
Michael J. Baitup, R.P.L.S.
Registered Professional Land Surveyor
Texas Registration No. 4574
LJA Surveying, Inc.
6060 North Central Expressway, Suite 400
Dallas, Texas 75206
469-484-0778
TBPELS Firm No. 10194382

September 16, 2025



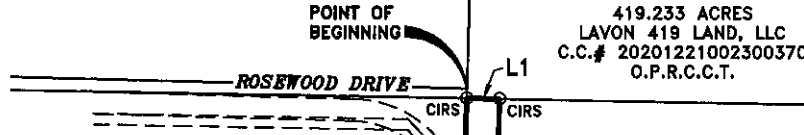
CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	14°30'00"	1075.00'	S84°04'14"W	271.33'	272.05'

LINE	BEARING	DISTANCE
L1	S00°54'45"W	45.00'
L2	S76°49'14"W	85.65'
L3	N00°32'30"E	100.69'



59.119 ACRE
BOARD OF TRUSTEES OF THE
COMMUNITY INDEPENDENT SCHOOL DISTRICT
C.C.# 2022000087532
O.P.R.C.C.T.

419.233 ACRES
LAVON 419 LAND, LLC
C.C.# 20201221002300370
O.P.R.C.C.T.



1.681 ACRES
73,214 SQ. FT.

15' UTILITY EASEMENT
C.C.# 94-0095889
O.P.R.C.C.T.

92.267 ACRES
BLOOMFIELD HOMES, L.P.
C.C.# 20180713000870110
O.P.R.C.C.T.

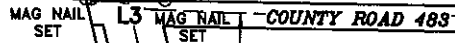
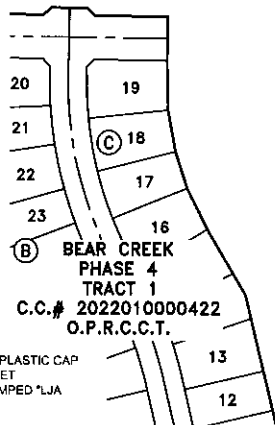
*D. ANGLIN SURVEY,
ABSTRACT NO. 2*

57.075 ACRES
BLOOMFIELD HOMES, L.P.
C.C.# 20180530000655680
O.P.R.C.C.T.

30' RIGHT-OF-WAY
EASEMENT
VOL. 4130, PG. 1418
O.P.R.C.C.T.

10' SANITARY SEWER
EASEMENT
C.C.# 2024000103598
O.P.R.C.C.T.

30' RIGHT-OF-WAY
EASEMENT
VOL. 4130, PG. 1418
O.P.R.C.C.T.



TRAILS OF LAVON PHASE 3
BOOK 2024, PAGE 956
P.R.C.C.T.

LEGEND

- CIRS 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
- MAG NAIL SET MAG NAIL WITH WASHER STAMPED "LJA SURVEYING" SET
- O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS



Michael J. Baitup

BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982)

PAGE 3 OF 3	DATE:	09/16/2025
	DRWN BY:	S.C.O.
	CHKD BY:	M.J.B.
	PROJ NO.	0022

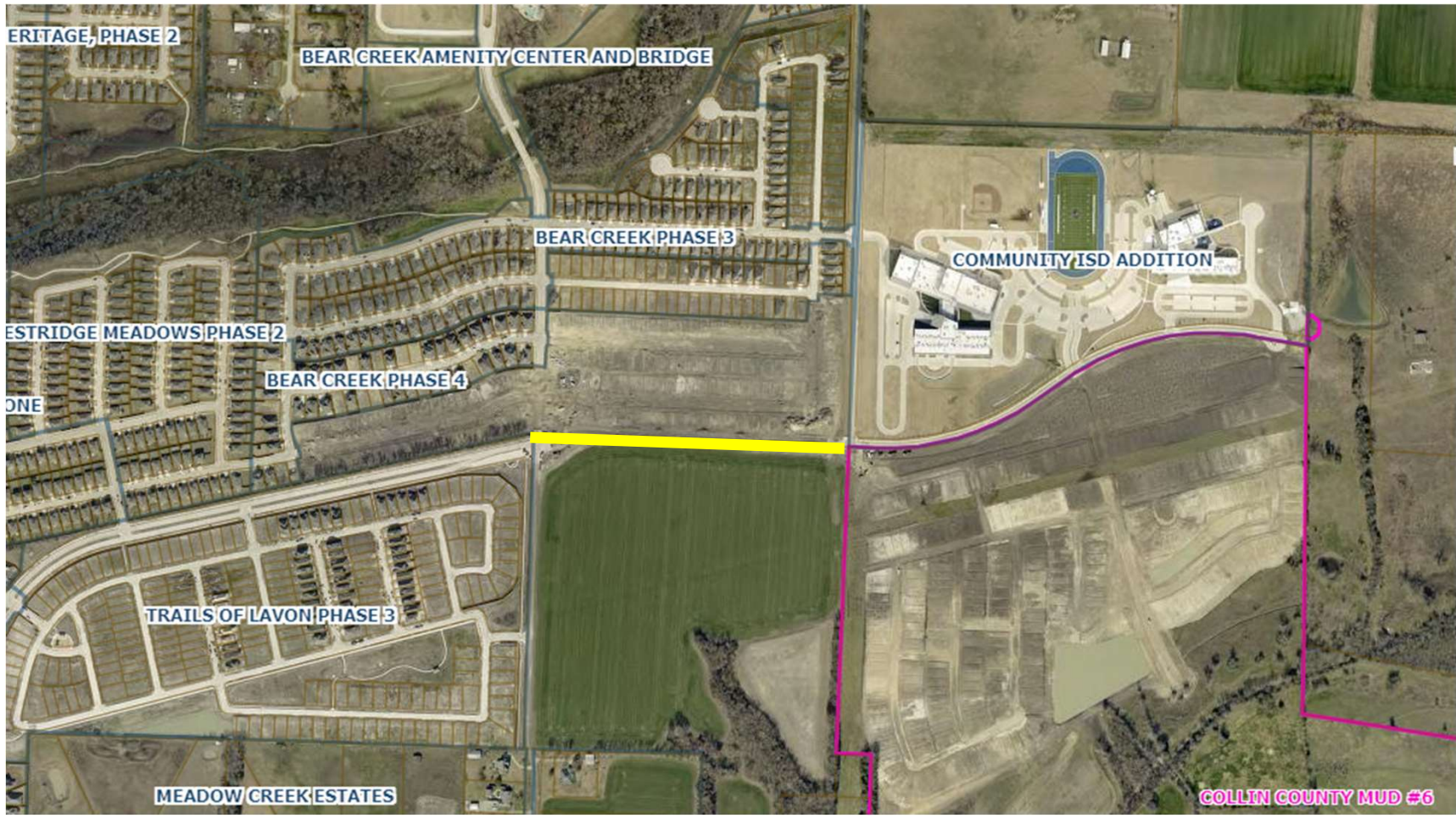
EXHIBIT "A"
1.681 ACRES
RIGHT-OF-WAY

IN THE
D. ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS



6060 North Central Expressway Suite 400 Dallas, Texas 75206 Phone 469.621.0710 T.B.P.E.L.S. Firm No. 10194382

S:\NTX-LAND\1052-200 SURVEY\280 Easements\1052EX416.dwg 9/16/2025





CITY OF LAVON

Agenda Brief

MEETING: October 7, 2025

ITEM: 7 - A

Item:

Public hearing, discussion and action regarding an application to change the zoning from temporary Agriculture (A) to Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for Elevon, Section 2, Phase 2F consisting of 98 residential lots and 6 common area lots on 52.033 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E, City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).

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

Application Information

Owner(s): MA Elevon 429, LLC

Applicant: JBI Partners – Daniel Dewet, P.E.

Location: Samuel M. Rainer Survey, Abstract No. 740, generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E

Description: Approximately 52.033 acres, Samuel M. Rainer Survey, Abstract No. 740, City of Lavon extraterritorial jurisdiction (ETJ), Collin County, Texas, (CCAD Parcel ID 2850242)

Current Zoning: Temporary Agricultural (A)

Request: Planned Development – PD

Background

In June 2024, the City Council approved an Amended and Restated Development Agreement between the applicant and the developer of Elevon to include this property within the Elevon development project. The Agreement provided for the annexation of the property which was approved on February 4, 2025. The Agreement further established Land Use Guidelines for the property that are reflected in the proposed zoning application. A final plat of the property, consistent with the Agreement was approved on January 7, 2025.

Request Details

Upon annexation, property is assigned a temporary zoning classification of Agricultural (A). The proposed Planned Development District (PD) regulations are consistent with Ordinance No. **2022-02-08** applied to existing residential uses in Elevon. Ordinance No. **2022-02-08** provides the foundation for the proposed zoning with appropriate updates to the boundaries and Exhibits C.

Zoning and Residential Density: The property is currently undeveloped with infrastructure presently under construction pursuant to the design guidelines in the Development Agreement. The final plat was approved on January 7, 2025.

Development Design Standards: Specific development standards are provided in the attachment.

Utilities: The project will be served by Bear Creek Special Utility District (SUD) and Nevada SUD for water. The development will construct an extension to and connect to the city’s sanitary sewer system.

Floodplain: There is no proposal to reclaim existing floodplain.

Road Connection: The development will take primary access from Section 2 on Purity Ridge and Beautyberry Trail. Cross connections to future development in Elevon Section 3 and to undeveloped property to the north have been provided. A Traffic Impact Analysis (TIA) has been prepared and reviewed.

Parkland Development: There will be preservation and activation of the open space.

Planning and Zoning Commission Report:

MOTION RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM TEMPORARY AGRICULTURE (A) TO ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-02-08 FOR ELEVON, SECTION 2, PHASE 2F CONSISTING OF 98 RESIDENTIAL LOTS AND 6 COMMON AREA LOTS ON 52.033 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740 GENERALLY SITUATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND NORTH OF ELEVON SECTION 2, PHASES 2A, 2C AND 2E, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: McClendon, Clifton)

Staff Notes:

The public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and forty-six (46) neighbor notices were mailed to the owners of property located within 200 feet of the applicant’s property. No notices were returned in favor of or in opposition to the application.

The proposed application is generally consistent with the Future Land Use Plan and the Comprehensive Plan.

Approval is recommended.

Attachments:

1. Application and Development Standards
2. Location Exhibits
3. Neighbor Notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)
4. Planning correspondence
5. Proposed Ordinance



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


**Request for a Change in
 Zoning District Classification**

Complete and submit via MyGov at www.cityoflavon.com

MA Elevon 429, LLC	3-31-2025
Applicants Name	Date
JBI Partners - Daniel Dewey, P.E.	469-964-9222
Representative or Agent	Phone Number
2121 Midway Road, Suite 300	Carrollton, Texas 75007
Street	City, State, Zip
Elevon Section 2, Phase 2F	
Location of Property	
Metes & bounds description is attached	Agriculture
Legal Description of Property	Current Zoning

Check which zoning category you wish to change to:

- | | |
|--|--|
| <input type="checkbox"/> Residential Single Family – 1-acre (SF-1) | <input type="checkbox"/> Retail (R) |
| <input type="checkbox"/> Residential Single Family – 2 (SF-2) | <input type="checkbox"/> Main Street (M) |
| <input type="checkbox"/> Residential Single Family – 4 (SF-4) | <input type="checkbox"/> Business Park (B) |
| <input checked="" type="checkbox"/> Planned Development (PD) <i>- Add to existing Section 2 PD</i> | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special or Conditional Use Permit | |

Signature of Applicant or Representative: 
Daniel Dewey, PE JBI PARTNERS

For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____



CITY OF LAVON
120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: 3/31/25

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, MA Elevon 429, LLC,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, and do hereby authorize
JBI Partners to represent me (us) and my (our)
interests in the property described in the attached exhibits (s) for the expressed
purpose of this request.

[Signature]
Signature (Owner)

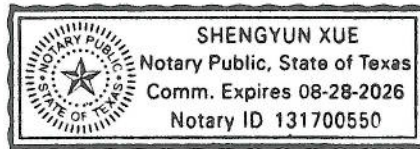
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 31st day of March, 2025.

[Signature]



(notary seal)

Notary Public in and for Dallas County, Texas



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

Declaration of Ownership

Date: 3/31/25

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, MA Elevon 429, LLC,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, for the purpose of any future proposed
request (s) relating to this property.

[Signature]
Signature (Owner)

Signature (Owner)

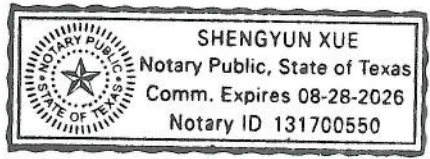
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 31st day of March, 2025.

[Signature]

Notary Public in and for Dallas County, Texas



(notary seal)

Land Use and Development Department
City of Lavon
120 School Road
P.O. Box 340
Lavon, TX 75166

**PLANNED DEVELOPMENT DISTRICT
CONSENT FORM**

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

Introduction: As an applicant for a new Planned Development District, or an amendment of an existing PDD, you are aware that the City's zoning regulations specify design elements and construction goals for both residential and non-residential zoning proposed planned developments. The City has determined that such elements of a planned development greatly further the long-term viability of the project, the economic development of surrounding areas, the preservation of property values, and the architectural standards of the community. These standards thus are an important factor in the consideration of whether the departure from standard zoning district standards in a planned development represents an enhancement of the City. Because of recent changes in state law, however, that affect the City's capacity to employ and enforce architectural standards and building material regulations for development and construction, it is necessary to promulgate the following form. ***It is intended that your consent be observed by you and subsequent purchasers and that the attached covenants shall run with the land.***

Instructions: You have received this form because you have submitted a rezoning application for either creation or amendment of a Planned Development District. The signature of the property owner(s) and his or her designated representative (the developer) should both be affixed to this form only if you are in agreement with the statements that appear below. If you choose to sign this form, it should be returned to the City's Planning Department for recordation at least two (2) weeks before the date of the public hearing by the Planning & Zoning Commission so that staff can include whether or not you have consented in the staff report/agenda materials.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION

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

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

BASIS OF BEARING:

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

CITY OF LAVON
ORDINANCE NO. 2022-02-08

Planned Development Zoning – Elevon, Section 2

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION FROM AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT FOR MIXED USES ON APPROXIMATELY 377 ACRES OF LAND, GENERALLY ON THE NORTH SIDE OF COUNTY ROAD 541 AND EAST OF THE LAVON RANCHETTES ADDITION, AND DESCRIBED AS PART OF THE 472.8955 ACRE TRACT IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, COLLIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT “B” AND DEPICTED IN EXHIBIT “A”; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY OF \$2,000 PER DAY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

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

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

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

WHEREAS, owners of the Property hereinafter defined have submitted an application to change the zoning from Agricultural (A) to Planned Development (PD) District, consisting of residential, elementary school and ball fields, amenity center, and parks/open space areas, on approximately 377 acres of land, generally located on the north side of County Road 541 and east of the Lavon Ranchettes Addition, and described as part of the 472.8955-acre tract in the Samuel M. Rainer Survey, Abstract No. 740, Collin County, Texas, located north of CR 541, east of Lavon Ranchettes, and south of the NETEX right of way in the Abston Hills MUD 1-B and 1-D, as more particularly described in **Exhibit “B”** and depicted in **Exhibit “A”** (the “**Property**”); and

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

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are differentially applicable to residential structures and non-residential buildings, and such standards substantially further the preservation of property values and the promotion of economic development within

the City, and establish the character of community development and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

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

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

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

WHEREAS, the owner and/or developer of the Property has consented in writing to the enforcement of the City’s design and building materials standards within the planned development district and waived the statutory provisions in Chapter 3000, Texas Government Code; and

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

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

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

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

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended to change the zoning of the Property to Planned Development – mixed use (PD-MU), subject to the following regulations, which exhibits are incorporated as if fully set forth herein, and all applicable City ordinances and regulations governing except as may be modified by this Ordinance:

- | | |
|------------|---------------------------|
| Exhibit C: | Concept and Lot Type Plan |
| Exhibit D: | Development Standards |
| Exhibit E: | Parks/Open Space |

SECTION 4. Zoning Map. The Zoning Map is hereby amended to reflect the established zoning classification designation made herein.

Section 5. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

Section 6. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

Section 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

SECTION 9. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 10. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 15th day of February 2022.

Vicki Sanson, Mayor

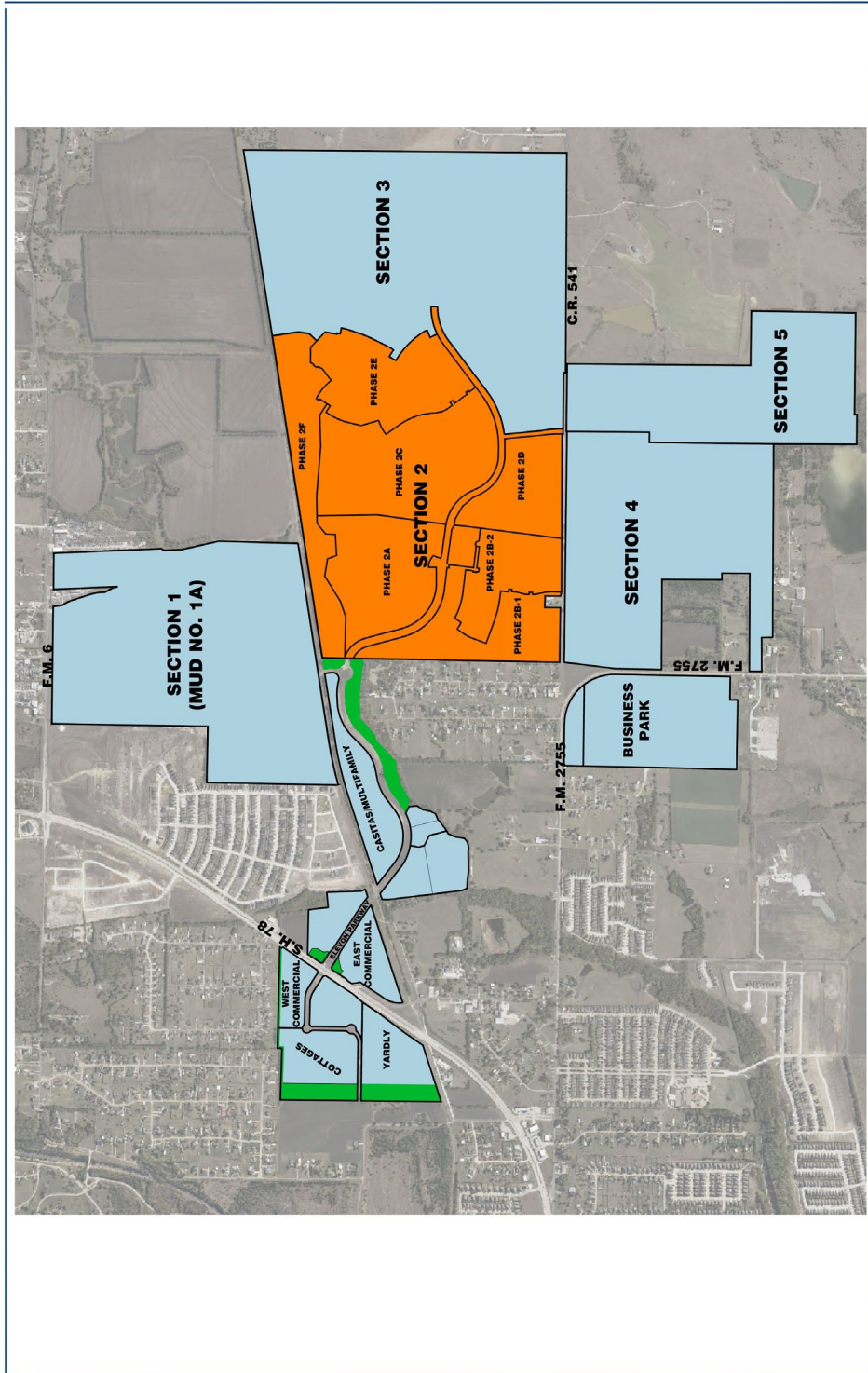
ATTEST:

Rae Norton, City Secretary

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EXHIBIT A. LOCATION MAP





 AUGUST 5, 2025
 MAY 029
 NOT TO SCALE
EXHIBIT A - LOCATION MAP
ELEVON SECTION 2
JBI PARTNERS
 CITY OF LAVON, COLLIN COUNTY, TEXAS

EXHIBIT B. LEGAL DESCRIPTION (TO BE UPDATED)

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, and also 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 being further described as follows:

BEGINNING at a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the southwest corner of said 180.339 acre tract, said point being the southeast corner of Lot 29, Lavon Ranchettes Plat, an Addition to Collin County as recorded in Volume B, Page 45, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of County Road 541;

THENCE along the west line of said 180.339 acre tract and along the east line of said Lavon Ranchettes Addition as follows:

North 01 degrees 21 minutes 21 seconds East, 157.69 feet to a one-half inch iron rod found for corner;

North 01 degrees 07 minutes 18 seconds East, 1,375.04 feet to a three-eighths inch iron rod found for corner;

North 01 degrees 01 minutes 24 seconds East, 240.18 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found at the northwest corner of said 180.339 acre tract, said point also being in the south line of said 472.8955 acre tract;

THENCE 01 degrees 07 minutes 21 seconds East, at 1,306.98 feet passing the northeast corner of said Lavon Ranchettes Addition, in all a total distance of 1,576.39 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 88 degrees 52 minutes 39 seconds East, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 70 degrees 37 minutes 18 seconds East, 252..27 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 58 degrees 06 minutes 24 seconds East, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 81 degrees 00 minutes 14 seconds East, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 20 degrees 23 minutes 20 seconds East, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 86 degrees 39 minutes 17 seconds East, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 02 degrees 14 minutes 27 seconds East, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 50 degrees 45 minutes 14 seconds East, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 88 degrees 55 minutes 55 seconds East, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 85 degrees 19 minutes 02 seconds East, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 88 degrees 10 minutes 40 seconds East, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 57 degrees 19 minutes 17 seconds East, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 32 degrees 40 minutes 43 seconds East, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 15 degrees 53 minutes 22 seconds West, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 63 degrees 02 minutes 13 seconds West, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 26 degrees 31 minutes 02 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

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

THENCE North 52 degrees 23 minutes 40 seconds East, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 27 degrees 23 minutes 01 seconds East, 204.73 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 59 minutes 16 seconds East, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 46 degrees 40 minutes 06 seconds East, 327.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 188.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 15.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 79 degrees 44 minutes 49 seconds East, 91.32 feet to a one-half inch iron rod with yellow cap set for corner;

THENCE South 10 degrees 15 minutes 11 seconds West, 24.19 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 11 degrees 36 minutes 37 seconds West, 30.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 15 degrees 04 minutes 19 seconds West, 47.37 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 17 degrees 59 minutes 18 seconds West, 18.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 18 degrees 48 minutes 02 seconds West, 186.21 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 19 degrees 49 minutes 03 seconds West, 50.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 21 degrees 41 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 23 degrees 24 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 25 degrees 07 minutes 34 seconds West, 42.99 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 26 degrees 16 minutes 04 seconds West, 14.20 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 26 degrees 33 minutes 05 seconds West, 330.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 35 degrees 41 minutes 29 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 122.12 feet along a curve to the left 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 North 56 degrees 52 minutes 18 seconds West, 122.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 30 degrees 33 minutes 56 seconds West, 120.15 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 60 degrees 06 minutes 27 seconds East, 9.84 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 57 degrees 51 minutes 21 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 55 degrees 35 minutes 59 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 53 degrees 34 minutes 53 seconds East, 48.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 51 degrees 29 minutes 01 seconds East, 48.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 49 degrees 23 minutes 06 seconds East, 48.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 47 degrees 17 minutes 09 seconds East, 48.98 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 45 degrees 11 minutes 07 seconds East, 49.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 43 degrees 05 minutes 01 seconds East, 49.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 40 degrees 58 minutes 50 seconds East, 49.08 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 38 degrees 53 minutes 17 seconds East, 48.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 36 degrees 52 minutes 59 seconds East, 45.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 33 degrees 57 minutes 44 seconds East, 91.25 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 19 degrees 19 minutes 42 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 118.08 feet along a curve to the left 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 South 67 degrees 30 minutes 37 seconds West, 118.02 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 25 degrees 39 minutes 05 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 439.75 feet along a curve to the right 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 North 77 degrees 36 minutes 35 seconds East, 435.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 52 minutes 14 seconds West, 100.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 563.09 feet along a curve to the left 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 South 71 degrees 53 minutes 33 seconds West, 552.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 981.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 733.92 feet along a curve to the right 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 South 67 degrees 55 minutes 57 seconds West, 725.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 05 degrees 37 minutes 01 seconds East, 563.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 55.96 feet along a curve to the left 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 South 08 degrees 53 minutes 20 seconds East, 55.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 231.51 feet along a curve to the right 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 South 05 degrees 48 minutes 51 seconds East, 231.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 31 minutes 57 seconds West, 66.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 479.74 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a point for corner;

THENCE North 00 degrees 31 minutes 17 seconds East, 147.58 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, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 31 minutes 17 seconds West, 147.58 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the south line of said 180.339 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 28 minutes 43 seconds West, 1,266.00 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;

THENCE North 89 degrees 23 minutes 25 seconds West, 705.75 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point also being the southeast corner of that called 1.05 acre tract of land described in deed to Donald Stiles as recorded in Document Number 20200821001383600, Official Public Records of Collin County, Texas;

THENCE along the common lines of said 180.339 acre tract and said 1.05 acre tract as follows:

North 00 degrees 45 minutes 47 seconds East, 253.51 feet to a five-eighths inch iron rod found for corner

North 87 degrees 47 minutes 23 seconds West, 180.66 feet to a one-half inch iron rod with cap stamped "USA INC. PROP. COR" found for corner;

South 00 degrees 37 minutes 46 seconds West, 257.91 feet to a one-half inch iron rod found at the southwest corner of said 1.05 acre tract, said point also being in the north right-of-way line of County Road 541;

THENCE North 89 degrees 10 minutes 57 seconds West, 848.67 feet along the south line of said 180.339 acre tract and along the north right-of-way line of County Road 541 to the POINT OF BEGINNING and containing 16,411,571 square feet or 376.758 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.

Added Tract: Elevon Section 2, Phase 2F

LEGAL DESCRIPTION

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

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

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

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

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

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

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

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

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

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

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

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23 minutes 01 seconds West, 90.46 feet to a one-half inch iron

rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

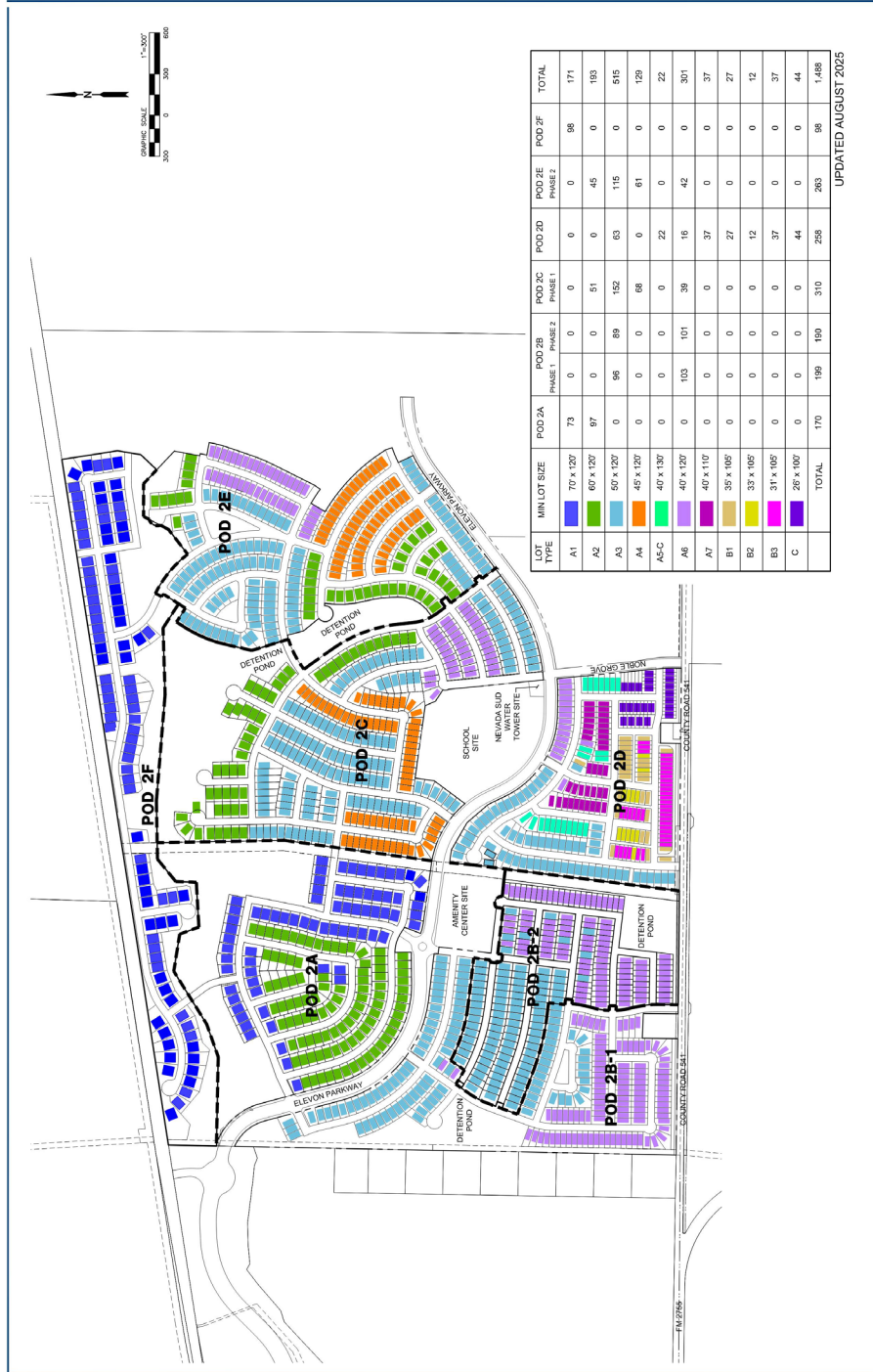
North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon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

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

BASIS OF BEARING:

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

EXHIBIT C. CONCEPT AND LOT TYPE PLAN



MA PARTNERS | AUGUST 5, 2025 | NORTH SCALE AT 15'x11" | EXHIBIT C - CONCEPT AND LOT TYPE PLAN | ELEVON SECTION 2 | CITY OF LAVON, COLLIN COUNTY, TEXAS | JBI PARTNERS | UPDATED AUGUST 2025

EXHIBIT D. DEVELOPMENT STANDARDS

D.1. DEFINITIONS

D.1.1. PROPERTY

Area of land described and detailed in *Exhibit A – Location Map*, *Exhibit B – Legal Description*, and *Exhibit C – Concept and Lot Type Plan*.

D.1.2. LOT COVERAGE

Percentage of area covered by impervious surface of structure foundations.

D.1.3. COURTYARD DETACHED DWELLING

Single family detached lot types required to have a portal and architectural wall which creates an outdoor living space between the main living area and the front entry element. The garage can either be attached or detached from the main living area, no more than 50 percent of the Courtyard Detached Dwellings can have an attached garage at any stage of permitting. Applicant shall provide this permitted garage percentage for the Property with each Courtyard Detached Dwelling permit application (or set of permit applications).

D.1.4. AMENITY CENTER

A site within the Property that shall include, at a minimum: air-conditioned space, swimming pool(s), and family lifestyle-oriented facilities.

D.2. CONFLICTS

In the event of a conflict between this Ordinance and any other City ordinance, rule, or regulation, including, but not limited to, the provisions of the City’s Zoning Ordinance, this Ordinance shall control. In the event of a conflict between this Ordinance and the Development Agreement applicable to the Property, the Development Agreement shall control. Any amendments to the Development Agreement applicable to the Property that could conflict with this Ordinance shall be considered with an associated rezoning request to amend this Ordinance accordingly with all applicable procedural considerations as required by the Zoning Ordinance.

D.3. EXHIBITS

The Property shall generally conform with *Exhibit C – Concept and Lot Type Plan*, *Exhibit D – Development Standards*, and *Exhibit E – Parks/Open Space*.

D.4. RESIDENTIAL

The following regulations shall apply to tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan*:

D.4.1. LOCATIONS AND TYPES

The locations of park/open space area shall be as generally depicted on *Exhibit C – Concept and Lot Type Plan* and as reflected in the following section (Lot Type Adjustments).

D.4.2. LOT TYPE ADJUSTMENTS

The following shall be permitted by Administrative Modification, upon submittal to the City Administrator or her designee and associated review, without a rezoning request (i.e. the change change(s) can be processed administratively by the City Administrator or her designee without consideration by the Planning and Zoning Commission and City Council):

- The number of lots per Lot Type shall be permitted to deviate within five percent of each Lot Type's total allocated in the *Lot Type Count Table* below.
- Lot Type adjustments that exceed the five percent threshold of change but that increase lot sizes and/or decrease the total number of lots within a particular Lot Type beyond five percent shall be permitted. Lot Types larger than Lot Type A1 (in minimum lot size, minimum lot width, and minimum lot depth) are permitted to be added under this Administrative Modification, with associated revised exhibits and the addition of associated standards, as long as all other compliance is achieved and maximum lot coverage is established at 50 percent for the new Lot Type(s).
- Any changes to Lot Types per this standard shall generally conform to the other standards and exhibits included herein and shall not adversely or substantially change or affect access, circulation, parks/open space, pedestrian or trail connections, amenities, and/or engineering related items as determined by the City Administrator or her designee. The original total number of lots approved in the PD was 1,389. The count has been amended to 1,488 to include the added tract (Phase 2F).

A rezoning request will be required for consideration and any potential approval of Lot Type adjustments not meeting the aforementioned provisions. Appeals of decisions of this Administrative Modification standard shall be considered by rezoning request.

D.4.2.1. LOT TYPE COUNT TABLE

A1	A2	A3	A4	A5-C	A6	A7	B1	B2	B3	C
171	193	515	129	22	301	37	27	12	37	44
Lot Count Total: 1,488										

D.4.3. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

Single Family Detached Dwelling
Home-based Business within a SF Dwelling
Single Family Attached – Townhome
Courtyard Detached Dwelling
Duplex
Real Estate Model Home
Accessory Structure with Restrictions
SF Swimming Pool
SF Hobby Shed
SF Tennis Court
Temporary Concrete Batch Plant*
Temporary Buildings Incidental to Elevon’s Infrastructure Construction**

**Temporary Concrete Batch Plants serving the Development are permitted, subject to City Engineer approval and conditions upon application, and must be removed once construction of the development is completed. Should the location be proposed to change, a new application shall be required.*

*** Temporary Buildings Incidental to Elevon’s Infrastructure Construction, including temporary construction, development, and sales trailers, are permitted until the Elevon Development is completed, subject to City Engineer approval and conditions upon application, and must be removed once construction of the development is completed. Should the location be proposed to change, a new application shall be required.*

D.4.4. DIMENSIONAL STANDARDS

Tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Lot Type	A1	A2	A3	A4	A5-C	A6	A7
Total Lots	171	193	515	129	22	301	37
Minimum Lot Area	8,400 sf	7,200 sf	6,000 sf	5,400 sf	4,800 sf	4,800 sf	4,400 sf
Minimum Lot Width	70'	60'	50'	45'	40'	40'	40'
Minimum Lot Width of Corner Lots	70'	60'	50'	45'	40'	40'	40'
Minimum Lot Depth	120'	120'	120'	120'	120'	120'	110'
Minimum Dwelling Unit Area	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf
Minimum Front Yard Setback	10'	10'	10'	10'	10'	10'	10'
Minimum Side Yard Setback*	5'	5'	5'	5'	5'	5'	5'
Minimum Side Yard Corner	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street
Minimum Rear Yard Setback	10'	10'	10'	10'	8'	10'	10'
Maximum Lot Coverage	75%	75%	75%	75%	75%	75%	75%
Maximum Main Structure Height	40'	40'	40'	40'	40'	40'	40'
Maximum Accessory Structure Height	30'	30'	30'	30'	30'	30'	30'

**Air conditioning units and similar mechanical equipment, such as heat pumps, solar collecting equipment, or pool equipment may be installed within the residential side yard setback but shall not be installed within three feet of any side yard fencing, air conditioning unit/pad, or mechanical equipment of an adjacent home or structure.*

Lot Type	B1	B2	B3	C
Total Lots	27	12	37	44
Minimum Lot Area	3,675 sf	3,465 sf	3,255 sf	2,600 sf
Minimum Lot Width	35'	33'	31'	26'
Minimum Lot Width of Corner Lots	35'	33'	31'	26'
Minimum Lot Depth	105'	105'	105'	100'
Minimum Dwelling Unit Area	1,100 sf	1,100 sf	1,100 sf	1,100 sf
Minimum Front Yard Setback	10'	10'	10'	10'
Minimum Side Yard Setback*	5'	5'	5'	5'
Minimum Side Yard Corner	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street
Minimum Rear Yard Setback	3'	3'	3'	10'
Maximum Lot Coverage	75%	75%	75%	75%
Maximum Main Structure Height	40'	40'	40'	40'
Maximum Accessory Structure Height	30'	30'	30'	30'

**Air conditioning units and similar mechanical equipment, such as heat pumps, solar collecting equipment, or pool equipment may be installed within the residential side yard setback but shall not be installed within three feet of any side yard fencing, air conditioning unit/pad, or mechanical equipment of an adjacent home or structure.*

Where Standards are not specified, Residential tracts shall comply with the Zoning Ordinance as applicable.

D.4.5. DESIGN STANDARDS

Tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan* (designated with the 11 colored and symbolized Lot Types) shall comply with the following Design Standards:

D.4.5.1. GARAGES

Garages may be front, side or rear facing.

For Courtyard Detached Dwellings (Lot Type A5-C):

- The garage can either be attached or detached from the main living area, but no more than 50 percent of the Courtyard Detached Dwellings shall have an attached garage at any stage of permitting. Developer shall provide this permitted garage percentage with each Courtyard Detached Dwelling permit application (or set of permit applications).
- Garage doors shall include one or more of the following: accent hardware, windows, wood or wood-like texture, or other architectural features.

D.4.5.2. ARCHITECTURE

Adjacent houses shall not have the same floor plans and elevations.

If the same or similar plans and elevations are used for two or more houses, then the following standards also apply:

(a) If such houses are on the same side or opposite side of the street, they shall not be within three lots of each other (i.e. a minimum of two intervening lots shall be between);

and

(b) If the houses have the same or similar floor plans but different elevations *and* are on the same side or opposite sides of the street, they shall not be within two lots of each other (i.e. a minimum of one intervening lot between).

D.4.5.3. FENCING

For Courtyard Detached Dwellings (Lot Type A5-C):

- Masonry columns are required at the front corners of the fence.
- The front fence shall be a six-foot privacy fence and shall match the architectural elements of the building façade.

D.5. ELEMENTARY SCHOOL & BALL FIELDS

The following regulations shall apply to the tract designated as “School Site” on *Exhibit C – Concept and Lot Type Plan*:

D.5.1. PERMITTED USES

The following use is permitted, and any uses not listed are not permitted:

Educational Facility - Public

Community Recreational Use

Public Parks and Playgrounds

Public Recreational Facilities

D.5.2. DIMENSIONAL STANDARDS

The tract designated as Elementary School & Ball Fields on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Total Lots	1
Minimum Lot Area	10,000 sf
Minimum Lot Width	100'
Minimum Lot Depth	100'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard Corner	25'
Minimum Rear Yard Setback	25'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'
Maximum Accessory Structure Height	40'

Where Standards are not specified, the Elementary & Ball Fields tract shall comply with the Zoning Ordinance as applicable.

D.6. AMENITY CENTER

The following regulations shall apply to the tract designated as “Amenity Center Site” on *Exhibit C – Concept and Lot Type Plan*:

D.6.1. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

Amenity Center
Bakery/confectionery Retail Establishment*
Community Recreational Use*
Community Swimming Pool*
Open Space Preserves*
Public and Private Parks and Playgrounds*
Public and Private Recreational Facilities*
Restaurant*
Retail Sales*
SF Swimming Pool*
SF Tennis Court*

**Permitted only when associated with/connected to an established Amenity Center as secondary use of tract.*

D.6.2. DIMENSIONAL STANDARDS

The tract designated as “Amenity Center Site” on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Total Lots	1
Minimum Lot Area	2,600 sf
Minimum Lot Width	26'
Minimum Lot Width of Corner Lots	26'
Minimum Lot Depth	100'
Minimum Dwelling Unit Area	1,100 sf
Minimum Front Yard Setback	10'
Minimum Side Yard Setback	5'

Minimum Side Yard Corner	5'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	75%

Where Standards are not specified, the Amenity Center Site tract shall comply with the Zoning and Subdivision Ordinances as applicable.

D.7. PARK/OPEN SPACE

The following regulations shall apply to tracts designated as Open Space Areas on *Exhibit C – Concept and Lot Type Plan* and as further detailed on *Exhibit E – Parks/Open Space*:

D.7.1. LOCATIONS AND TYPES

The locations and types of parks/open space areas shall be as generally depicted on *Exhibit E – Parks/Open Space*.

D.7.2. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

SF Swimming Pool

SF Tennis Court

Community Recreational Use

Community Swimming Pool

Golf Course

Open Space Preserves

Public and Private Parks and Playgrounds

Public and Private Recreational Facilities

D.7.3. DIMENSIONAL STANDARDS

The following dimensional standards shall apply:

The minimum park/open space area for the Property shall be 60 acres. In order for the open space to be counted towards meeting the minimum requirement, each area must be at least 0.25 acres in size or contain natural features such as creeks, varied topography, or stands of trees, or contain recreational elements (i.e. hike & bike trail, etc.), as well as being readily accessible to the residents through sidewalks and with parking as applicable.

The three areas labeled “Pocket Park” on *Exhibit E – Parks/Open Space* shall be a minimum of .5 acres (1/2 an acre) and shall be the approximate size as stated on the Exhibit.

D.7.4. DESIGN

For each pocket park:

- Pocket parks shall have street frontage on at least two sides.
- A minimum five-foot sidewalk or trail shall be provided around the perimeter of each space, adjacent to streets. The sidewalk or trail should also meander through the pocket park as practicable.
- Shaded areas for seating shall be provided.
- Benches for seating shall be provided.

For each park/open space:

- Trails shall be provided per *Exhibit E – Parks/Open Space*.

Where Standards are not specified, Park/Open Space tracts shall comply with the Zoning and Subdivision Ordinances.

D.8. WATER TOWER

The following regulations shall apply to the tract designated as “Nevada SUD Water Tower Site” on *Exhibit C – Concept and Lot Type Plan*:

D.8.1. PERMITTED USE

The following use is permitted, and any use not listed is not permitted:

Wind energy, utility, or telecommunication tower (i.e. water tower)

D.8.2. DIMENSIONAL STANDARDS

The following dimensional standards shall apply:

Total Lots	1
Minimum Lot Area	10,000 sf
Minimum Lot Width	80'
Minimum Lot Depth	80'
Minimum Front Yard Setback	10'
Minimum Side Yard Setback	5'
Minimum Side Yard Corner	10'
Minimum Rear Yard Setback	5'
Maximum Lot Coverage	75%
Maximum Main Structure Height	200'

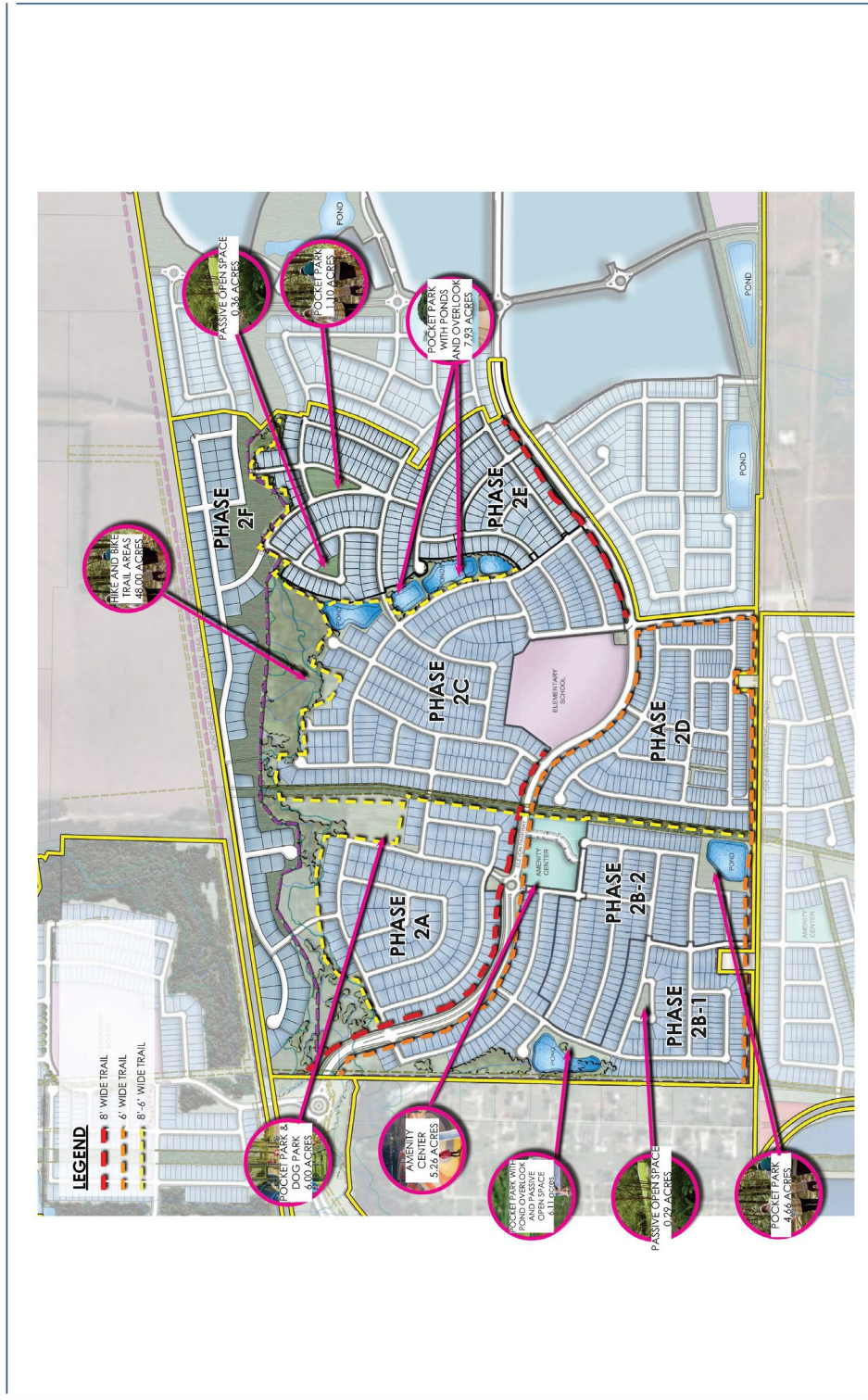
D.8.3. DESIGN

Aesthetically pleasing screening, consistent with the character of Elevon design and the Lake Connector Corridor, shall be provided around the Water Tower Site.

The screening shall be six feet tall and constructed with one or a combination of the following:

Brick, stone, board-on-board cedar fencing. Board-on-board cedar fencing shall not comprise more than 50 percent of screening materials.

EXHIBIT E. PARKS/OPEN SPACE



JBI
LAVON, TEXAS PARTNERS

ELEVON SECTION 2
LAVON, TEXAS PARTNERS

0 100 200 400
Feet

SEPTEMBER 17, 2025
MAY2025

LEGAL DESCRIPTION

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

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

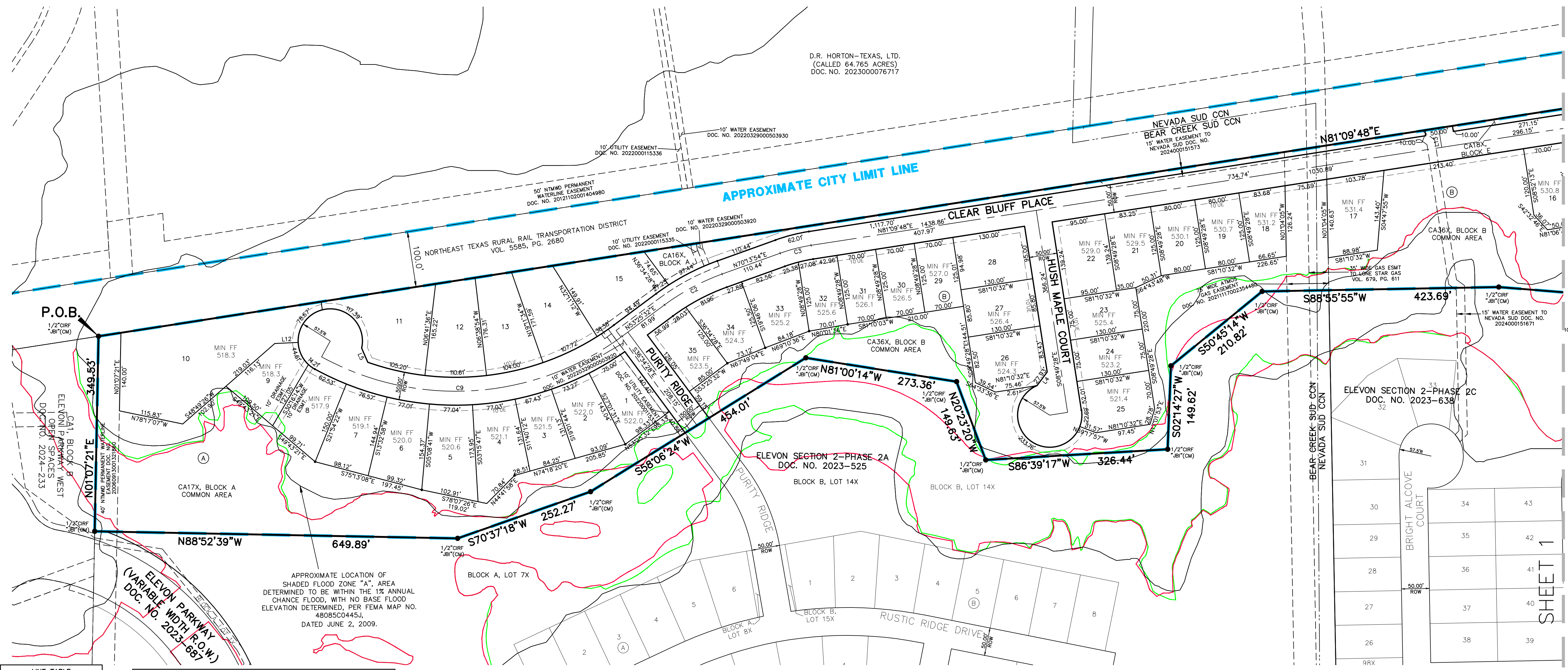
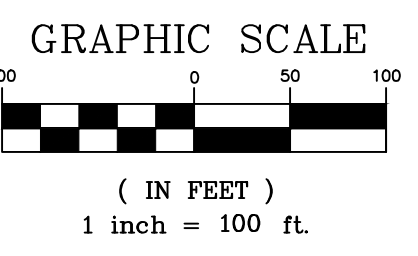
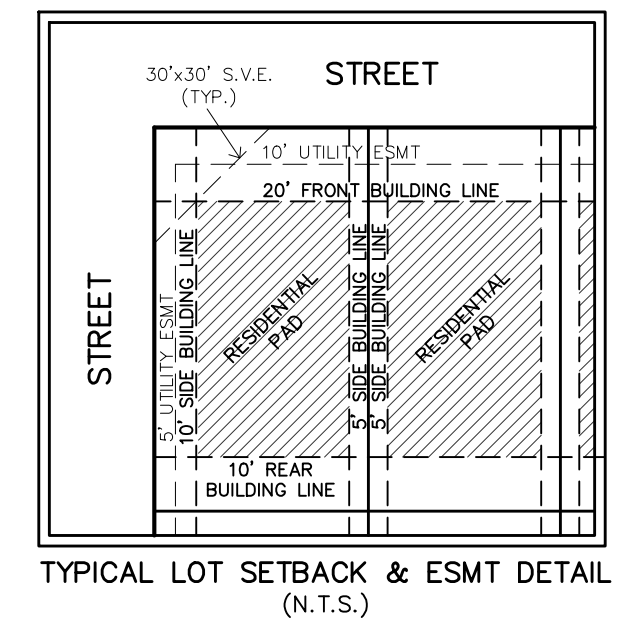
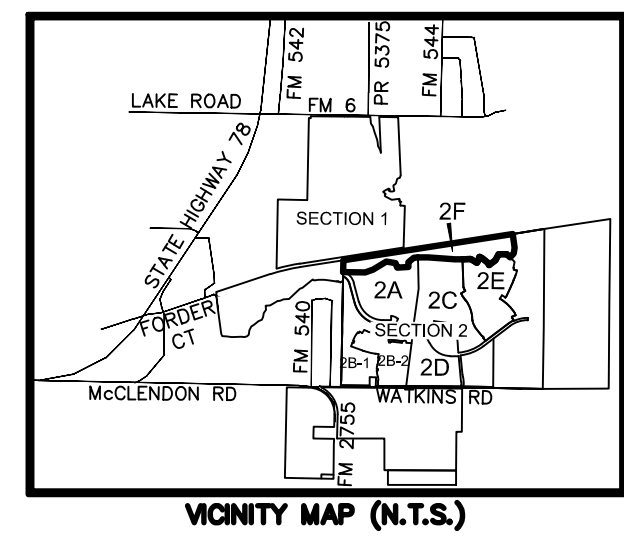
North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon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

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

BASIS OF BEARING:

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

D.R. HORTON - TEXAS, LTD.
(CALLED 64.765 ACRES)
DOC. NO. 202300076717



LINE TABLE

NO.	BEARING	LENGTH
L1	S26°31'02"W	50.00'
L2	S63°02'13"E	12.06'
L3	S15°53'22"E	13.34'
L4	S36°52'45"W	30.54'
L5	N23°20'30"W	27.75'
L12	N87°20'44"E	41.92'
L13	N08°50'12"W	35.00'

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	102.76'	098°57'27"	59.50'	69.61'	S27°23'01"W	90.46'
C2	117.33'	016°48'24"	400.00'	59.09'	S61°49'44"W	116.91'
C3	57.24'	010°55'54"	300.00'	28.71'	S75°41'51"W	57.15'
C4	122.97'	020°07'52"	350.00'	62.13'	N88°46'16"W	122.34'
C5	122.90'	020°07'08"	350.00'	62.09'	S88°45'54"E	122.27'
C6	79.22'	009°04'41"	500.00'	39.69'	S85°42'52"W	79.14'
C7	346.79'	056°46'12"	350.00'	189.13'	S37°12'34"E	332.78'
C8	29.49'	002°06'42"	800.00'	14.74'	N64°32'19"W	29.48'
C9	569.90'	065°18'19"	500.00'	320.41'	N86°04'41"E	539.54'

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	11,864	0.272	B-5	11,550	0.265	B-30	8,751	0.201	D-6	9,093	0.209	E-14	9,070	0.208
A-2	11,254	0.258	B-7	14,280	0.328	B-31	8,750	0.201	D-7	8,754	0.201	E-15	9,069	0.208
A-3	9,892	0.227	B-8	12,809	0.294	B-32	8,787	0.202	D-8	20,730	0.476	E-16	8,917	0.205
A-4	13,402	0.308	B-9	10,535	0.242	B-33	11,973	0.275	D-9	13,921	0.320	E-17	13,527	0.311
A-5	14,485	0.333	B-10	9,823	0.226	B-34	11,525	0.265	D-10	10,150	0.233	E-18X	11,676	0.268
A-6	13,450	0.309	B-11	10,220	0.235	B-35	10,704	0.246	D-11	10,150	0.233	E-19X	9,604	0.220
A-7	13,968	0.321	B-12	10,150	0.233	B-36X	372,471	8.551	D-12	13,707	0.315	F-1	10,200	0.234
A-8	12,157	0.279	B-17	13,431	0.308	C-1	12,857	0.295	E-1	10,287	0.236	F-2	9,600	0.220
A-9	11,354	0.261	B-18	9,402	0.216	C-2	9,927	0.228	E-2	9,084	0.209	F-3	8,400	0.193
A-11	19,351	0.444	B-19	10,005	0.230	C-3	9,927	0.228	E-3	9,083	0.209	F-4	8,400	0.193
A-12	15,593	0.358	B-20	10,004	0.230	C-4	9,927	0.228	E-4	9,082	0.208	F-5	10,048	0.231
A-13	14,858	0.341	B-21	11,251	0.258	C-5	8,686	0.199	E-5	9,081	0.208	F-6	10,800	0.248
A-14	14,495	0.333	B-22	13,229	0.304	C-6	8,686	0.199	E-6	9,080	0.208	F-7	11,365	0.261
A-15	17,328	0.398	B-23	9,750	0.224	C-7	11,167	0.256	E-7	9,079	0.208	F-8	10,060	0.231
A-16X	20,512	0.471	B-24	9,750	0.224	C-8X	243,934	5.600	E-8	9,078	0.208	F-9	8,400	0.193
A-17X	135,851	3.119	B-25	12,276	0.282	D-1	9,831	0.226	E-9	9,077	0.208	F-10	8,400	0.193
B-1	11,175	0.257	B-26	13,022	0.299	D-2	9,088	0.209	E-10	10,374	0.238	F-11	9,600	0.220
B-2	14,018	0.322	B-27	11,154	0.256	D-3	9,089	0.209	E-11	10,371	0.238	F-12	10,200	0.234
B-3	13,612	0.312	B-28	12,349	0.283	D-4	9,090	0.209	E-12	9,072	0.208			
B-4	11,149	0.256	B-29	8,751	0.201	D-5	9,092	0.209	E-13	9,071	0.208			

- NOTES:**
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED.
 - THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
 - ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY.
 - RETAINING WALLS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER. RETAINING WALLS ARE TO BE CONSTRUCTED ON THE LOT OF THE HIGH SIDE. RETAINING WALLS BELOW A HOA SCREEN WALL WILL BE OWNED AND MAINTAINED BY THE HOA.
 - THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT AND NEVADA SPECIAL UTILITY DISTRICT.
 - ALL STREET SIGNS AND POSTS WILL BE OWNED AND MAINTAINED BY THE HOA. ALL STREET SIGNS AND POSTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LAVON.
 - THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: CA16X & CA17X, BLOCK A; CA36X, BLOCK B; CA8X, BLOCK C; CA18X & CA19X, BLOCK E.
 - COMMON AREAS INCLUDE PEDESTRIAN AND RECREATION ACCESS.

FINAL PLAT
ELEVON SECTION 2
PHASE 2F

98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS

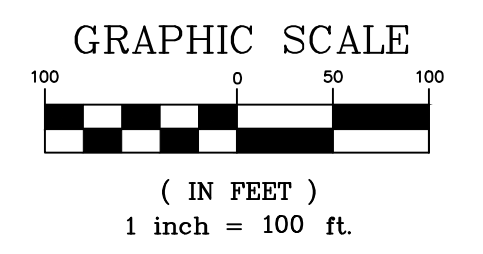
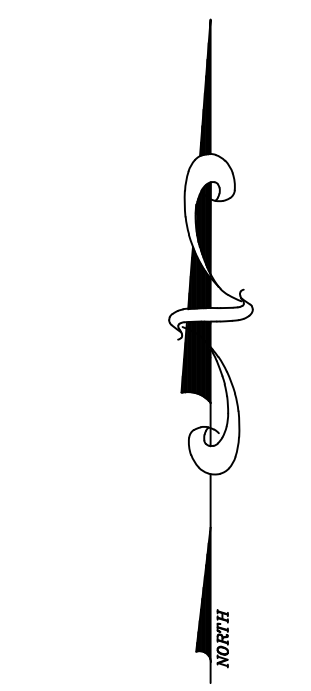
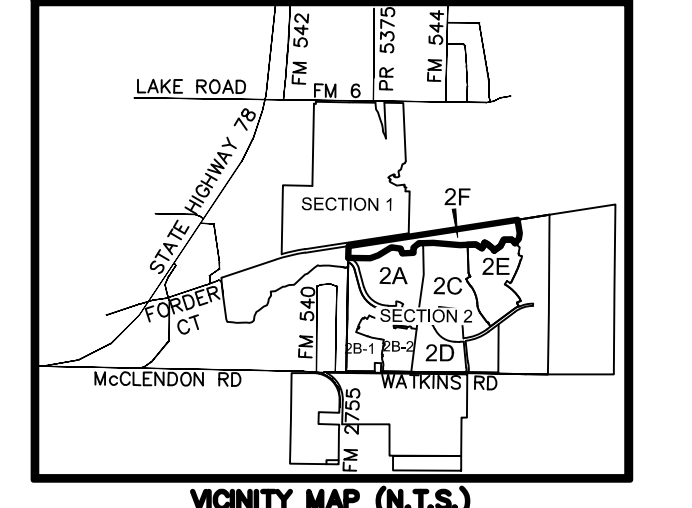
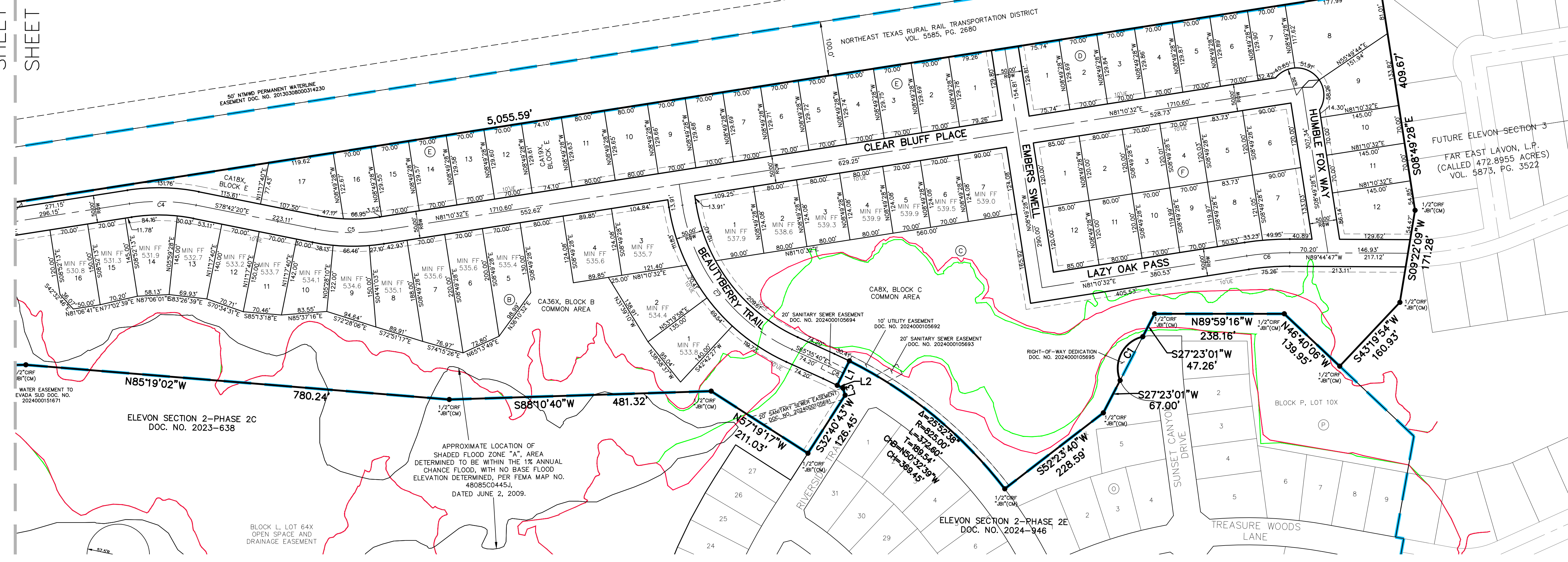
BEING 52.033 ACRES OUT OF
THE SAMUEL M. RAINIER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA ELEVON 429, LLC **OWNER**
2121 Midway Road, Suite 240 (972) 751-6420
Carrollton, Texas 75006

JB PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

Drawing: H:\Projects\WAT029-Elevon Section 2\Surveying\dwg\XMAT029-PH2F-PT.dwg Saved By: mgarcia Save Time: 2/14/2025 1:50 PM Plotted by: mgarcia Plot Date: 2/14/2025 4:52 PM

BANK SITE ACQUISITION CORPORATION
CALLED TRACT 1--41.79 ACRES
DOC NO. 20060221000229620

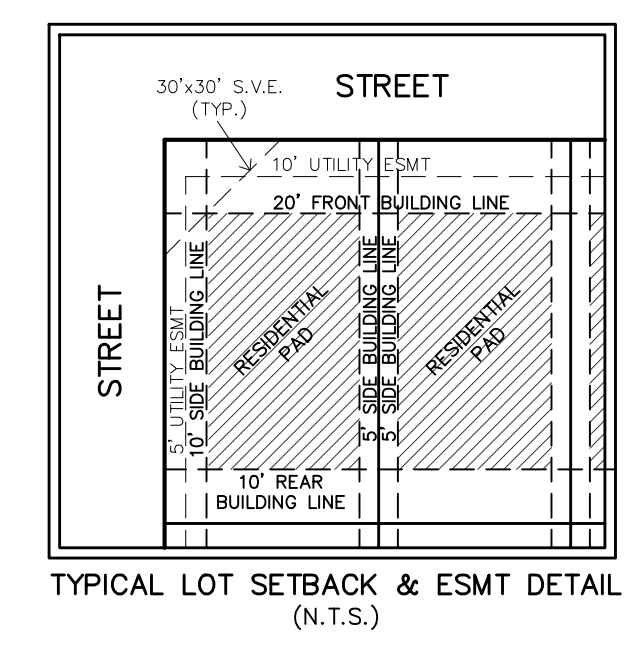


- LEGEND**
- P.O.B. POINT OF BEGINNING
 - IPF IRON PIPE FOUND
 - IRF IRON ROD FOUND
 - CRF CAPPED IRON ROD FOUND
 - CIRS CAPPED IRON ROD SET
 - CM CONTROL MONUMENT
 - ROW RIGHT-OF-WAY
 - AC ACRES
 - UGL UNDERGROUND LINE
 - FOC FIBER OPTIC CABLE
 - PED PEDESTAL
 - TELE TELECOMMUNICATIONS
 - MHW MANHOLE WATER
 - WV WATER VALVE
 - WM WATER METER
 - FH FIRE HYDRANT
 - PP POWER POLES
 - UTIL UTILITY
 - RCP REINFORCED CONCRETE PIPE
 - DE DRAINAGE EASEMENT
 - SSE SANITARY SEWER EASEMENT
 - UE UTILITY EASEMENT
 - WE WATER EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - STREET NAME CHANGE
 - 100 YR PRE-FULLY DEVELOPED FLOODPLAIN AS SHOWN IN THE LOMR REQUEST SUBMITTED TO FEMA BY HYDROLINK ENGINEERING ON JULY 30, 2024.
 - 100 YR POST-FULLY DEVELOPED FLOODPLAIN TO BE SUBMITTED TO FEMA PENDING UPDATED FLOOD STUDY BY HYDROLINK ENGINEERING.

NO.	BEARING	LENGTH
L1	S26°31'02"W	50.00'
L2	S63°02'13"E	12.06'
L3	S15°53'22"E	13.34'
L4	S36°52'45"W	30.54'
L5	N23°20'30"W	27.75'
L12	N87°20'44"E	41.92'
L13	N08°50'12"W	35.00'

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	102.76'	098°57'27"	59.50'	69.61'	S27°23'01"W	90.46'
C2	117.33'	016°48'24"	400.00'	59.09'	S61°49'44"W	116.91'
C3	57.24'	010°55'54"	300.00'	28.71'	S75°41'51"W	57.15'
C4	122.97'	020°07'52"	350.00'	62.13'	N88°46'16"W	122.34'
C5	122.90'	020°07'08"	350.00'	62.09'	S88°45'54"E	122.27'
C6	79.22'	009°04'41"	500.00'	39.69'	S85°42'52"W	79.14'
C7	346.79'	056°46'12"	350.00'	189.13'	S37°12'34"E	332.78'
C8	29.49'	002°06'42"	800.00'	14.74'	N64°32'19"W	29.48'

BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-1	11,864	0.272	B-5	11,550	0.265	B-30	8,751	0.201	D-6	9,093	0.209	E-14	9,070	0.208
A-2	11,254	0.258	B-7	14,280	0.328	B-31	8,750	0.201	D-7	8,754	0.201	E-15	9,069	0.208
A-3	9,892	0.227	B-8	12,809	0.294	B-32	8,787	0.202	D-8	20,730	0.476	E-16	8,917	0.205
A-4	13,402	0.308	B-9	10,535	0.242	B-33	11,973	0.275	D-9	13,921	0.320	E-17	13,527	0.311
A-5	14,485	0.333	B-10	9,823	0.226	B-34	11,525	0.265	D-10	10,150	0.233	E-18X	11,676	0.268
A-6	13,450	0.309	B-11	10,220	0.235	B-35	10,704	0.246	D-11	10,150	0.233	E-19X	9,604	0.220
A-7	13,968	0.321	B-12	10,150	0.233	B-36X	372,471	8.551	D-12	13,707	0.315	F-1	10,200	0.234
A-8	12,157	0.279	B-17	13,431	0.308	C-1	12,857	0.295	E-1	10,287	0.236	F-2	9,600	0.220
A-9	11,354	0.261	B-18	9,402	0.216	C-2	9,927	0.228	E-2	9,084	0.209	F-3	8,400	0.193
A-11	19,351	0.444	B-19	10,005	0.230	C-3	9,927	0.228	E-3	9,083	0.209	F-4	8,400	0.193
A-12	15,593	0.358	B-20	10,004	0.230	C-4	9,927	0.228	E-4	9,082	0.208	F-5	10,048	0.231
A-13	14,858	0.341	B-21	11,251	0.258	C-5	8,686	0.199	E-5	9,081	0.208	F-6	10,800	0.248
A-14	14,495	0.333	B-22	13,229	0.304	C-6	8,686	0.199	E-6	9,080	0.208	F-7	11,365	0.261
A-15	17,328	0.398	B-23	9,750	0.224	C-7	11,167	0.256	E-7	9,079	0.208	F-8	10,060	0.231
A-16X	20,512	0.471	B-24	9,750	0.224	C-8X	243,934	5.600	E-8	9,078	0.208	F-9	8,400	0.193
A-17X	135,851	3.119	B-25	12,276	0.282	D-1	9,831	0.226	E-9	9,077	0.208	F-10	8,400	0.193
B-1	11,175	0.257	B-26	13,022	0.299	D-2	9,088	0.209	E-10	10,374	0.238	F-11	9,600	0.220
B-2	14,018	0.322	B-27	11,154	0.256	D-3	9,089	0.209	E-11	10,371	0.238	F-12	10,200	0.234
B-3	13,612	0.312	B-28	12,349	0.283	D-4	9,090	0.209	E-12	9,072	0.208			
B-4	11,149	0.256	B-29	8,751	0.201	D-5	9,092	0.209	E-13	9,071	0.208			



- NOTES:**
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED.
 - THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
 - ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY.
 - RETAINING WALLS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER. RETAINING WALLS ARE TO BE CONSTRUCTED ON THE LOT OF THE HIGH SIDE. RETAINING WALLS BELOW A HOA SCREEN WALL WILL BE OWNED AND MAINTAINED BY THE HOA.
 - THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT AND NEVADA SPECIAL UTILITY DISTRICT.
 - ALL STREET SIGNS AND POST WILL BE OWNED AND MAINTAINED BY THE HOA. ALL STREET SIGNS AND POSTS ARE SUBJECT TO REVIEW AND APPROVAL BY THE CITY OF LAVON.
 - THE FOLLOWING LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION: CA16X & CA17X, BLOCK A; CA36X, BLOCK B; CA8X, BLOCK C; CA18X & CA19X, BLOCK E.
 - COMMON AREAS INCLUDE PEDESTRIAN AND RECREATION ACCESS.

FINAL PLAT
ELEVON SECTION 2
PHASE 2F

98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS

BEING 52.033 ACRES OUT OF
THE SAMUEL M. RAINIER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA ELEVON 429, LLC OWNER
2121 Midway Road, Suite 240 (972) 751-6420
Carrollton, Texas 75006

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 429.321 acre tract of land described in deed to MA Elevon 429, LLC as recorded in Document Number 2021116002336450, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

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

THENCE along the east line of said 429.321 acre tract as follows:
South 08 degrees 49 minutes 28 seconds East, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 09 degrees 22 minutes 09 seconds West, 171.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 43 degrees 19 minutes 16 seconds West, 160.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 10X, Block P Elevon Section 2-Phase 2E, an addition to the City of Lavon, as recorded in Document Number 2024-946, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:
North 46 degrees 40 minutes 06 seconds West, 139.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 59 minutes 16 seconds West, 238.16 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 27 degrees 23 minutes 01 seconds West, 47.26 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner I the northwest right-of-way line of Sunset Canyon Drive;

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23 minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

THENCE along the north line of said Elevon Section 2-Phase 2E as follows:
South 27 degrees 23 minutes 01 seconds West, 67.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 52 degrees 23 minutes 40 seconds West, 228.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 372.60 feet along a curve to the left, having a central angle of 25 degrees 52 minutes 38 seconds, a radius of 825.00, a tangent of 189.54 feet and whose chord bears North 50 degrees 32 minutes 39 seconds West, 369.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 26 degrees 31 minutes 02 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 63 degrees 02 minutes 13 seconds East, 12.06 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 15 degrees 53 minutes 22 seconds East, 13.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 32 degrees 40 minutes 43 seconds West, 126.45 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of Lot 64X, Block L, Elevon Section 2-Phase 2C, an addition to the City of Lavon as recorded in Document Number 2023-638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 64X as follows:
North 57 degrees 19 minutes 17 seconds West, 211.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 10 minutes 40 seconds West, 481.32 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 85 degrees 19 minutes 02 seconds West, 780.24 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 88 degrees 55 minutes 55 seconds West, 423.69 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Lot 14X, Block B, Elevon Section 2-Phase 2A, an addition to the City of Lavon as recorded in Document Number 2023-525, Official Public Records of Collin County, Texas;

THENCE along the north line of said Lot 14X as follows:
South 50 degrees 45 minutes 14 seconds West, 210.82 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 02 degrees 14 minutes 27 seconds West, 149.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 86 degrees 39 minutes 17 seconds West, 326.44 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 20 degrees 23 minutes 20 seconds West, 149.63 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 81 degrees 00 minutes 14 seconds West, 273.36 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
South 58 degrees 06 minutes 24 seconds West, 454.01 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the North line of said Lot 7X of said Elevon Section 2-Phase 2A;

THENCE along the north line of said Lot 7X as follows:
South 70 degrees 37 minutes 18 seconds West, 252.27 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 52 minutes 39 seconds West, 649.89 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 429.321 acre tract, said point being at the northwest corner of Lot 1X, Block A, Elevon Parkway, an addition to the City of Lavon as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas, said point also being in the east line of Common Area 1, Block B, Elevon Parkway West Open Spaces, an addition to the City of Lavon as recorded in Document Number 2024-233, Official Public Records of Collin County, Texas;

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

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That MA Elevon 429, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON SECTION 2, PHASE 2F, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

- 1. The water system located within the Bear Creek Special Utility District (BCSUD) CCN is owned and operated by BCSUD and construction related to water service shall be done per BCSUD's specifications and general notes. The water system located within the Nevada Special Utility District (NSUD) CCN is owned and operated by NSUD and construction related to water service shall be done per NSUD's specifications and general notes.
2. The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon, BCSUD and NSUD, forever for purposes indicated on this plat.
3. The City of Lavon, BCSUD and NSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
4. Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public, City of Lavon, BCSUD and NSUD.
5. The City of Lavon, BCSUD, NSUD, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
6. City of Lavon, BCSUD, NSUD and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
7. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD and/or NSUD facilities, at which time BCSUD and NSUD shall also review and approve.

MA Elevon 429, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS ____ DAY OF _____, 2024.

MA Elevon 429, LLC,
a Texas limited liability company
By: MA Partners, LLC,
a Texas limited liability company, its Manager

By: _____
Name: _____
Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

Notary Signature

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

Date: _____

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2024.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

Recommended for Approval:

Date: _____

Chairman, Planning and Zoning Commission
City of Lavon, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavon, Texas

Accepted:

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 2-Phase 2F subdivision or addition to the City of Lavon was submitted to the city council on the ____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

Witness my hand this ____ day of _____, AD, 20____

City Secretary, City of Lavon, Texas

FINAL PLAT
ELEVON SECTION 2
PHASE 2F

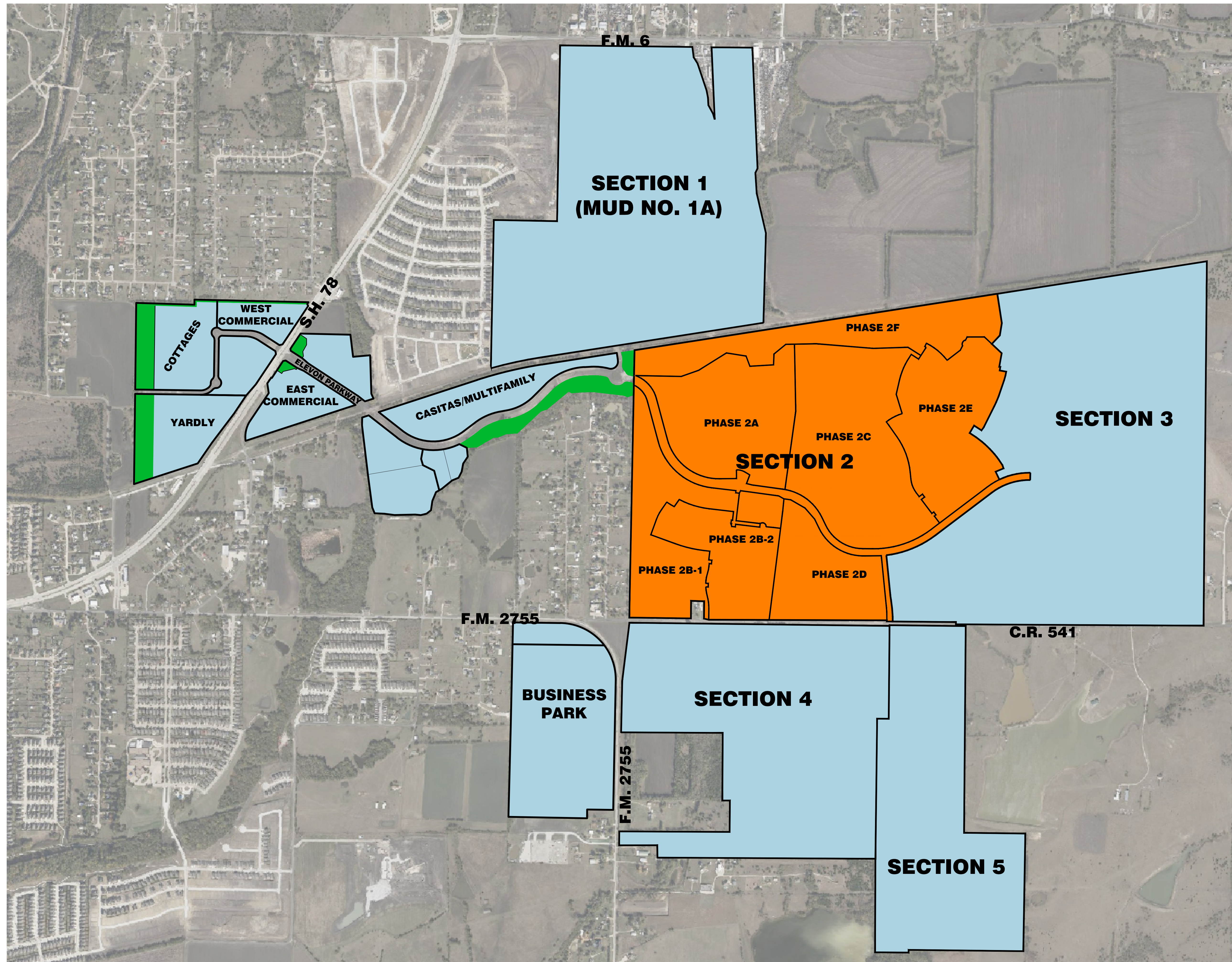
98 SINGLE FAMILY RESIDENTIAL LOTS
6 COMMON AREA LOTS
104 TOTAL LOTS

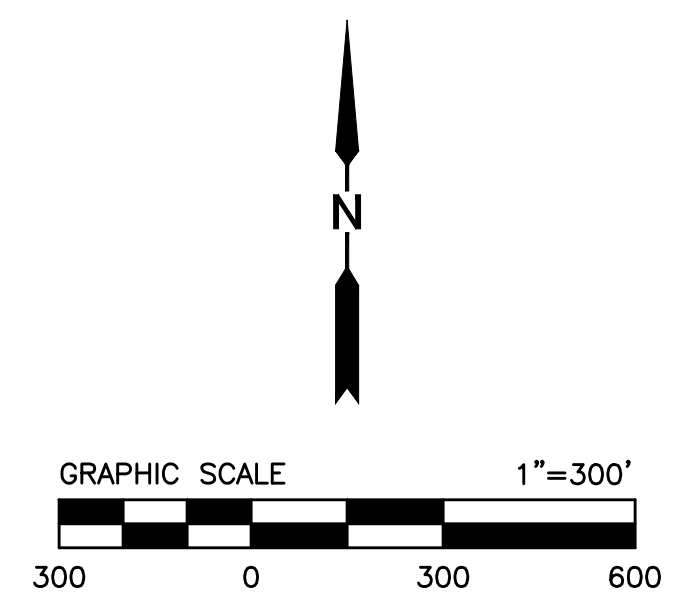
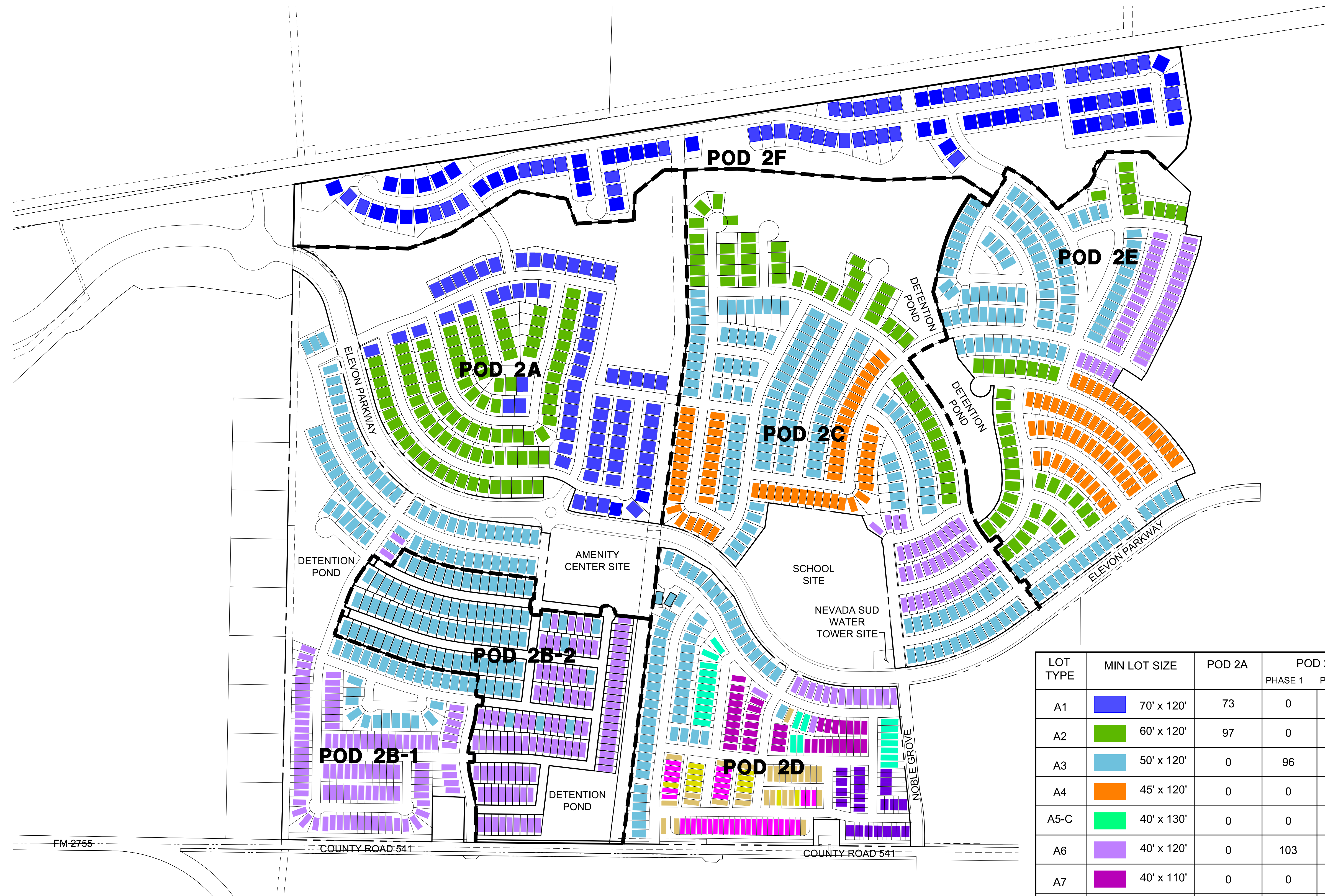
BEING 52.033 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA ELEVON 429, LLC OWNER
2121 Midway Road, Suite 240 (972) 751-6420
Carrollton, Texas 75006

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

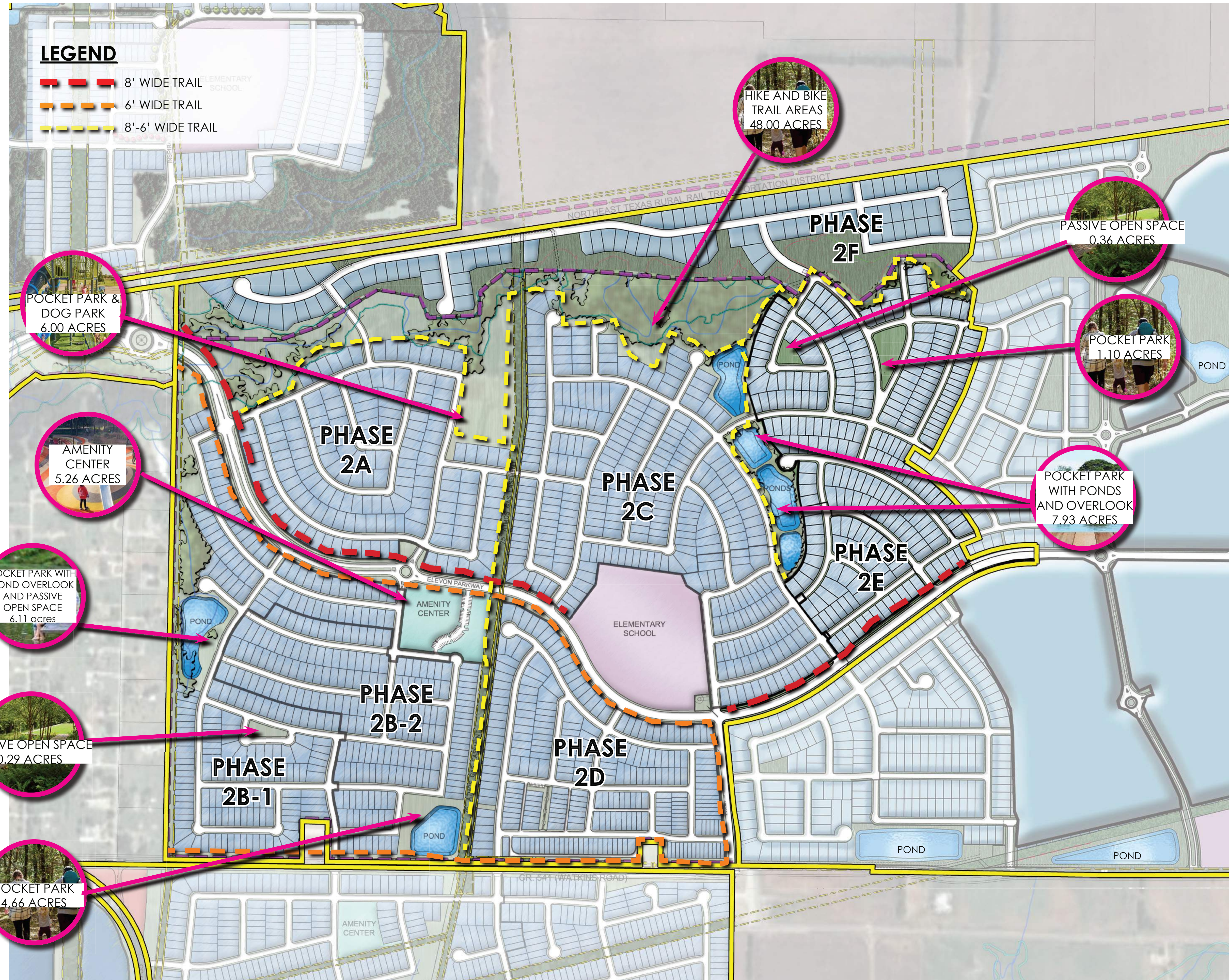




LOT TYPE	MIN LOT SIZE	POD 2A	POD 2B		POD 2C PHASE 1	POD 2D	POD 2E		POD 2F	TOTAL
			PHASE 1	PHASE 2			PHASE 2	PHASE 2		
A1	70' x 120'	73	0	0	0	0	0	0	98	171
A2	60' x 120'	97	0	0	51	0	45	0	0	193
A3	50' x 120'	0	96	89	152	63	115	0	0	515
A4	45' x 120'	0	0	0	68	0	61	0	0	129
A5-C	40' x 130'	0	0	0	0	22	0	0	0	22
A6	40' x 120'	0	103	101	39	16	42	0	0	301
A7	40' x 110'	0	0	0	0	37	0	0	0	37
B1	35' x 105'	0	0	0	0	27	0	0	0	27
B2	33' x 105'	0	0	0	0	12	0	0	0	12
B3	31' x 105'	0	0	0	0	37	0	0	0	37
C	26' x 100'	0	0	0	0	44	0	0	0	44
	TOTAL	170	199	190	310	258	263	98	0	1,488

UPDATED AUGUST 2025

EXHIBIT C - CONCEPT AND LOT TYPE PLAN



September 18, 2025

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon Section 2
PD (2022-02-08) Amendment
Phase 2F
LJA Job No. NTP-40467
Email Submittal: September 17, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

We have no further comments and recommend the project move forward for consideration.

Please do not hesitate to let us know if you have any questions.

Thank you,

A handwritten signature in black ink that reads 'Abra R Nusser'.

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



September 17, 2025

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

**Re: Elevon Section 2 PD (2022-02-08) Amendment
Phase 2F**

Dear Ms. Dobbs

JBI Partners received your comments via email form on August 21, 2025 from LJA for the second submittal review of the Elevon Section 2 PD Amendment. We have addressed the comments and are resubmitting the revised PD word document and exhibits for review. Below is a summary of how each comment is addressed.

Planning + Design Comments

1. The Exhibit E. Parks/Open Space was altered to include the newly included property and labels for park and open space areas were changed. The pocket park in Phase 2B-1 is now indicated as a "Pond with Overlooks" and the passive open space at the southern end of Phase 2B-2 is now shown as a "Pocket Park". The Hike and Bike Trail and Trail Overlook labels and the acreages have been removed. Revise the Exhibit E labels to include acreages, Hike and Bike Trail and Trail Overlook labels, and provide information on the designation change of the pocket parks in Phases 2B-1 and 2B-2 for consideration and review.
The parks and open space designation labels have been updated. The area in Phase 2B-1 has been adjusted back to a "Pocket Park" since it meets the qualifications, the area also connects to passive open space and includes a pond overlook area. Linework for the hike and bike trails and legend is now included. The trails in the Phase 2C area follow the creek and provide a view towards the creek area, however there is not a designated creek overlook area, so the label was removed. The total acreages have been added back and updated to the final numbers.
2. Revise the PD document, page 17, to correct the total number of lots. The third bullet point under section D.4.1. Lot Type Adjustments, states: "Any changes to Lot Types per this standard shall not increase the total number of residential lots originally approved (1,389)." Amend the sentence to recognize the amended number of residential lots at 1,488.
The paragraph in page 17 has been updated to reference the change in total lot count from the added tract.
3. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.
Comment response letter is included.



If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

A handwritten signature in blue ink, appearing to read "Daniel Dewey".

Daniel Dewey, PE
JBI Partners, Inc.

August 21, 2025

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon Section 2
PD (2022-02-08) Amendment
Phase 2F
LJA Job No. NTP-40467
MyGov Submittal: August 14, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. The Exhibit E. Parks/Open Space was altered to include the newly included property and labels for park and open space areas were changed. The pocket park in Phase 2B-1 is now indicated as a "Pond with Overlooks" and the passive open space at the southern end of Phase 2B-2 is now shown as a "Pocket Park". The Hike and Bike Trail and Trail Overlook labels and the acreages have been removed. Revise the Exhibit E labels to include acreages, Hike and Bike Trail and Trail Overlook Labels, and provide information on the designation change of the pocket parks in Phases 2B-1 and 2B-2 for consideration and review.
2. Revise the PD document, page 17, to correct the total number of lots. The third bullet point under section D.4.2. Lot Type Adjustments, states: "Any changes to Lot Types per this standard shall not increase the total number of residential lots originally approved (1,389)." Amend the sentence to recognize the amended number of residential lots at 1,488.
3. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



August 12, 2025

Ms. Kim Dobbs
City of Lavon
PO Box 340
120 School Road
Lavon, TX 75166

**Re: Elevon Section 2 PD (2022-02-08) Amendment
Phase 2F**

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 17, 2025 from LJA for the first submittal review of the Elevon Section 2 PD Amendment. We have addressed the comments and are resubmitting the revised PD word document and exhibits for review. Below is a summary of how each comment is addressed.

Planning + Design Comments

1. A Concept Plan and Development Standards are major components of a PD ordinance. These documents were not included with the PD amendment submittal. Submit a revised Exhibit C: Concept Plan and Lot Type Plan (with all applicable labels) that shows the newly included property (proposed).
The updated Exhibit A (Location Map), Exhibit C (Concept Plan) and Exhibit E (Open Space Plan) are attached.
2. Confirm that no other areas within the PD are proposed to be revised. If there are proposed revisions, submit an updated Word document (containing all current and proposed standards) for review.
The updated word document is included. We have replaced the corresponding exhibits within the word document with the revised exhibits and updated the lot table.
3. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.
Comment response letter is included.

If you have any questions, or require additional information regarding this submittal, please contact me at (972) 738-0243.

Thank you,

A handwritten signature in blue ink, appearing to read "Daniel Dewey".

Daniel Dewey, PE
JBI Partners, Inc.

April 17, 2025

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon Section 2
PD (2022-02-08) Amendment
Phase 2F
LJA Job No. NTP-40467
MyGov Submittal: April 15, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. A Concept Plan and Development Standards are major components of a PD ordinance. These documents were not included with the PD amendment submittal. Submit a revised Exhibit C: Concept and Lot Type Plan (with all applicable labels) that shows the newly included property (proposed).
2. Confirm that no other areas within the PD are proposed to be revised. If there are proposed revisions, submit an updated Word document (containing all current and proposed standards) for review.
3. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

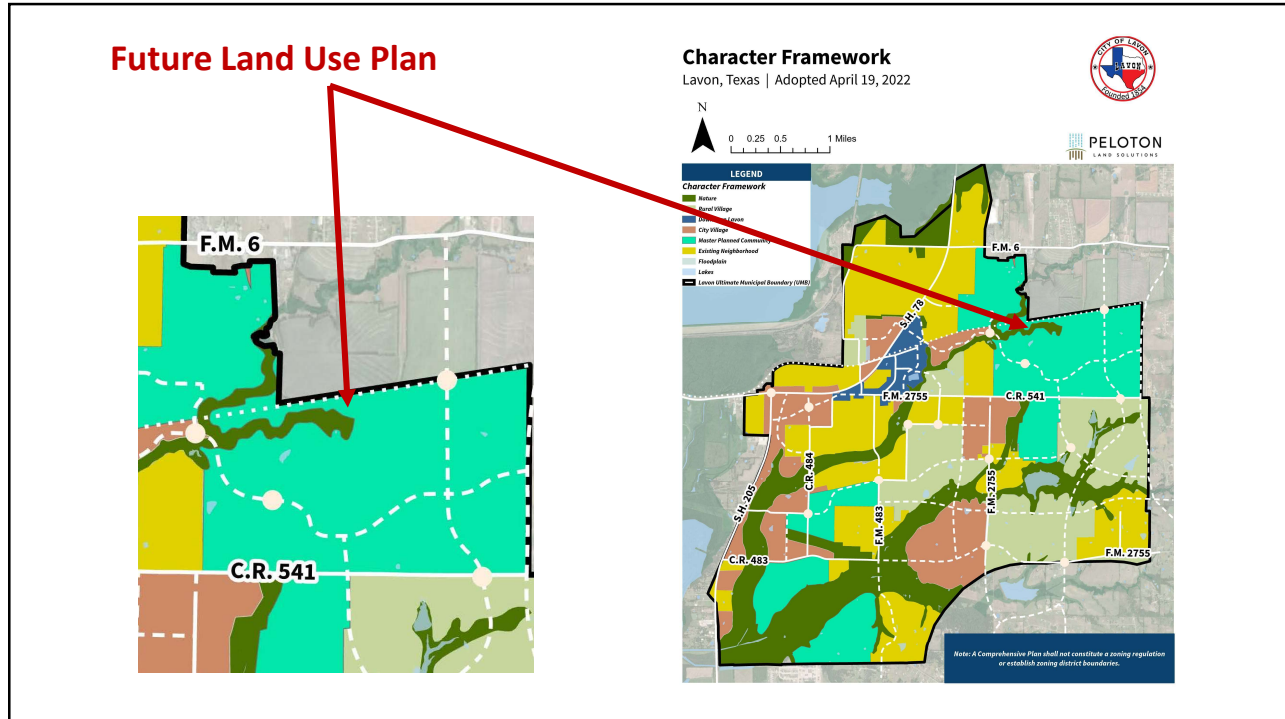


Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

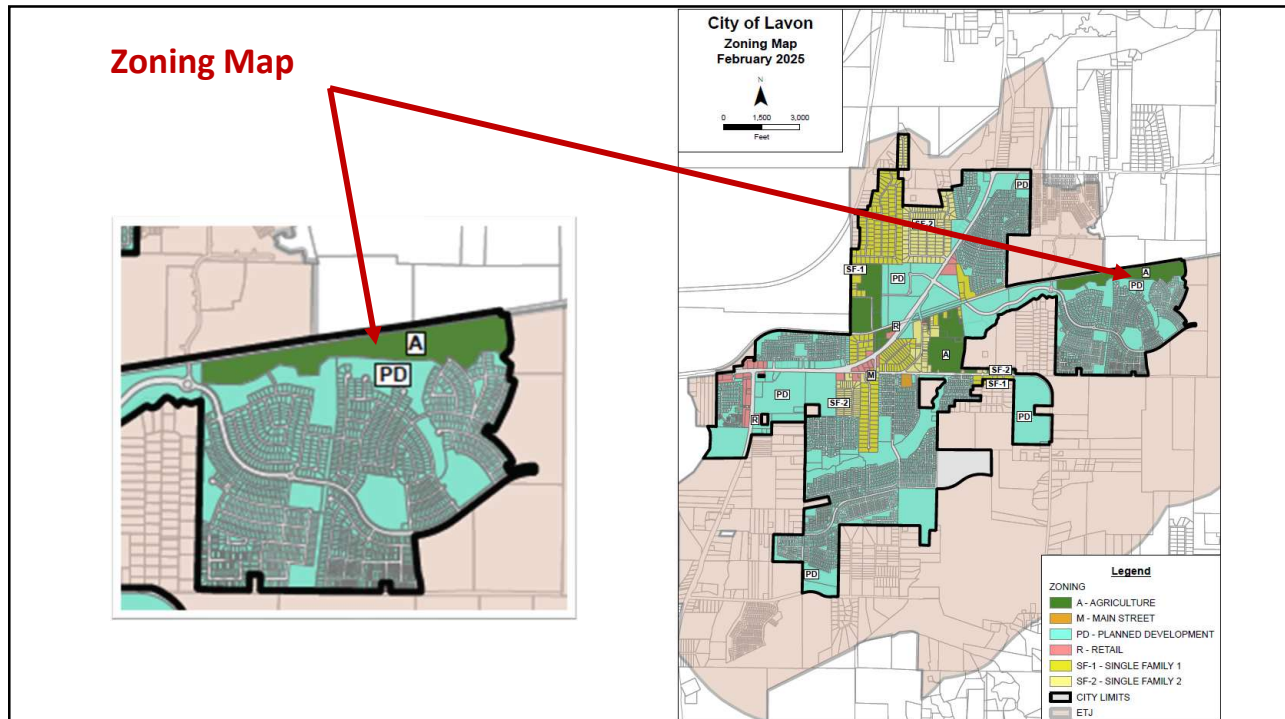
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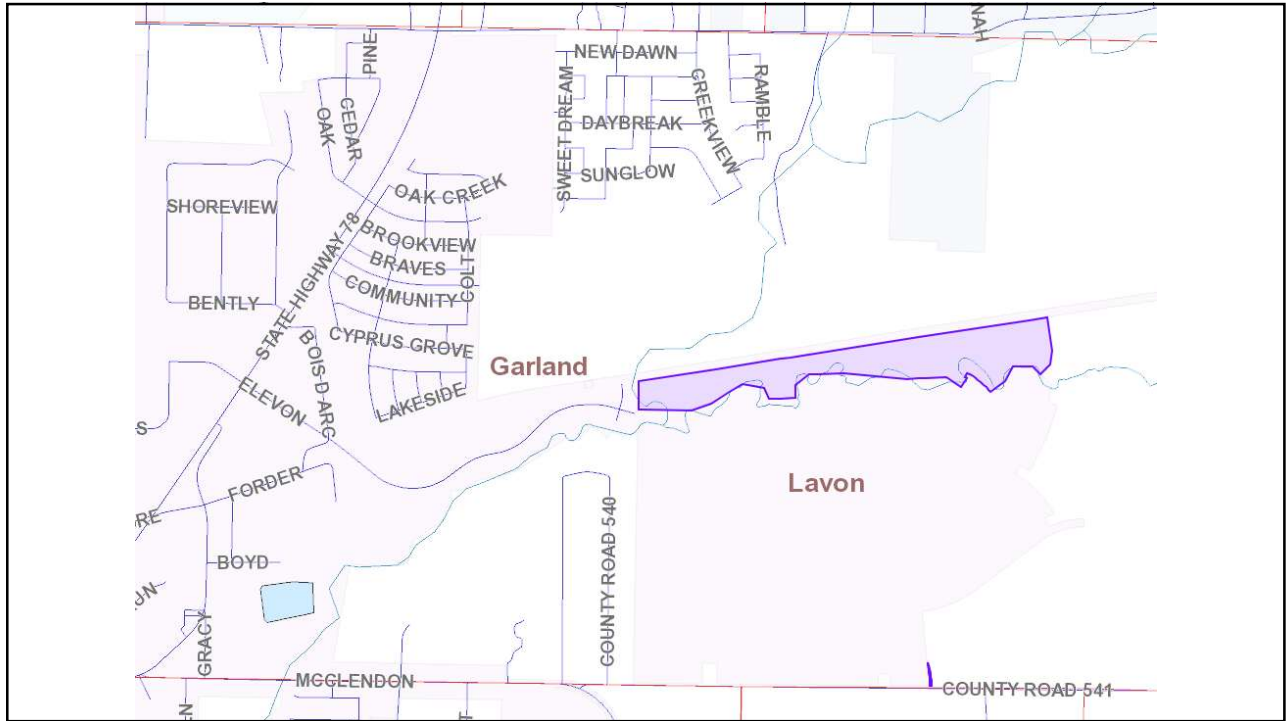
Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



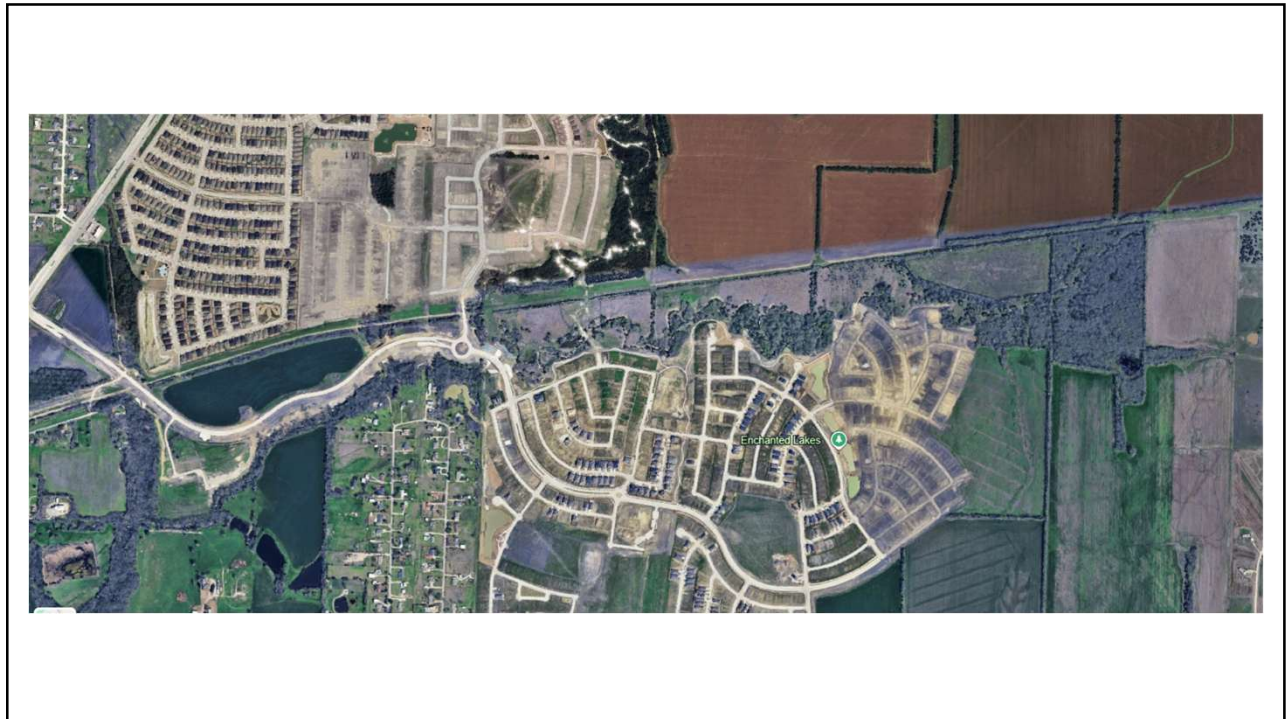
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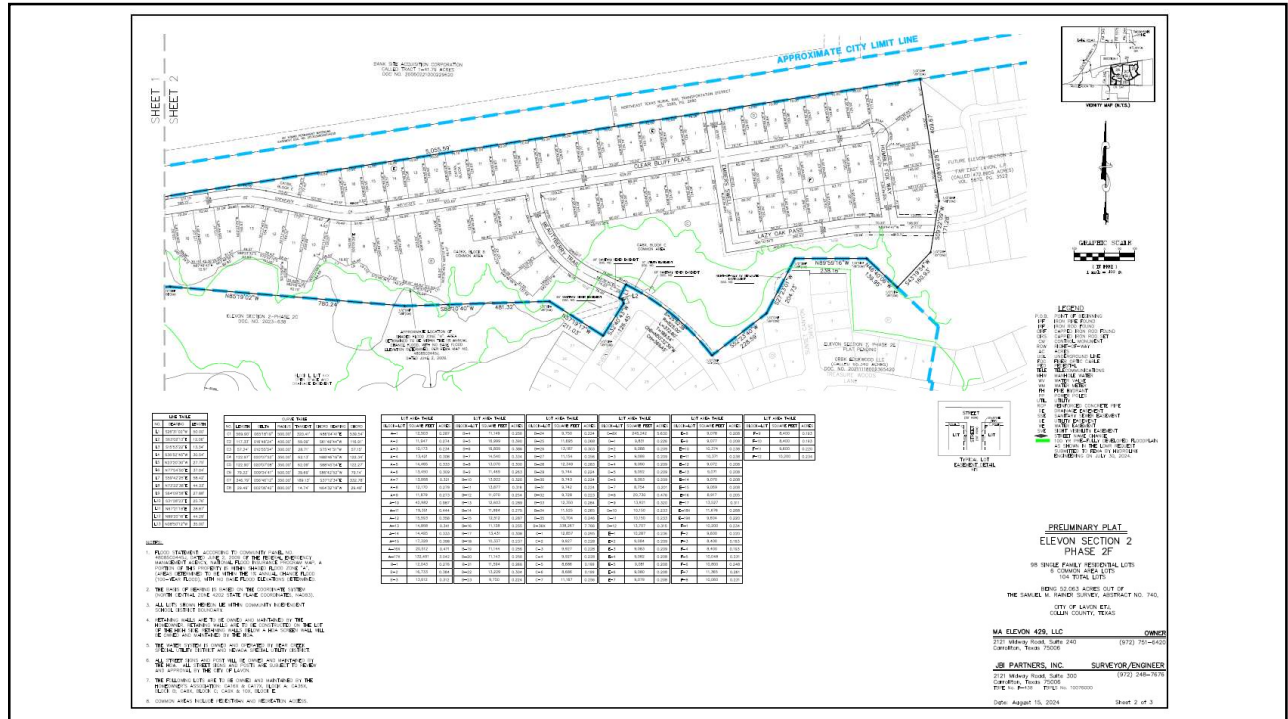
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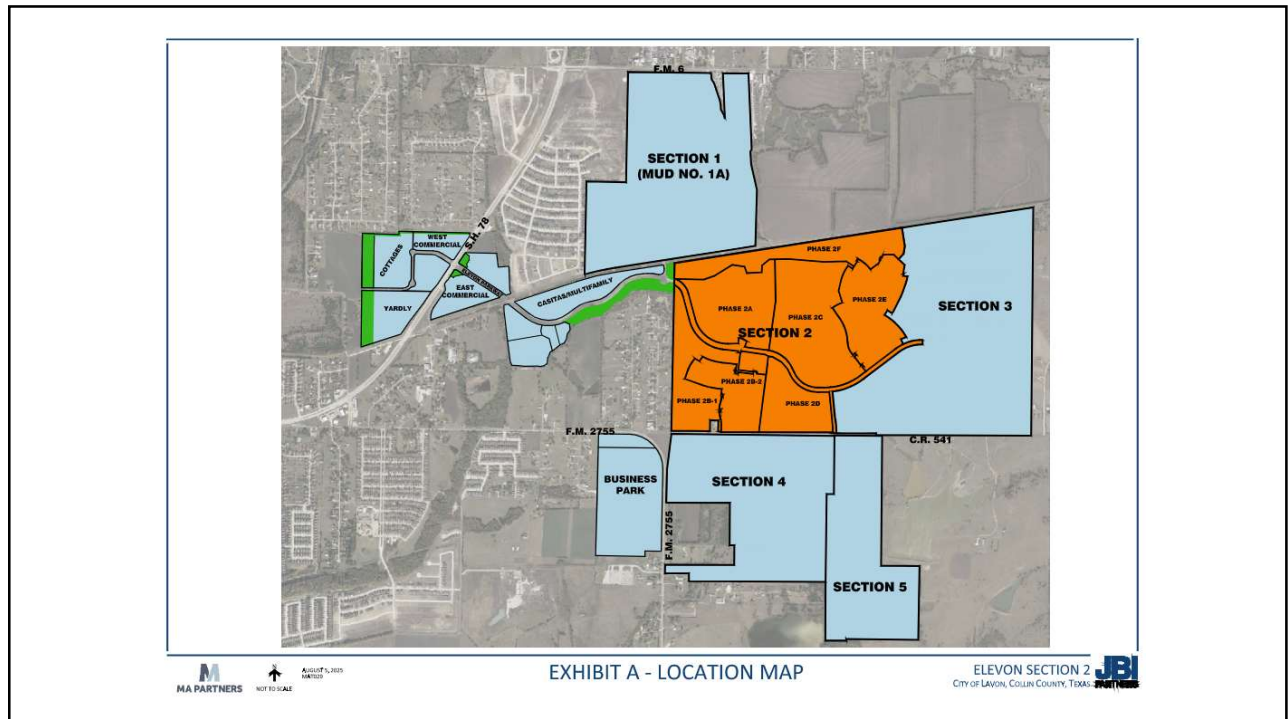
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8



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

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on **September 23, 2025** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on **October 7, 2025** at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider:

Request and Property Description: application to change the zoning from temporary Agriculture (A) to Eleveon Planned Development District as provided by Ordinance No. 2022-02-08 for Eleveon, Section 2, Phase 2F consisting of 98 residential lots and 6 common area lots on 52.063 acres out of the Samuel M. Rainer Survey, Abstract No. 740 generally situated south of and adjacent to the Northeast Texas Rural Rail Transportation District (NETEX) right-of-way and north of Eleveon Section 2, Phases 2A, 2C and 2E, City of Lavon, Collin County, Texas, (CCAD Property ID 2850242).

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

Proposed preliminary concepts for informational purposes only are on the back of this Notice.

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

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

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

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

CITY OF LAVON
ORDINANCE NO. 2025-10-03

Planned Development Zoning – Elevon Section 2, Ph 2F

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION FROM TEMPORARY AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT (PD) DISTRICT FOR RESIDENTIAL USES ON 52.033 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, IDENTIFIED AS ELEVON, SECTION 2, PHASE 2F, GENERALLY LOCATED SOUTH OF AND ADJACENT TO THE NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT (NETEX) RIGHT-OF-WAY AND NORTH OF ELEVON SECTION 2, PHASES 2A, 2C AND 2E, CITY OF LAVON, COLLIN COUNTY, TEXAS, BEING DESCRIBED IN EXHIBIT “A” AND MORE PARTICULARLY DEPICTED IN EXHIBIT “B”; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

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

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

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

WHEREAS, owners of the Property hereinafter defined have submitted an application to change the zoning from Agricultural (A) to Planned Development (PD) District with base zoning established in Ordinance No. **2022-02-08**, generally situated south of and adjacent to the NETEX right-of-way and north of Elevon Section 2, Phases 2A, 2C and 2E, as described in **Exhibit “A”** and depicted in **Exhibit “B”** (the “**Property**”); and

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

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are applicable to commercial structures, and such standards substantially further the preservation of property values and the promotion of economic development within the City, establish the character of community development, and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

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

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

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

WHEREAS, the owner and/or developer of the Property has consented in writing to the enforcement of the City’s design and building materials standards within the planned development district and waived the statutory provisions in Chapter 3000, Texas Government Code; and

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

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

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

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

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended to change the zoning of the Property to Planned Development (PD), subject to all applicable City ordinances, except as may be modified by this Ordinance, including regulations provided in the following exhibits, attached hereto and incorporated herein:

Exhibit “C”	Concept Plan
Exhibit “D”	Development Standards
Exhibit “E”	Parks, Open Spaces, and Trails

SECTION 4. Zoning Map. The Zoning Map is hereby amended to reflect the established zoning classification designation made herein.

SECTION 5. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 6. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

SECTION 9. Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 10. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

ORDINANCE NO. 2025-10-03

EXHIBIT “A” - DESCRIPTION

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

BEGINNING at a one-half inch iron rod with yellow cap stamped “JBI” found at the northwest corner of said 429.321 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

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

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

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

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

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

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

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

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

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

THENCE Southwesterly along the northwest right-of-way line of said Sunset Canyon Drive, 102.76 feet along a curve to the left, having a central angle of 98 degrees 57 minutes 27 seconds, a radius of 59.50 feet, a tangent of 69.61 feet, and whose chord bears South 27 degrees 23 minutes 01 seconds West, 90.46 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner in the north line of Lot 6X, Block O said Elevon Section 2-Phase 2E;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

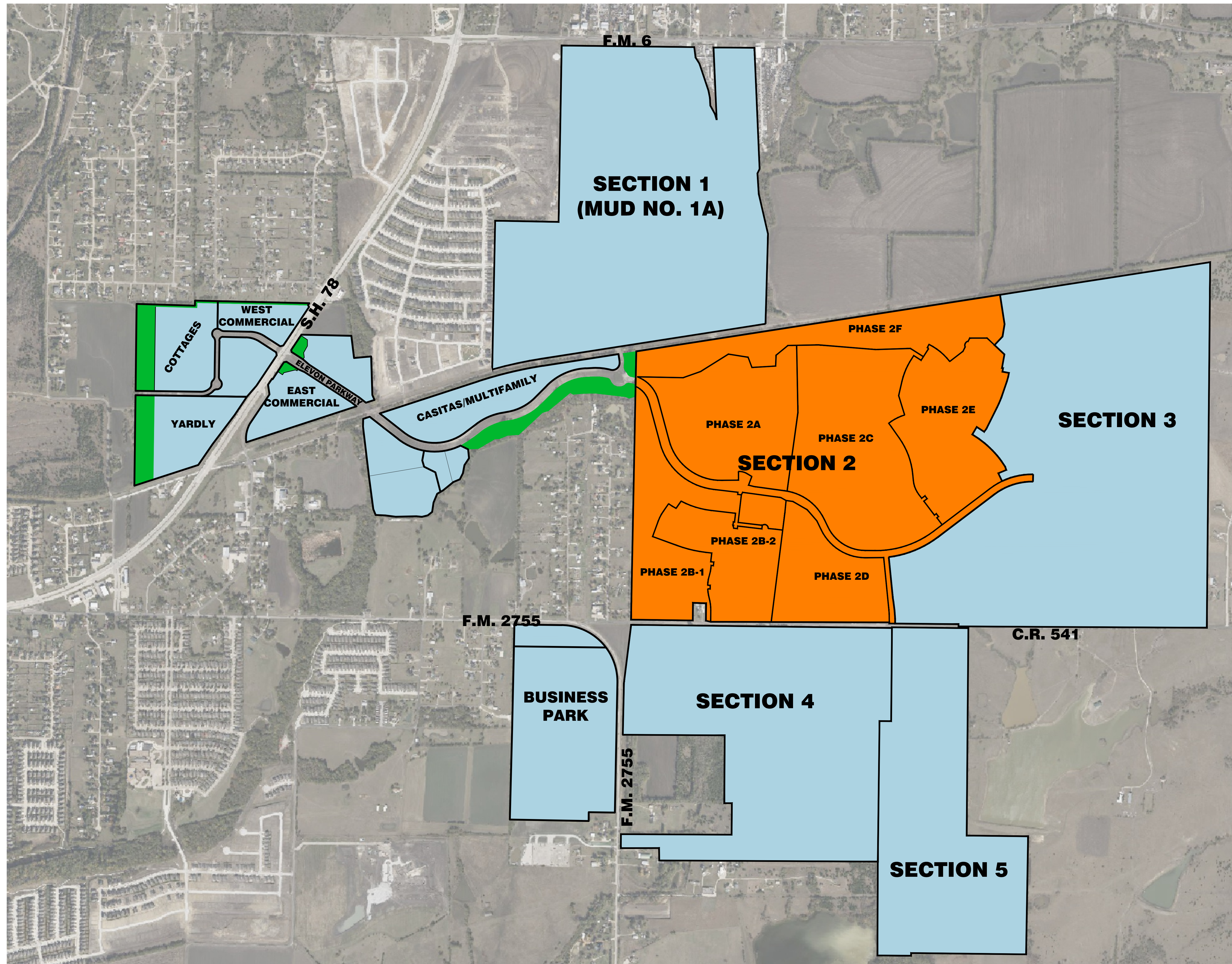
THENCE North 01 degrees 07 minutes 21 seconds East, 349.53 feet along the west line of said 429.321 acre tract and along the east east line of said Common Area 1 to the POINT OF BEGINNING and containing 2,266,567 square feet or 52.033 acres of land.

BASIS OF BEARING:

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

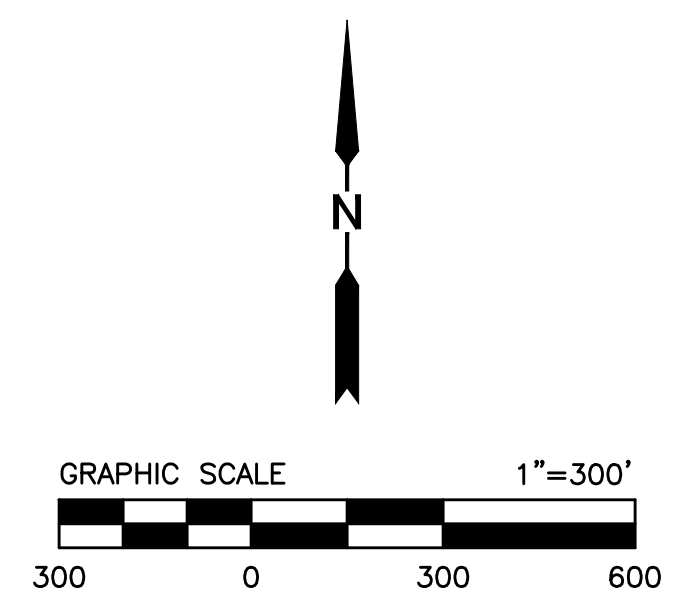
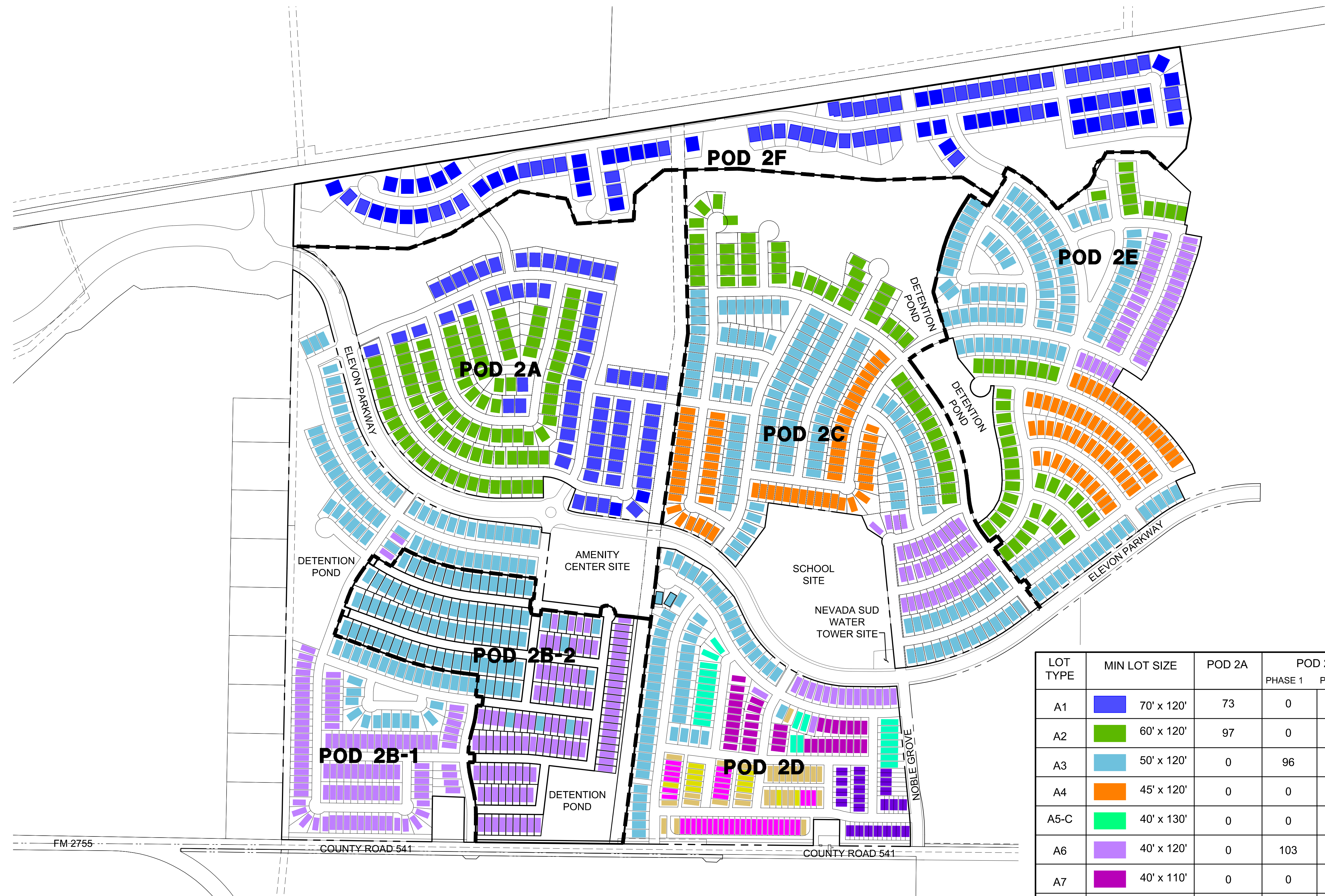
ORDINANCE NO. 2025-10-03

EXHIBIT "B" - DEPICTION



ORDINANCE NO. 2025-10-03

EXHIBIT “C” – CONCEPT PLAN



LOT TYPE	MIN LOT SIZE	POD 2A	POD 2B		POD 2C PHASE 1	POD 2D	POD 2E		POD 2F	TOTAL
			PHASE 1	PHASE 2			PHASE 2	PHASE 2		
A1	70' x 120'	73	0	0	0	0	0	0	98	171
A2	60' x 120'	97	0	0	51	0	45	0	0	193
A3	50' x 120'	0	96	89	152	63	115	0	0	515
A4	45' x 120'	0	0	0	68	0	61	0	0	129
A5-C	40' x 130'	0	0	0	0	22	0	0	0	22
A6	40' x 120'	0	103	101	39	16	42	0	0	301
A7	40' x 110'	0	0	0	0	37	0	0	0	37
B1	35' x 105'	0	0	0	0	27	0	0	0	27
B2	33' x 105'	0	0	0	0	12	0	0	0	12
B3	31' x 105'	0	0	0	0	37	0	0	0	37
C	26' x 100'	0	0	0	0	44	0	0	0	44
TOTAL		170	199	190	310	258	263	98	0	1,488

UPDATED AUGUST 2025

EXHIBIT C - CONCEPT AND LOT TYPE PLAN

ORDINANCE NO. 2025-10-03

EXHIBIT “D” – DEVELOPMENT STANDARDS

EXHIBIT D. DEVELOPMENT STANDARDS

D.1. DEFINITIONS

D.1.1. PROPERTY

Area of land described and detailed in *Exhibit A – Location Map*, *Exhibit B – Legal Description*, and *Exhibit C – Concept and Lot Type Plan*.

D.1.2. LOT COVERAGE

Percentage of area covered by impervious surface of structure foundations.

D.1.3. COURTYARD DETACHED DWELLING

Single family detached lot types required to have a portal and architectural wall which creates an outdoor living space between the main living area and the front entry element. The garage can either be attached or detached from the main living area, no more than 50 percent of the Courtyard Detached Dwellings can have an attached garage at any stage of permitting. Applicant shall provide this permitted garage percentage for the Property with each Courtyard Detached Dwelling permit application (or set of permit applications).

D.1.4. AMENITY CENTER

A site within the Property that shall include, at a minimum: air-conditioned space, swimming pool(s), and family lifestyle-oriented facilities.

D.2. CONFLICTS

In the event of a conflict between this Ordinance and any other City ordinance, rule, or regulation, including, but not limited to, the provisions of the City’s Zoning Ordinance, this Ordinance shall control. In the event of a conflict between this Ordinance and the Development Agreement applicable to the Property, the Development Agreement shall control. Any amendments to the Development Agreement applicable to the Property that could conflict with this Ordinance shall be considered with an associated rezoning request to amend this Ordinance accordingly with all applicable procedural considerations as required by the Zoning Ordinance.

D.3. EXHIBITS

The Property shall generally conform with *Exhibit C – Concept and Lot Type Plan*, *Exhibit D – Development Standards*, and *Exhibit E – Parks/Open Space*.

D.4. RESIDENTIAL

The following regulations shall apply to tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan*:

D.4.1. LOCATIONS AND TYPES

The locations of park/open space area shall be as generally depicted on *Exhibit C – Concept and Lot Type Plan* and as reflected in the following section (Lot Type Adjustments).

D.4.2. LOT TYPE ADJUSTMENTS

The following shall be permitted by Administrative Modification, upon submittal to the City Administrator or her designee and associated review, without a rezoning request (i.e. the change change(s) can be processed administratively by the City Administrator or her designee without consideration by the Planning and Zoning Commission and City Council):

- The number of lots per Lot Type shall be permitted to deviate within five percent of each Lot Type's total allocated in the *Lot Type Count Table* below.
- Lot Type adjustments that exceed the five percent threshold of change but that increase lot sizes and/or decrease the total number of lots within a particular Lot Type beyond five percent shall be permitted. Lot Types larger than Lot Type A1 (in minimum lot size, minimum lot width, and minimum lot depth) are permitted to be added under this Administrative Modification, with associated revised exhibits and the addition of associated standards, as long as all other compliance is achieved and maximum lot coverage is established at 50 percent for the new Lot Type(s).
- Any changes to Lot Types per this standard shall generally conform to the other standards and exhibits included herein and shall not adversely or substantially change or affect access, circulation, parks/open space, pedestrian or trail connections, amenities, and/or engineering related items as determined by the City Administrator or her designee. The original total number of lots approved in the PD was 1,389. The count has been amended to 1,488 to include the added tract (Phase 2F).

A rezoning request will be required for consideration and any potential approval of Lot Type adjustments not meeting the aforementioned provisions. Appeals of decisions of this Administrative Modification standard shall be considered by rezoning request.

D.4.2.1. LOT TYPE COUNT TABLE

A1	A2	A3	A4	A5-C	A6	A7	B1	B2	B3	C
171	193	515	129	22	301	37	27	12	37	44
Lot Count Total: 1,488										

D.4.3. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

Single Family Detached Dwelling
Home-based Business within a SF Dwelling
Single Family Attached – Townhome
Courtyard Detached Dwelling
Duplex
Real Estate Model Home
Accessory Structure with Restrictions
SF Swimming Pool
SF Hobby Shed
SF Tennis Court
Temporary Concrete Batch Plant*
Temporary Buildings Incidental to Elevon’s Infrastructure Construction**

**Temporary Concrete Batch Plants serving the Development are permitted, subject to City Engineer approval and conditions upon application, and must be removed once construction of the development is completed. Should the location be proposed to change, a new application shall be required.*

*** Temporary Buildings Incidental to Elevon’s Infrastructure Construction, including temporary construction, development, and sales trailers, are permitted until the Elevon Development is completed, subject to City Engineer approval and conditions upon application, and must be removed once construction of the development is completed. Should the location be proposed to change, a new application shall be required.*

D.4.4. DIMENSIONAL STANDARDS

Tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Lot Type	A1	A2	A3	A4	A5-C	A6	A7
Total Lots	171	193	515	129	22	301	37
Minimum Lot Area	8,400 sf	7,200 sf	6,000 sf	5,400 sf	4,800 sf	4,800 sf	4,400 sf
Minimum Lot Width	70'	60'	50'	45'	40'	40'	40'
Minimum Lot Width of Corner Lots	70'	60'	50'	45'	40'	40'	40'
Minimum Lot Depth	120'	120'	120'	120'	120'	120'	110'
Minimum Dwelling Unit Area	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf
Minimum Front Yard Setback	10'	10'	10'	10'	10'	10'	10'
Minimum Side Yard Setback*	5'	5'	5'	5'	5'	5'	5'
Minimum Side Yard Corner	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street
Minimum Rear Yard Setback	10'	10'	10'	10'	8'	10'	10'
Maximum Lot Coverage	75%	75%	75%	75%	75%	75%	75%
Maximum Main Structure Height	40'	40'	40'	40'	40'	40'	40'
Maximum Accessory Structure Height	30'	30'	30'	30'	30'	30'	30'

**Air conditioning units and similar mechanical equipment, such as heat pumps, solar collecting equipment, or pool equipment may be installed within the residential side yard setback but shall not be installed within three feet of any side yard fencing, air conditioning unit/pad, or mechanical equipment of an adjacent home or structure.*

Lot Type	B1	B2	B3	C
Total Lots	27	12	37	44
Minimum Lot Area	3,675 sf	3,465 sf	3,255 sf	2,600 sf
Minimum Lot Width	35'	33'	31'	26'
Minimum Lot Width of Corner Lots	35'	33'	31'	26'
Minimum Lot Depth	105'	105'	105'	100'
Minimum Dwelling Unit Area	1,100 sf	1,100 sf	1,100 sf	1,100 sf
Minimum Front Yard Setback	10'	10'	10'	10'
Minimum Side Yard Setback*	5'	5'	5'	5'
Minimum Side Yard Corner	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street
Minimum Rear Yard Setback	3'	3'	3'	10'
Maximum Lot Coverage	75%	75%	75%	75%
Maximum Main Structure Height	40'	40'	40'	40'
Maximum Accessory Structure Height	30'	30'	30'	30'

**Air conditioning units and similar mechanical equipment, such as heat pumps, solar collecting equipment, or pool equipment may be installed within the residential side yard setback but shall not be installed within three feet of any side yard fencing, air conditioning unit/pad, or mechanical equipment of an adjacent home or structure.*

Where Standards are not specified, Residential tracts shall comply with the Zoning Ordinance as applicable.

D.4.5. DESIGN STANDARDS

Tracts designated as Residential on *Exhibit C – Concept and Lot Type Plan* (designated with the 11 colored and symbolized Lot Types) shall comply with the following Design Standards:

D.4.5.1. GARAGES

Garages may be front, side or rear facing.

For Courtyard Detached Dwellings (Lot Type A5-C):

- The garage can either be attached or detached from the main living area, but no more than 50 percent of the Courtyard Detached Dwellings shall have an attached garage at any stage of permitting. Developer shall provide this permitted garage percentage with each Courtyard Detached Dwelling permit application (or set of permit applications).
- Garage doors shall include one or more of the following: accent hardware, windows, wood or wood-like texture, or other architectural features.

D.4.5.2. ARCHITECTURE

Adjacent houses shall not have the same floor plans and elevations.

If the same or similar plans and elevations are used for two or more houses, then the following standards also apply:

(a) If such houses are on the same side or opposite side of the street, they shall not be within three lots of each other (i.e. a minimum of two intervening lots shall be between);

and

(b) If the houses have the same or similar floor plans but different elevations *and* are on the same side or opposite sides of the street, they shall not be within two lots of each other (i.e. a minimum of one intervening lot between).

D.4.5.3. FENCING

For Courtyard Detached Dwellings (Lot Type A5-C):

- Masonry columns are required at the front corners of the fence.
- The front fence shall be a six-foot privacy fence and shall match the architectural elements of the building façade.

D.5. ELEMENTARY SCHOOL & BALL FIELDS

The following regulations shall apply to the tract designated as “School Site” on *Exhibit C – Concept and Lot Type Plan*:

D.5.1. PERMITTED USES

The following use is permitted, and any uses not listed are not permitted:

Educational Facility - Public
Community Recreational Use
Public Parks and Playgrounds
Public Recreational Facilities

D.5.2. DIMENSIONAL STANDARDS

The tract designated as Elementary School & Ball Fields on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Total Lots	1
Minimum Lot Area	10,000 sf
Minimum Lot Width	100'
Minimum Lot Depth	100'
Minimum Front Yard Setback	25'
Minimum Side Yard Setback	25'
Minimum Side Yard Corner	25'
Minimum Rear Yard Setback	25'
Maximum Lot Coverage	75%
Maximum Main Structure Height	40'
Maximum Accessory Structure Height	40'

Where Standards are not specified, the Elementary & Ball Fields tract shall comply with the Zoning Ordinance as applicable.

D.6. AMENITY CENTER

The following regulations shall apply to the tract designated as “Amenity Center Site” on *Exhibit C – Concept and Lot Type Plan*:

D.6.1. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

Amenity Center
Bakery/confectionery Retail Establishment*
Community Recreational Use*
Community Swimming Pool*
Open Space Preserves*
Public and Private Parks and Playgrounds*
Public and Private Recreational Facilities*
Restaurant*
Retail Sales*
SF Swimming Pool*
SF Tennis Court*

**Permitted only when associated with/connected to an established Amenity Center as secondary use of tract.*

D.6.2. DIMENSIONAL STANDARDS

The tract designated as “Amenity Center Site” on *Exhibit C – Concept and Lot Type Plan* shall comply with the following Dimensional Standards:

Total Lots	1
Minimum Lot Area	2,600 sf
Minimum Lot Width	26'
Minimum Lot Width of Corner Lots	26'
Minimum Lot Depth	100'
Minimum Dwelling Unit Area	1,100 sf
Minimum Front Yard Setback	10'
Minimum Side Yard Setback	5'

Minimum Side Yard Corner	5'
Minimum Rear Yard Setback	10'
Maximum Lot Coverage	75%

Where Standards are not specified, the Amenity Center Site tract shall comply with the Zoning and Subdivision Ordinances as applicable.

D.7. PARK/OPEN SPACE

The following regulations shall apply to tracts designated as Open Space Areas on *Exhibit C – Concept and Lot Type Plan* and as further detailed on *Exhibit E – Parks/Open Space*:

D.7.1. LOCATIONS AND TYPES

The locations and types of parks/open space areas shall be as generally depicted on *Exhibit E – Parks/Open Space*.

D.7.2. PERMITTED USES

The following uses are permitted, and any uses not listed are not permitted:

SF Swimming Pool

SF Tennis Court

Community Recreational Use

Community Swimming Pool

Golf Course

Open Space Preserves

Public and Private Parks and Playgrounds

Public and Private Recreational Facilities

D.7.3. DIMENSIONAL STANDARDS

The following dimensional standards shall apply:

The minimum park/open space area for the Property shall be 60 acres. In order for the open space to be counted towards meeting the minimum requirement, each area must be at least 0.25 acres in size or contain natural features such as creeks, varied topography, or stands of trees, or contain recreational elements (i.e. hike & bike trail, etc.), as well as being readily accessible to the residents through sidewalks and with parking as applicable.

The three areas labeled “Pocket Park” on *Exhibit E – Parks/Open Space* shall be a minimum of .5 acres (1/2 an acre) and shall be the approximate size as stated on the Exhibit.

D.7.4. DESIGN

For each pocket park:

- Pocket parks shall have street frontage on at least two sides.
- A minimum five-foot sidewalk or trail shall be provided around the perimeter of each space, adjacent to streets. The sidewalk or trail should also meander through the pocket park as practicable.
- Shaded areas for seating shall be provided.
- Benches for seating shall be provided.

For each park/open space:

- Trails shall be provided per *Exhibit E – Parks/Open Space*.

Where Standards are not specified, Park/Open Space tracts shall comply with the Zoning and Subdivision Ordinances.

D.8. WATER TOWER

The following regulations shall apply to the tract designated as “Nevada SUD Water Tower Site” on *Exhibit C – Concept and Lot Type Plan*:

D.8.1. PERMITTED USE

The following use is permitted, and any use not listed is not permitted:

Wind energy, utility, or telecommunication tower (i.e. water tower)

D.8.2. DIMENSIONAL STANDARDS

The following dimensional standards shall apply:

Total Lots	1
Minimum Lot Area	10,000 sf
Minimum Lot Width	80'
Minimum Lot Depth	80'
Minimum Front Yard Setback	10'
Minimum Side Yard Setback	5'
Minimum Side Yard Corner	10'
Minimum Rear Yard Setback	5'
Maximum Lot Coverage	75%
Maximum Main Structure Height	200'

D.8.3. DESIGN

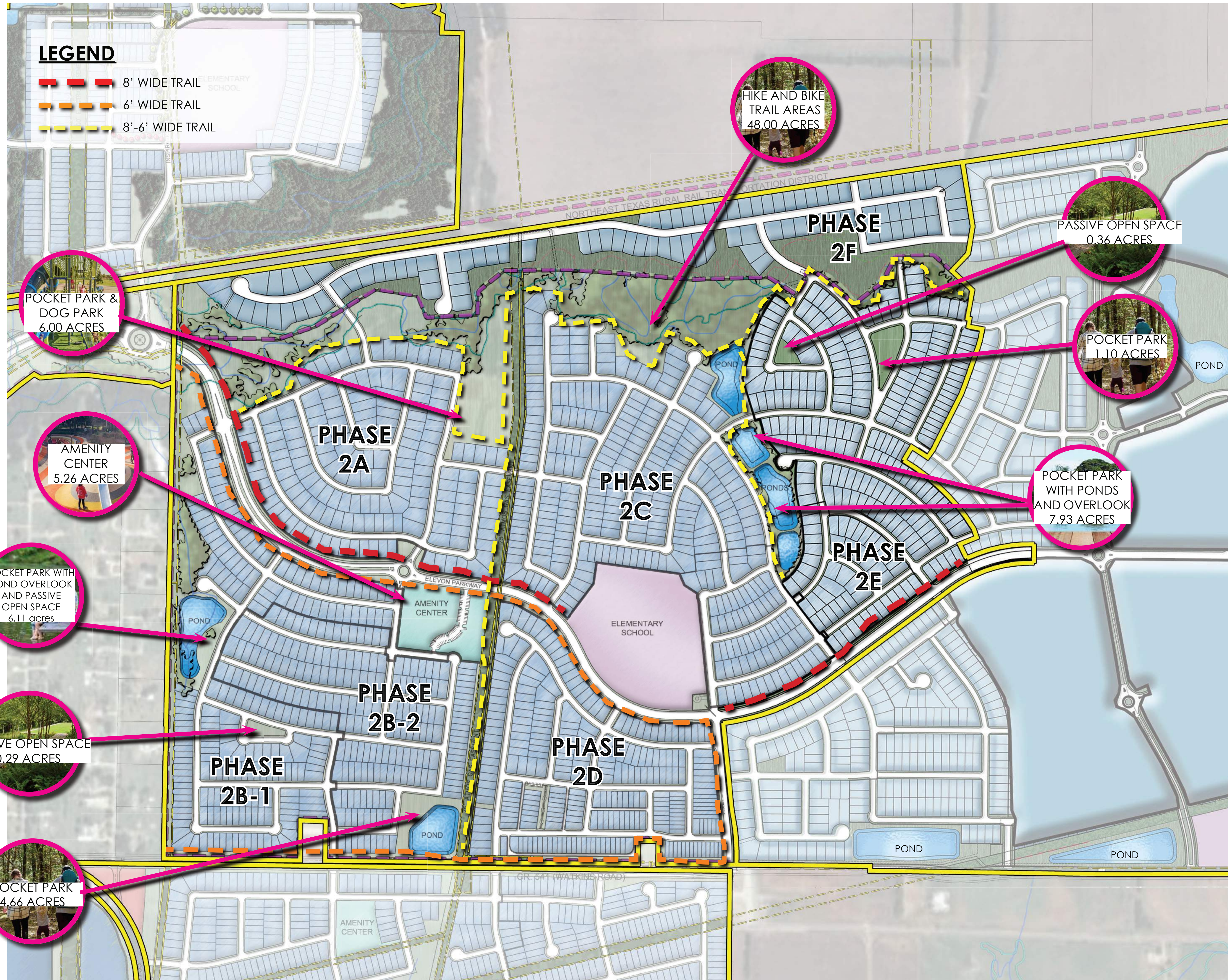
Aesthetically pleasing screening, consistent with the character of Elevon design and the Lake Connector Corridor, shall be provided around the Water Tower Site.

The screening shall be six feet tall and constructed with one or a combination of the following:

Brick, stone, board-on-board cedar fencing. Board-on-board cedar fencing shall not comprise more than 50 percent of screening materials.

ORDINANCE NO. 2025-10-03

EXHIBIT “E” – PARKS, OPEN SPACES, AND TRAILS





CITY OF LAVON

Agenda Brief

MEETING: October 7, 2025

ITEM: 7 – B

Item:

Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Main Street (M) District on 0.5 acres of property at 716 Main St. (Bus. 78) out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 1250130).

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

Application Information

Owner(s): Mitchell Morrison

Applicant: Mitchell Morrison

Location: Southeast of the intersection of Main St. (Bus. 78) and Burnett Dr.

Description: 716 Main St., Lavon, TX
Drury Anglin Survey, Abstract No. 2, Tr. 88, (CCAD Property ID 1250130)

Current Zoning: Single Family 2 (SF-2)

Request: Zoning Change to Main Street (M)

Background

The applicant is seeking approval of a zoning change from Single Family - 2 (SF-2) to Main Street (M) for a 0.5-acre lot located southeast of the intersection of Main St. and Burnett Dr. The property is not platted and is developed with a single-family home constructed in 1963 with a detached garage, carport, and shed added between 1996 and 2005.

The Main Street zoning classification was developed for properties abutting Main Street to provide for transitional land uses when and where appropriate.

Code Excerpt:

CITY OF LAVON – ZONING ORDINANCE

Section 9.03.132 Main street district (M)

- (a) **Purpose.** Main street district (M) recognizes the existence of established residential uses along Main Street in Lavon; however, as Lavon grows there is recognized a need and desire to develop a traditional downtown for the city. The traditional Main Street envisions a mixture of uses that a traditional downtown includes; residential, commercial, governmental, churches. Development regulations will encourage low density design, walkability, retention of historical structures, flexibility of land use with control of site design and the form of the structure. Screening shall be required of all commercial uses adjoining residential structures.

On the Future Land Use Plan, the property is identified within the “Downtown Lavon” area, and the Comprehensive Plan states, “The Downtown Lavon Character Designation is the heart of Lavon, which will include an enhanced Main Street, a large community park/gathering space, and mixed uses”. The zoning change request appears to be consistent with the Comprehensive Plan.

The Comprehensive Plan’s “Downtown Lavon” Character Framework provides for:

Anticipated Land Uses

- Walkable mixture of arts, culture, makers/designers, and lake-oriented design
- Main Street-type uses such as entertainment, dining, shopping, residential, and office should be prioritized to contribute to Downtown Lavon becoming a regional destination
- Parks, trails, open space, and recreation

Development Characteristics

- City center-type development up to three stories with residential compatibility standards when adjacent to existing homes or neighborhoods
- Continuous block face development to create "Main Street Feel" with detached block forms where relevant or needed
- Mixed-use development with gathering spaces to promote walkability, and multi-modal traveling within Downtown Lavon designation area

Given the stated purpose of the Main Street zoning district, each case should be considered in relation to the existing and surrounding uses. Additional considerations include the shape and character of the subject site, traffic impact, traffic circulation and potential impact of nuisances (e.g., noise, light, smell) on area properties.

The applicant stated their intention is to relocate a guitar sales and service store to this location from Rockwall. The applicant provided preliminary conceptual exhibits to communicate their vision and intention.

A site plan has been submitted and is presently in review.

The property is not served by sanitary sewer and will be required to satisfy Collin County requirements for the installation of an on-site sewage facility. The property is proposing to only take access from Main Street (Bus. 78) and the applicant has secured approval from TxDOT for access.

Base Zoning: Uses in Main Street District - For Reference

Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

- (1) Business, professional and technical service and sales
- (2) Financial institution, insurance, real estate
- (3) Medical, pharmacy and state licensed health services

- (4) Personal service and services for home and residence
- (5) Day care for child and adult and educational services
- (6) Retail sales as individual enterprises within individual and separate structures
- (7) Planned centers of more than one individual retail uses
- (8) Restaurant
- (9) Single family detached dwelling
- (10) Townhouse
- (11) Home based business within single family detached dwelling
- (12) Federal, state or local governmental use
- (13) Vertically mixed use retail and multi-family residential
- (14) Alcohol: mixed beverage sales (on-premises consumption)*
- (15) Alcohol: wine and malt beverage sales (on-premises consumption)*

Conditional uses.

- (1) An outdoor, drive-in or drive-through sales or service activity including rear yard patios requiring limited service hours and limited noise/entertainment levels and limited hours
- (2) Amusement, theater, exercise and sports establishment
- (3) Bakery/confectionery retail establishment
- (4) Church or place of worship at free standing or individual site
- (5) Dry-cleaning retail establishment with no processing on site
- (6) Pet grooming and care services
- (7) Veterinarian services
- (8) Vapor smoking services

Planning and Zoning Commission Report:

MOTION RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO MAIN STREET (M) DISTRICT ON 0.5 ACRES OF PROPERTY AT 716 MAIN ST. (BUS. 78) OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TR. 88, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MAIN ST. AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS
 SECONDED: VALLEJO
 APPROVED: UNANIMOUS (Absent: McClendon, Clifton)

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website and a zoning change public hearing notice sign was placed on the property.

In accordance with state and local laws, nine (9) notices were mailed to the owners of property located within 200 feet of the applicant's property. One notice was received with a question and no indication of for or against and no other notices have been received in favor of or opposition to the application.

Attachments:

- 1. Application
- 2. Location exhibits
- 3. DRAFT Conceptual Building Elevation
- 4. Neighbor notices
 (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)
- 5. Planning Correspondence
- 6. Proposed Ordinance



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

**Request for a Change in
Zoning District Classification**

Complete and submit via MyGov at www.cityoflavon.com

Mitchell Morrison 8/22/25
Applicants Name Date

Terri Young 214-205-1184
Representative or Agent Phone Number

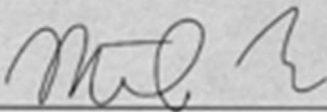
Main Street Lavon, TX, 75166
Street City, State, Zip

716
Location of Property

(see survey) Residential
Legal Description of Property Current Zoning

Check which zoning category you wish to change to:

- | | |
|--|---|
| <input type="checkbox"/> Residential Single Family – 1-acre (SF-1) | <input type="checkbox"/> Retail (R) |
| <input type="checkbox"/> Residential Single Family – 2 (SF-2) | <input checked="" type="checkbox"/> Main Street (M) |
| <input type="checkbox"/> Residential Single Family – 4 (SF-4) | <input type="checkbox"/> Business Park (B) |
| <input type="checkbox"/> Planned Development (PD) | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Special or Conditional Use Permit | |

Signature of Applicant or Representative: 

For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____



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

Declaration of Ownership

Date: 8/22/25

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Mitchell Morrison,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, for the purpose of any future proposed
request (s) relating to this property.



Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Mitchell Morrison,
on this the 22 day of August, 2025.



(notary seal)



Notary Public in and for _____ County, Texas



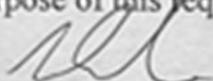
CITY OF LAVON
120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: 8/22/25

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Mitchell Morrison,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, and do hereby authorize
Terri Young to represent me (us) and my (our)
interests in the property described in the attached exhibits (s) for the expressed
purpose of this request.



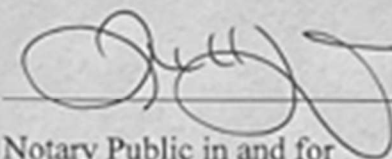
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Mitchell Morrison,
on this the 22 day of August, 2025.



Notary Public in and for _____ County, Texas



(notary seal)

BARRY S. RHODES Registered Professional Land Surveyor (214) 326-1090
 This is to certify that I have, this date, made a careful and accurate survey on the ground of property located at 716 MAIN STREET, in the City of LAVON, COLLIN County, Texas.

STATE OF TEXAS:
 COUNTY OF COLLIN:

BEING all that certain lot, tract or parcel of land situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, being the same land described in deed to Randall L. Birkett, Kristina Killman and Shannon McCullough, recorded in Instrument No. 2024000127922, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of Main Street, at the Northwest corner of a tract of land described in deed to Education Station Real Estate, LLC, A Texas Limited Liability Company, recorded in Instrument No. 202400015018 (D.R.C.C.T.), and at the Northeast corner of the said Birkett/Killman/McCullough tract;

THENCE South 00 degrees 24 minutes 46 seconds west, a distance of 169.09 feet to a point for corner in the North line of a tract of land described in deed to Joe Wayne Bellows and Rosemary Anne Farmer, recorded in Instrument No. 95-00918282 (D.R.C.C.T.), at the Southwest corner of the said Education Station Real Estate, LLC, a Texas Limited Liability Company tract, from which a fence post found for reference bears North 82 degrees 46 minutes 29 seconds west, a distance of 0.82 feet;

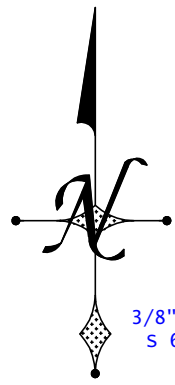
THENCE North 89 degrees 08 minutes 39 seconds west, a distance of 128.68 feet to a 5/8 inch iron rod found at the "ell" corner of the said Bellows/Farmer tract;

THENCE North 00 degrees 20 minutes 44 seconds East, a distance of 169.11 feet to a 1/2 inch iron rod found for corner in the said South line of Main Street, at the Northernmost Northeast corner of the said Bellows/Farmer tract, from which a 3/8 inch iron rod found for reference bears South 64 degrees 58 minutes 24 seconds west, a distance of 2.35 feet;

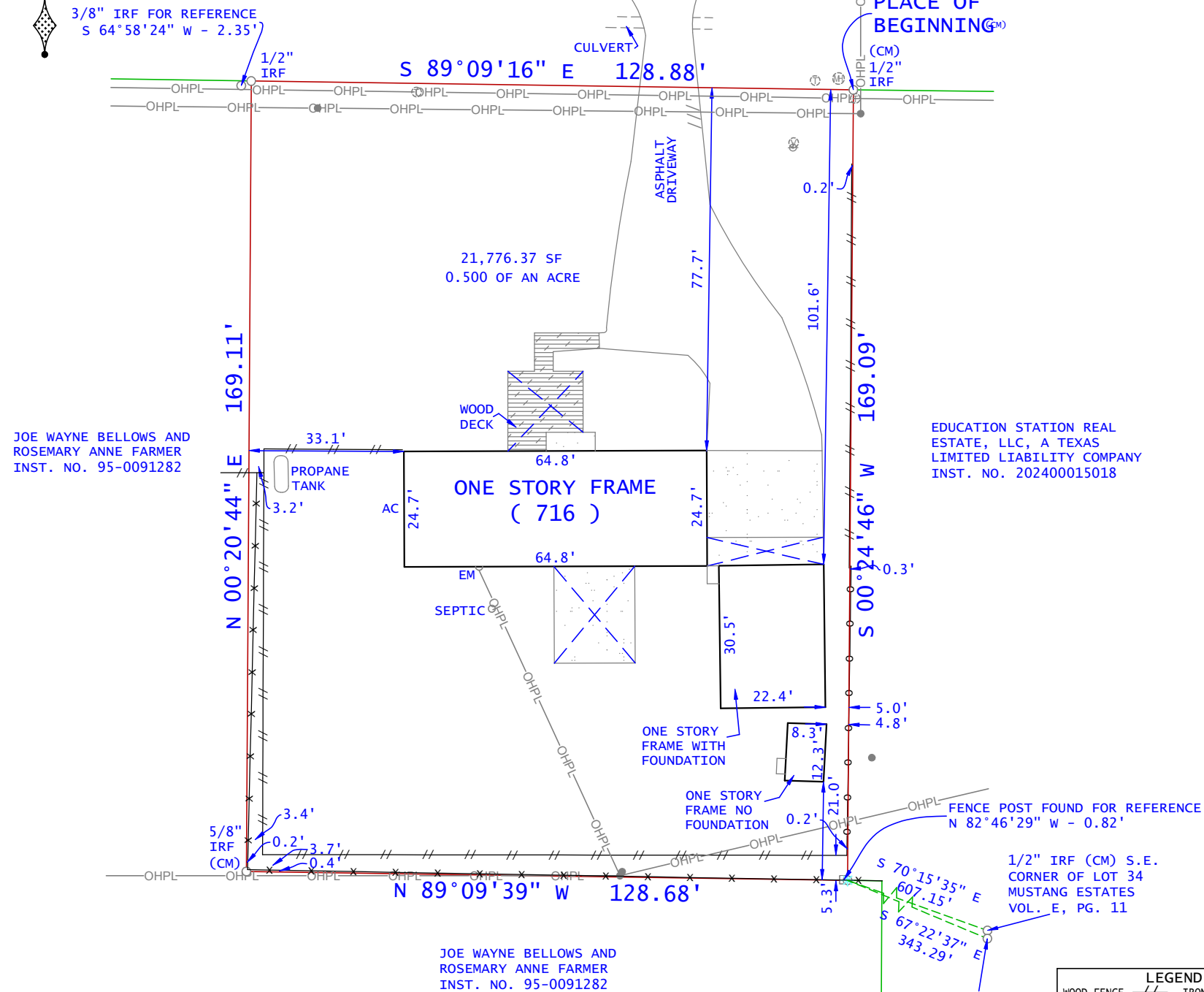
THENCE South 89 degrees 09 minutes 16 seconds East, with the said South line of Main Street, a distance of 128.88 feet to the PLACE OF BEGINNING and containing 21,776.37 square feet or 0.500 of an acre of land.



ACCEPTED BY: _____



MAIN STREET



LEGEND

WOOD FENCE	///	IRON FENCE	///
CHAIN LINK	-o-	WIRE FENCE	-x-
BOUNDARY LINE	—		
EASEMENT/SETBACK	—		
CM - CONTROLLING MONUMENT			
MRD - MONUMENT OF RECORD DIGNITY			
POINT FOR CORNER	●		
1/2" IRON ROD WITH CAP STAMPED "BURNS SURVEYING" SET	⊙		
X-CUT FOUND OR SET (AS NOTED)	⊗		
FENCE POST FOR CORNER	⊕		
MONUMENT FOUND	⊖	EM - ELECTRIC METER	⊕
- CABLE	—	⊖	ELECTRIC
- CLEAN OUT	⊖	PE	POOL EQUIP
- GAS METER	⊖	●	POWER POLE
- FIRE HYDRANT	⊖	⊕	TELEPHONE
- LIGHT POLE	⊖	⊕	WATER METER
- MANHOLE	⊖	⊕	WATER VALVE
(UNLESS OTHERWISE NOTED)			

PROPERTY SUBJECT TO EASEMENTS AND RESTRICTIONS VOL. 510, PG. 327; VOL. 660, PG. 380; INST. NO. 93-0107730;

Bearings shown hereon are referenced to the Texas Coordinate System of 1983, North Central Zone (4202), and are based upon the North American Datum of 1983 (NAD 83), 2011 Adjustment, Epoch 2010.

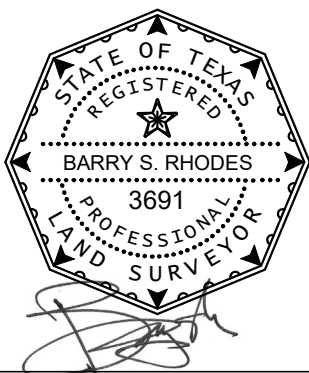
THE DESCRIBED PROPERTY DOES NOT LIE IN A FLOOD HAZARD AREA ACCORDING TO THE F.E.M.A. FLOOD INSURANCE RATE MAP COMMUNITY PANEL NUMBER 48085C0440J

This parcel depicted hereon is a true, correct, and accurate representation of the property as determined by survey; The lines and dimensions of said property being as indicated by the plat; The size, location, and type(s) of building(s) are as shown, all improvements being within the boundaries of the property setback from the property lines the distance indicated.

TITLE AND ABSTRACTING WORK FURNISHED BY STEWART TITLE
 THERE ARE NO ENCROACHMENTS, CONFLICTS, OR PROTRUSIONS, EXCEPT AS SHOWN.

Scale: 1" = 30'
 Date: 08/01/2025
 G. F. No.: 2681634
 Job no.: 202506796
 Drawn by: SHR

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



**Informational
Possible Building Elevation**



Zoning Change Application Letter

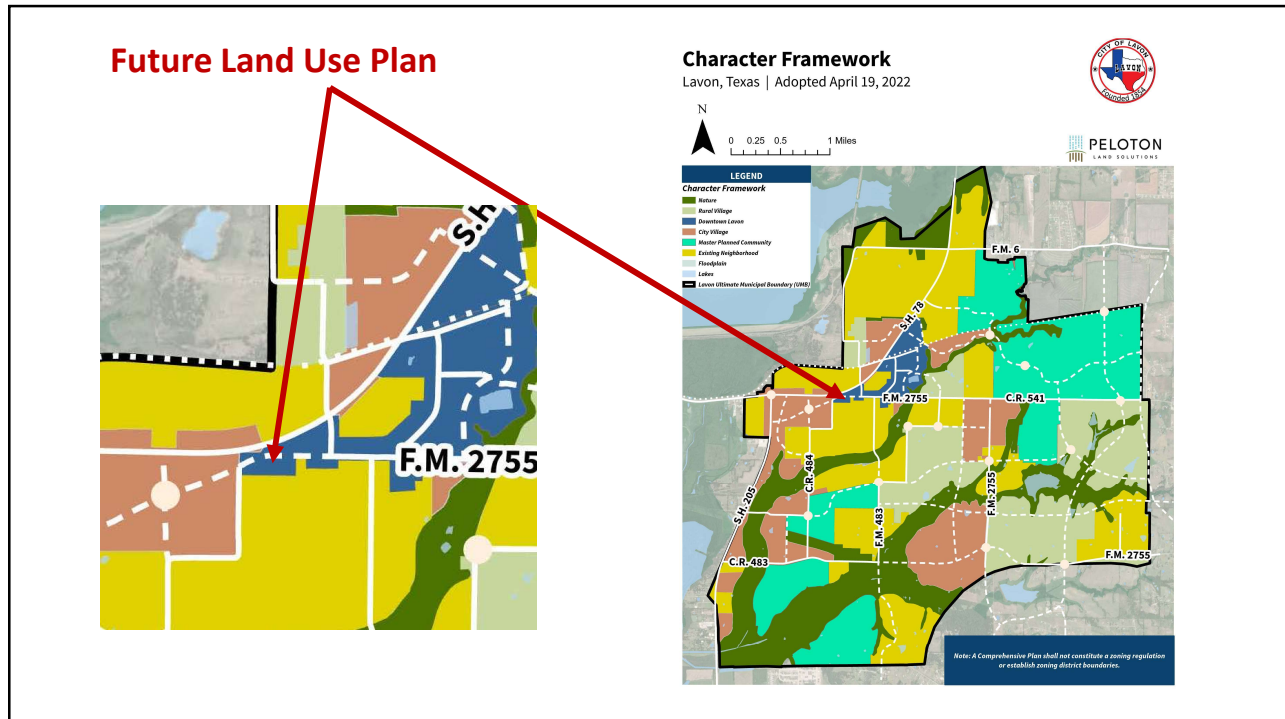
Contact Information

Mitchell Morrison
716 Main St
Lavon, TX 75166

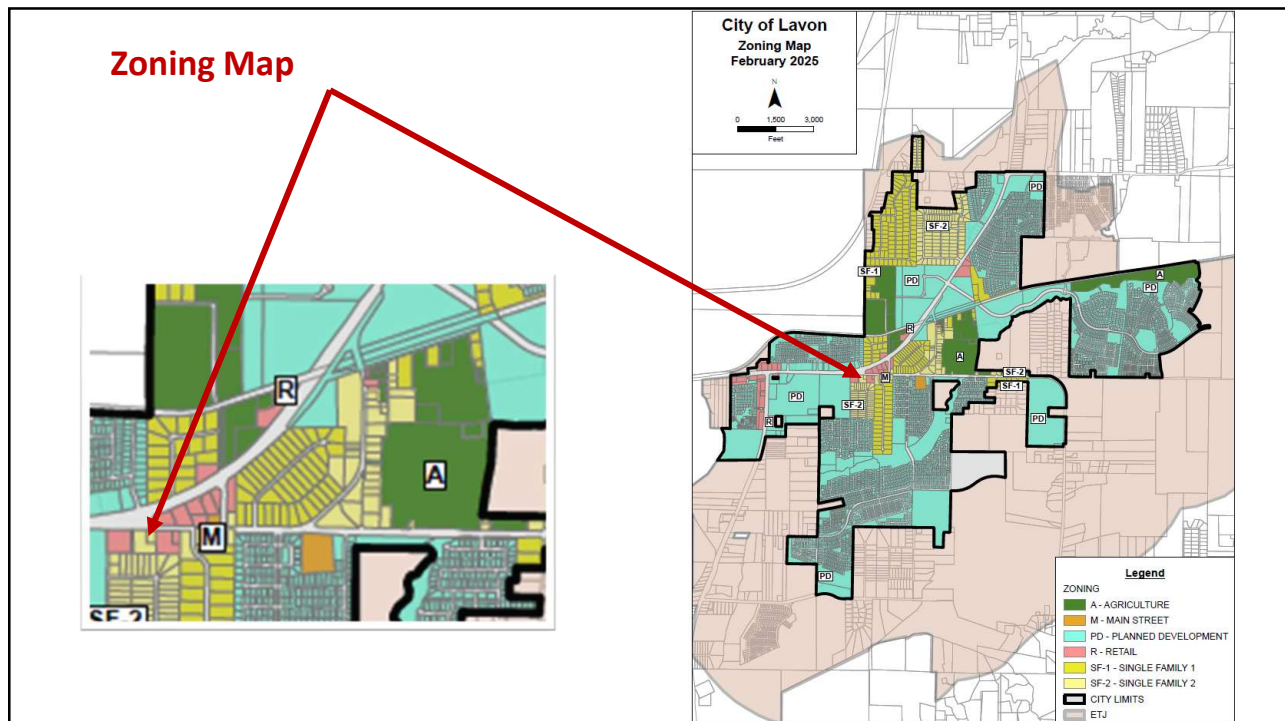


Property Details

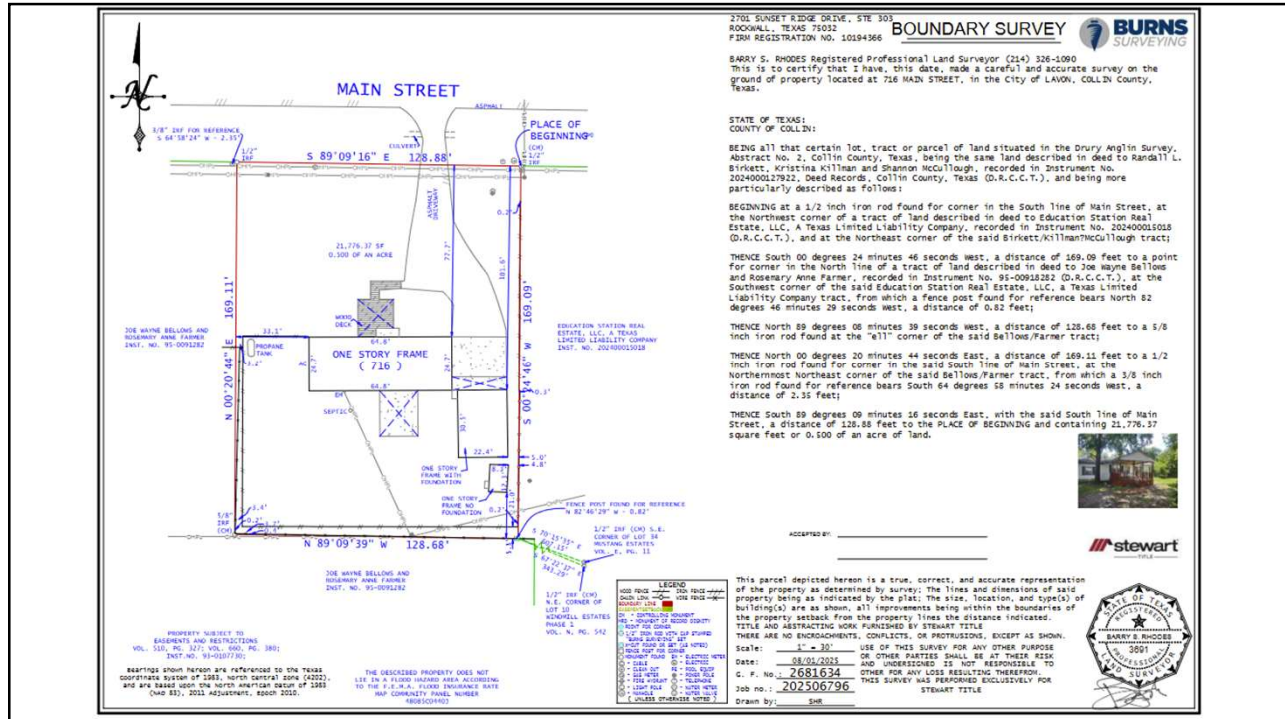
Acres:	0.5
Current Zoning:	Residential
Proposed Zoning:	Commercial
Description:	The property is intended to be rezoned for commercial use.
Usage:	716 Main St will be the new location for Morrison Guitar Shop, which currently does business in Rockwall, Tx. The anatomy of the building being that of a house prior to renovation will help us to maintain a rustic & "at home" feel.
Justification:	I purchased this property with the intention to run my business at this location. To do so requires rezoning.
Impact:	I opened Morrison Guitar Shop in 2016. While we do enjoy the company of 15-25 customers a day, we are only open 5 days a week. Many of these customers come from all over the metroplex. That said, the impact of a business like mine on things like traffic, drainage, and other potential concerns, is minimal. Additionally, the property is currently on a septic system, as city sewer is not available, and things such as water usage will actually be less than that of the average home as our business will not have showers, dishwashers, laundry appliances, etc.
City Services:	In almost 10 years, Morrison Guitar Shop has not needed the assistance of any first responders. We hope we never need any. In the event we do, I can't imagine a large dispatch would be needed for any potential emergencies.
Notable Features:	The property is not historically significant, although it is older than the City of Lavon. Other than the addition of a parking lot and a fire lane, I plan to keep it feeling inviting and cozy.



15



16



September 11, 2025

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: 716 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: August 26, 2025; Notification of submittal: September 11, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above, per your request, for planning- and design-related requirements.

We have no further comments and recommend the item be considered by the Planning and Zoning Commission and City Council.

Please do not hesitate to let us know if you have any questions.

Thank you,

A handwritten signature in black ink that reads 'Abra R Nusser'.

Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX

August 18, 2025

Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: 716 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: August 12, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. A Zoning Application was not provided with the submittal. Please submit a completed Zoning Application or subsequent reviews of the zoning change documents may be placed on hold.
2. Per the requirements of §9.03.034(c) <https://ecode360.com/40106015>, a letter that describes the following must be submitted:
 - Contact information and signature(s) of the owner or applicant;
 - Acreage of subject property;
 - Existing zoning district;
 - Proposed zoning district;
 - Description of request;
 - Comprehensive plan consistency - use, character, and design;
 - Special consideration or unique characteristics of the property/proposed development (if any);
 - Detailed justification and/or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific zoning district;
 - Description of development and/or zoning change impacts on drainage, water utilities, sanitation, sanitary sewer utilities, roadways, and traffic;
 - Description of development and/or zoning change impacts on city services, such as building inspection, development, police, and fire;
 - Architecturally or historically significant features that are proposed or existing to remain (if any).
3. FYI, full consideration of the rezoning request will not be completed until the application is complete and all required documentation is submitted for review.

Comments prepared and compiled by:



Tiffany McLeod, AICP
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



Abra R. Nusser, AICP
Director of Placemaking + Resilience at LJA
Email: anusser@lja.com
Phone: 972.339.8186
On behalf of the City of Lavon, TX



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

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on **September 23, 2025** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on **October 7, 2025** at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider:

Request and Property Description: an application to change the zoning from Single-Family 2 (SF-2) District to Main Street (M) District on 0.5 acres of property at 716 Main St. (Bus. 78) out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 1250130).

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

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

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

Reasons: (attach separate sheet(s) as needed) would like to know what would be separating the new business from my property, a fence or wall or what else

Signature: Barbara Kay Morris

Name (printed): BARBARA KAY MORRIS

Address: 325 Windmill Dr.

Phone: 972-897-9119 Email Address: KAYMORRIS3700@yahoo.com

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

WINDMILL ESTATES PHASE 1, BLK B, LOT 7
 325 Windmill



CITY OF LAVON
ORDINANCE NO. 2025-10-04

Main St. Zoning – 716 Main St.

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO MAIN STREET (M) DISTRICT ON 0.5 ACRES OF PROPERTY AT 716 MAIN ST. (BUS. 78) OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TR. 88, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MAIN ST. AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS, BEING DESCRIBED IN EXHIBIT “A” AND MORE PARTICULARLY DEPICTED IN EXHIBIT “B”; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

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

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

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

WHEREAS, owners of the Property hereinafter defined have submitted an application to change the zoning from Single-Family 2 (SF-2) District to Main Street (M) District on 0.5 acres of property at 716 Main St. (Bus. 78) out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas, as described in **Exhibit “A”** and depicted in **Exhibit “B”** (the “**Property**”); and

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

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are applicable to commercial structures, and such standards substantially further the preservation of property values and the promotion of economic development within the City, establish the character of community development, and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

WHEREAS, the Planning and Zoning Commission of the City and the City Council, in compliance with the laws of the State of Texas, have given the requisite notices by publication and otherwise, and have held due hearings and afforded a full and fair hearing to all property owners generally and to all persons interested, and the City Council is of the opinion and finds that said changes would provide for and would

be in the best interest of the health, safety, morals and general welfare and should be granted and that the Zoning Ordinance and official zoning map of the City (the "**Zoning Map**") should be amended.

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

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

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

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended to change the zoning of the property from Single-Family 2 (SF-2) District to Main Street (M) District on 0.5 acres of property at 716 Main St. (Bus. 78) out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas.

SECTION 4. Zoning Map. The Zoning Map is hereby amended to reflect the established zoning classification designation made herein.

SECTION 5. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 6. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 7. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 8. Penalty. It shall be unlawful for any person to violate any provision of this Ordinance, and any person violating or failing to comply with any provision hereof shall be fined, upon conviction, in an amount not less than One Dollar (\$1.00) nor more than Two Thousand Dollars (\$2,000.00), and a separate offense shall be deemed committed each day or part of a day during or on which a violation occurs or continues.

SECTION 9. Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 10. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

ORDINANCE NO. 2025-10-04

EXHIBIT "A" - DESCRIPTION

BEING all that certain lot, tract or parcel of land situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, being the same land described in deed to Randall L. Birkett, Kristina Killman and Shannon McCullough, recorded in Instrument No. 2024000127922, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for corner in the South line of Main Street, at the Northwest corner of a tract of land described in deed to Education Station Real Estate, LLC, A Texas Limited Liability Company, recorded in Instrument No. 202400015018 (D.R.C.C.T.), and at the Northeast corner of the said Birkett/Killman/McCullough tract;

THENCE South 00 degrees 24 minutes 46 seconds West, a distance of 169.09 feet to a point for corner in the North line of a tract of land described in deed to Joe Wayne Bellows and Rosemary Anne Farmer, recorded in Instrument No. 95-00918282 (D.R.C.C.T.), at the Southwest corner of the said Education Station Real Estate, LLC, a Texas Limited Liability Company tract, from which a fence post found for reference bears North 82 degrees 46 minutes 29 seconds West, a distance of 0.82 feet;

THENCE North 89 degrees 08 minutes 39 seconds West, a distance of 128.68 feet to a 5/8 inch iron rod found at the "ell" corner of the said Bellows/Farmer tract;

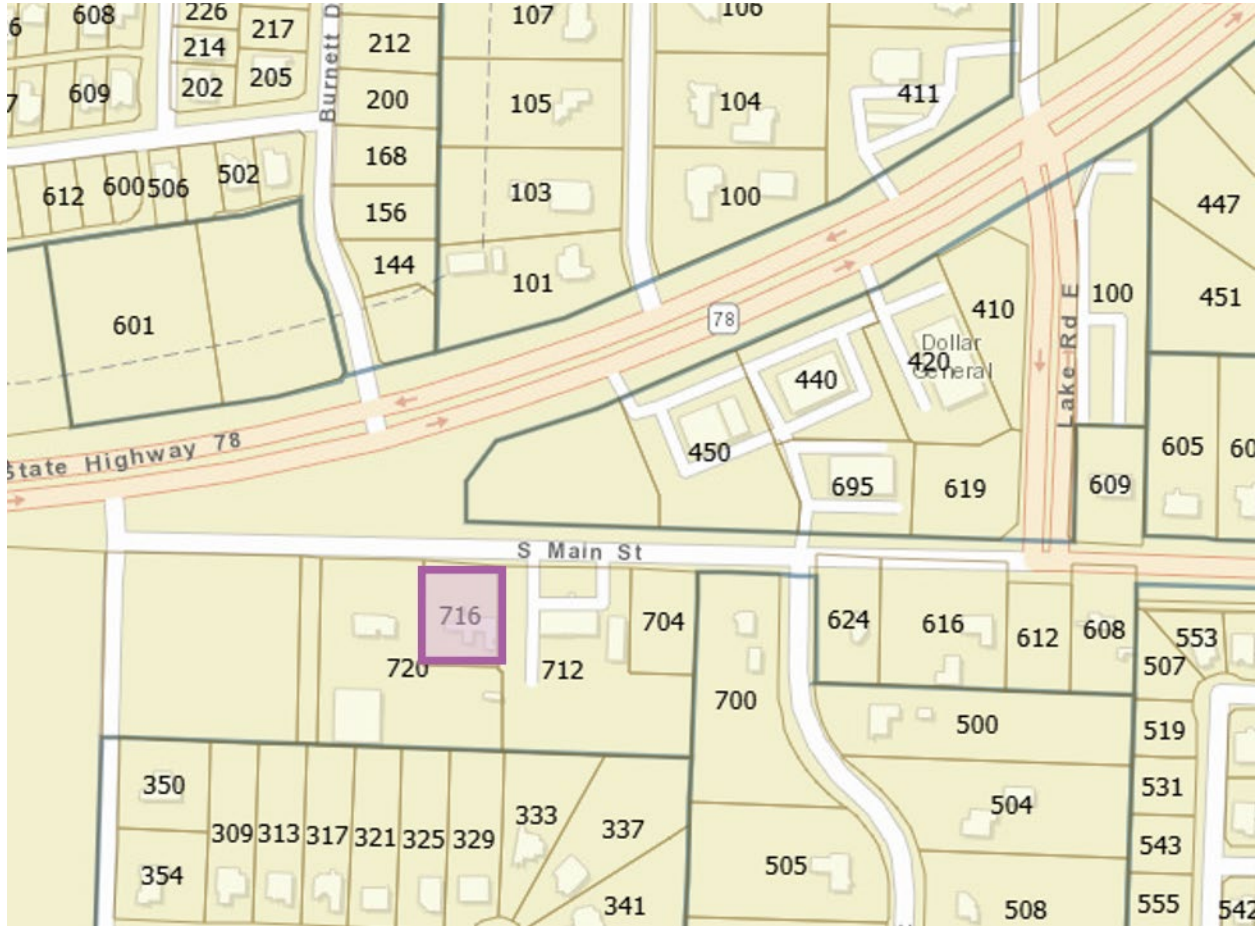
THENCE North 00 degrees 20 minutes 44 seconds East, a distance of 169.11 feet to a 1/2 inch iron rod found for corner in the said South line of Main Street, at the Northernmost Northeast corner of the said Bellows/Farmer tract, from which a 3/8 inch iron rod found for reference bears South 64 degrees 58 minutes 24 seconds West, a distance of 2.35 feet;

THENCE South 89 degrees 09 minutes 16 seconds East, with the said South line of Main Street, a distance of 128.88 feet to the PLACE OF BEGINNING and containing 21,776.37 square feet or 0.500 of an acre of land.



ORDINANCE NO. 2025-10-04

EXHIBIT "B" - DEPICTION





CITY OF LAVON Agenda Brief

MEETING: October 7, 2025

ITEM: 7 - C

Item:

Public hearing, discussion and action regarding an application to amend the Zoning Ordinance Article 9.03 “Zoning Ordinance” to amend Ordinance No. **2004-09-05**, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 845 S. SH 78, Lot 3, Block A of the SB Lavon Addition on 1.505 acres of land northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, TX (CCAD Property ID 2913474).

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

Application Information

Owner(s): 78 Commercial West LP

Applicant: Kiew Kam, Triangle Engineering LLC

Location: East of and adjacent to 875 S. SH 78, northeast of the intersection of SH 78 and Burleson

Description: Block A, Lot 3, SB Lavon Addition on 1.505 acres of land
William H. Moore Survey, Abstract No. 638
City of Lavon, Collin County, Texas, (CCAD Parcel ID 2892638)

Current Zoning: Planned Development (PD)

Request: PD Amendment

Request Details

The applicant is seeking approval for a modification of the existing Grand Heritage Planned Development District regulations to provide a parking ratio for restaurants with no dine-in service. As presently written, Ordinance No. **2004-09-05** provides a single parking ratio for restaurant parking of 1:200 (one space for 200 square feet of floor area).

Code Excerpts

**City of Lavon Code of Ordinances
Ordinance No. 2004-09-05
Article III. Development Standards
Section 3.9 Off-Street Parking Requirements**

The minimum number of off-street parking spaces required for a use is as follows:

Use	Number of Off-Street Parking Spaces Required (unless otherwise noted, the ratios below relate to the number of spaces required in relation to the number of square feet of floor area)
General Merchandise or Food Store	1:200
Restaurant With or Without Drive-In or Drive-Through Service, including outdoor dining / serving areas and sidewalk cafes.	1:100

By comparison, the City's Zoning Ordinance requires:

**City of Lavon Code of Ordinances
Chapter 9 – Zoning
Division 8 Off-Street Parking and Loading Regulations
Section 9.03.173 Off Street Parking Requirements**

(25) Retail sales uses, including general merchandise and/or grocery store - one (1) parking space for every two hundred and fifty (250) square feet of building floor area.

(26) Restaurants - one (1) parking space for every three (3) seats with a minimum of eight (8) parking spaces provided and one and one-half (1-1/2) parking spaces per employee.

The applicant desires to have the flexibility to lease restaurant space to a restaurant that is restricted to carry-out and/or delivery only. The applicant bases the request on an assumption that the vehicle traffic and parking demand for a restaurant that does not contain in-store dining with associated wait staff and employees is less than a restaurant with dine-in service and seating and is more similar to a retail store's parking demand.

At the time that the applicant submitted the site plan and landscape plan, the applicant had not yet determined the identity or nature of the ultimate tenants. Except for the parking tables, the proposed zoning amendment does not affect the approved site plan.

The proposed amendment is generally consistent with and slightly more restrictive than the City's Zoning Ordinance.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO AMEND THE ZONING ORDINANCE ARTICLE 9.03 “ZONING ORDINANCE” TO AMEND ORDINANCE NO. 2004-09-05, AS AMENDED, THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT, TO AMEND ARTICLE III. “DEVELOPMENT STANDARDS”, SECTION 3.9 “OFF-STREET PARKING REQUIREMENTS” TO ADD A USE AND SPACE REQUIREMENT FOR A “RESTAURANT WITH NO DINE-IN SERVICE OF 1:200” FOR THE PROPERTY AT 845 S. SH 78, LOT 3, BLOCK A OF THE SB LAVON ADDITION ON 1.505 ACRES OF LAND NORTHEAST OF THE INTERSECTION OF SH 78 AND BURLESON DR., LAVON, COLLIN COUNTY, TX.

MOTION MADE: VALLEJO

SECONDED: NABORS

APPROVED: UNANIMOUS (Absent: McClendon, Clifton)

Staff Notes:

The required public hearing notice was published in the newspaper and on the website, signs posted, and twenty-seven (27) notices were provided to the owners of property located within 200 feet of the proposed site. No notices have been returned in favor of or opposition to the application.

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



CITY OF LAVON

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Lalit Sharma

Applicants Name

8/15/25

Date

KIEW KAM

469-213-2268

Representative or Agent

Phone Number

1782 W McDERMOTT DRIVE

ALLEN, TEXAS 75013

Street

City, State, Zip

N STATE HWY 78, LAVON, TX 75166

Location of Property

LOT 3 BLOCK A SB LAVON ADDITION

PD

Legal Description of Property

Current Zoning

Check which zoning category you wish to change to:

Residential Single Family – 1-acre (SF-1)

Retail (R)

Residential Single Family – 2 (SF-2)

Main Street (M)

Residential Single Family – 4 (SF-4)

Business Park (B)

Planned Development (PD)

Other: _____

Special or Conditional Use Permit

Signature of Applicant or Representative: _____

For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____



CITY OF LAVON

120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220

Authorization of Representation

Date: AUG 13, 2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lalit Sharma,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, and do hereby authorize
KIEW KAM to represent me (us) and my (our)
interests in the property described in the attached exhibits (s) for the expressed
purpose of this request.

[Signature]
Signature (Owner)

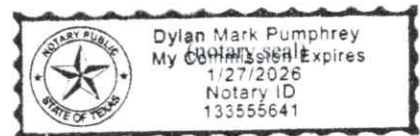
Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Lalit Sharma,
on this the 15th day of August, 2025

[Signature]
Notary Public in and for Collin County, Texas





CITY OF LAVON

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

Declaration of Ownership

Date: AUG 13, 2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lalit Sharma,
am/are the owner (s) of record of the property described in the attached survey
documentation, submitted with this form, for the purpose of any future proposed
request (s) relating to this property.

[Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Lalit Sharma,
on this the 15th day of August, 2025.



[Signature]
Notary Public in and for Collin County, Texas



T: 469.331.8566 | Firm: 11525 | W: triangle-engr.com | O: 1782 W McDermott Drive Allen, TX 75013

Date: 08.15.2025

Attn: City of Lavon – Planning Department
120 School Rd
Lavon, Tx 75166

A proposed amendment to the Zoning Ordinance Article 9.03 “Zoning Ordinance” to amend Ordinance No. 2004-09-05, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 845 S. SH 78, Block A, Lot 3, SB Lavon Addition on 1.505 acres of land northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, TX (CCAD Property ID 2913474).

The commercial retail and restaurant development has a building area of 11,960 SF in which retail space leased is 10,460 SF and restaurant space leased is 1,500 SF. The new tenant, little Caesars pizza, is only a takeout and delivery so it will likely have less wait staff with no table/dish services, consuming less parking stalls. Little Caesars pizza is a national brand which is an important asset to the city name as well.

We believe this proposed commercial development will be a great addition for the city of Lavon.

Sincerely,
Kiew Kam
Triangle Engineering LLC

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS 78 Commercial West, LP are the owners of a 4.556 acre tract of land within the William H. Moore Survey, Abstract Number 638, being a portion of a tract of land described by 78 Commercial West, LP by deed recorded in Instrument Number 2008112001321990, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum monument found for the southeast corner of the hereindescribed tract, same being the southwest corner of Lot 1, Block S of Grand Heritage Club, an addition to the City of Lavon as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas and lying on the north right-of-way line of State Highway 78 (Variable Width right-of-way);

THENCE North 88 degrees 47 minutes 59 seconds West, with the north line of said State Highway 78, a distance of 219.20 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 89 degrees 14 minutes 07 seconds West, with the north right-of-way line of said State Highway 78, a distance of 300.17 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 83 degrees 08 minutes 55 seconds West, with the north line of said State Highway 78, a distance of 44.61 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 88 degrees 25 minutes 49 seconds West, with the north line of said State Highway 78, a distance of 98.10 feet to a 1/2 inch rebar capped "EAGLE" found for the southeast corner of Lot 2, Block A of SB Lavon Addition, an addition to the City of Lavon, as recorded in _____ Plat Records, Collin County, Texas;

THENCE North 01 degrees 15 minutes 29 seconds East, departing the north right-of-way line of said State Highway 78, with the east line of said Lot 2, a distance of 288.07 feet to a point for corner, said point being the northeast corner of Lot 2, same being a point on the south line of Block E of Grand Heritage Club, an addition to the City of Lavon, as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas from which a 1/2 inch rebar found on line is stamped "OFF SET";

THENCE North 82 degrees 50 minutes 31 seconds East, with the south line of said Block E, a distance of 116.54 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 89 degrees 15 minutes 31 seconds East, with the south line of said Block E, passing a 1/2 inch rebar capped "OFF SET" at a distance of 104.36 feet and continuing a total distance of 321.86 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 88 degrees 41 minutes 37 seconds East, with the south line of said Block E, passing a 1/2 inch rebar for the southeast corner of Lot 17, same being the southwest corner of Lot 18 at a distance of 152.10 feet and continuing a total distance of 226.85 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 01 degrees 42 minutes 29 seconds West, departing the south line of said Block E, with the west line of said Lot 1, a distance of 299.60 feet to the POINT OF BEGINNING and containing 198,471 square feet or 4.556 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 78 Commercial West, LP do hereby adopt this Final Plat, designating herein described property as SB Lavon Addition, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity of any time procuring the permission from anyone. This Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

Witness my hand at Dallas, Texas, This 23rd day of May, 2024.

Signature - 78 Commercial West, LP

Carter W. Hunt
Printed Name

Vice President 5/23/2024
Title / Date

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Carter W. Hunt, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 23rd day of May, 2024.

Signature: S. Wall
Notary Public in and for the State of Texas

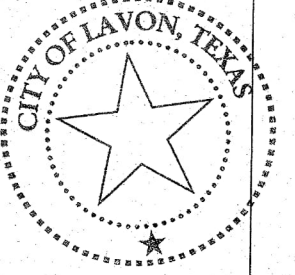


CERTIFICATE OF APPROVAL:
Recommended for Approval:

Signature: [Signature]
Chairman, Planning and Zoning Commission
Date: 3-26-2024

Approved for Construction:
Signature: [Signature]
Mayor, City of Lavon
Date: 4-2-2024

Accepted:
Signature: [Signature]
Mayor, City of Lavon
Date: 4-2-2024

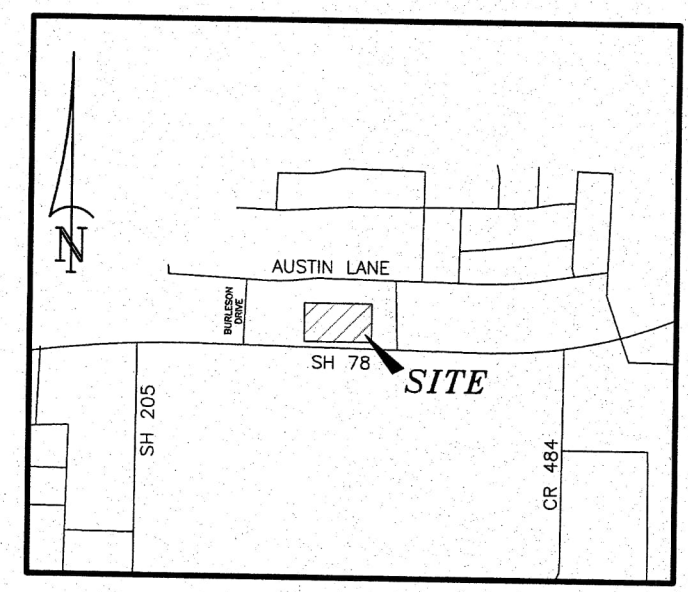


The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing Final Plat of SB Lavon, a subdivision or addition to the City of Lavon was submitted to the City Council on the 2nd day of April, 2024 and the Council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

WITNESS my hand this 30 day of May, 2024

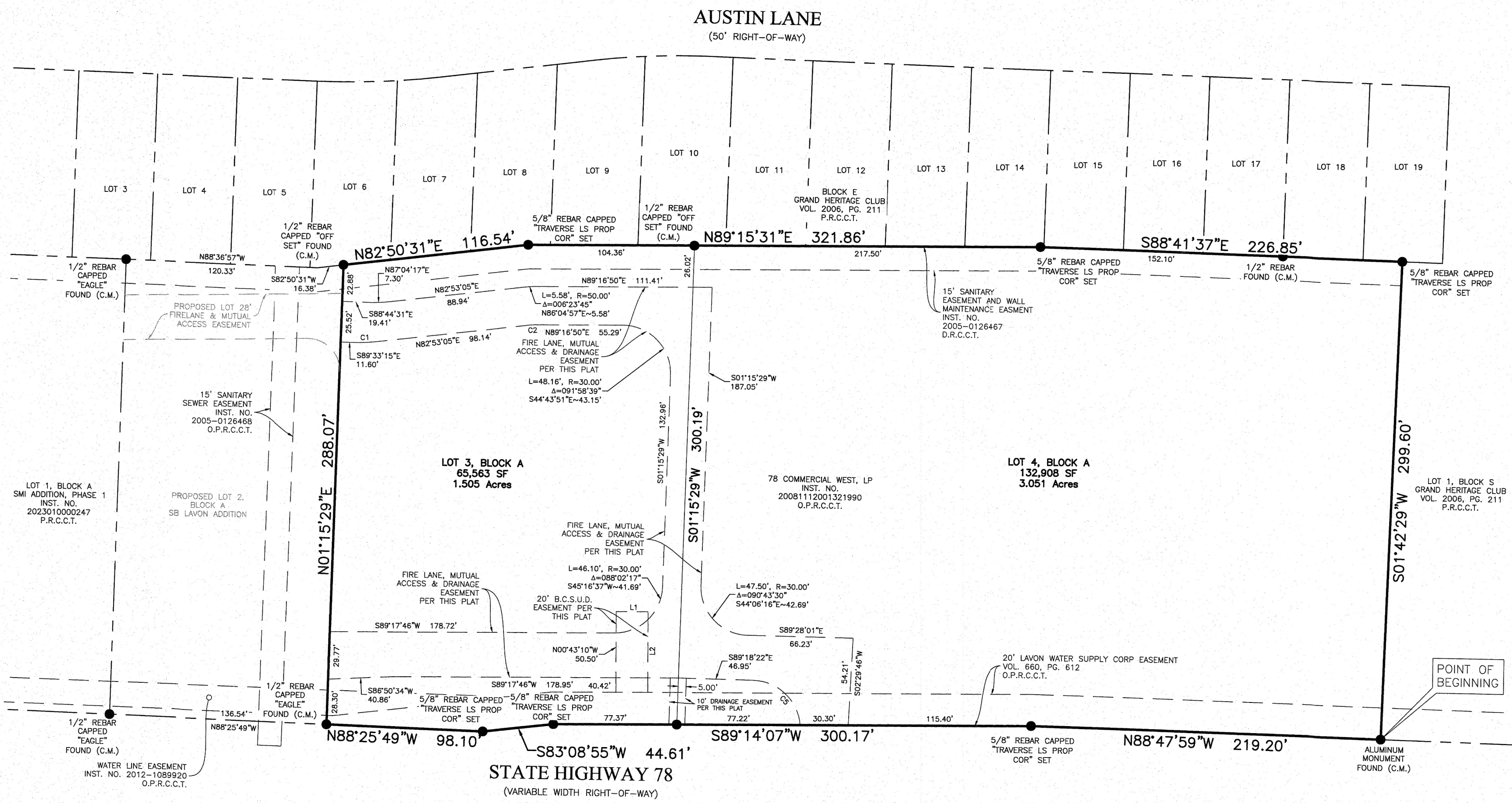
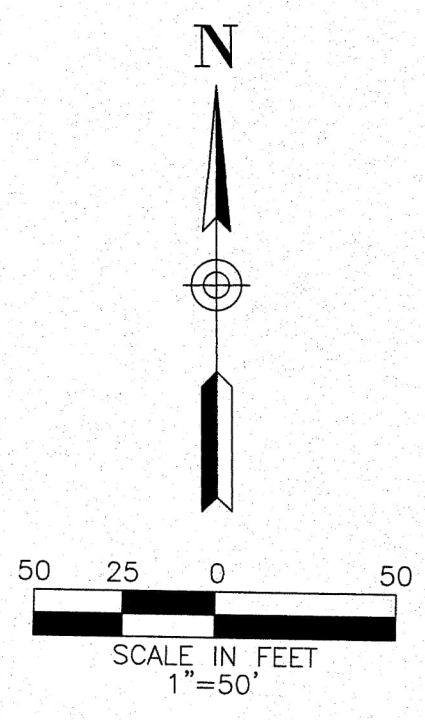
Signature: [Signature]
City Secretary, City of Lavon, Texas

FINAL PLAT
LOT 3 AND 4, BLOCK A
SB LAVON ADDITION
BEING 4.556 ACRES
SITUATED IN THE WILLIAM H. MOORE SURVEY
ABSTRACT NUMBER 638
CITY OF LAVON, COLLIN COUNTY, TEXAS
FEBRUARY 2024



Lot Table:
Lot 3:
Proposed Use: Commercial
65,563 Square Feet
1.505 Acres
Lot 4:
Proposed Use: Commercial
132,908 Square Feet
3.051 Acres

VICINITY MAP
NOT TO SCALE



- GENERAL NOTES
- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Allterra RTK Network and adjusted to surface using a scale factor of 1.00015271
 - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
 - The purpose of this plat is to create two recorded lots out of a tract of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:
That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

Signature: David F. McCullah
David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023



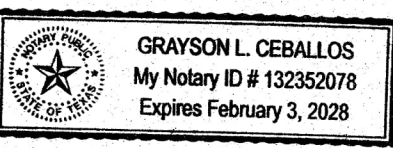
DATE: 5-22-2024

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

Given under my hand and seal of office this 22nd day of May, 2024

Signature: [Signature]
Notary Public in and for the State of Texas



FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48085C0440J, dated June 02, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

CERTIFICATE OF APPROVAL:

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

- All water systems are owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon or Bear Creek Special Utility District, forever the purposes indicated on the plat.
- The City of Lavon and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and City of Lavon and Bear Creek Special Utility District.
- The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance or efficiency of their respective systems in the easements.
- The City of Lavon, Bear Creek Special Utility District, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertained to Bear Creek Special Utility District shall also review and approve.

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

Executed this 31st day of May, 2024

Signature: Camille Reagan
Name / Title: Camille Reagan / General Manager

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 06/03/2024 09:17 AM
PLAT BOOK: 2024 PAGE: 519 - 519
NUMBER OF PAGES: 1 AMOUNT: \$50.25
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: [Signature] DEPUTY

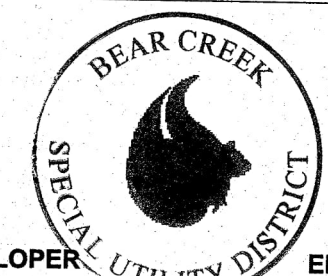


CERTIFICATE OF APPROVAL:
Certificate of Approval by Bear Creek Special Utility District.

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

Signature: Camille Reagan
Bear Creek SUD, Lavon, Texas
Date: May 29, 2024

Signature: Camille Reagan / General Manager
Name / Title

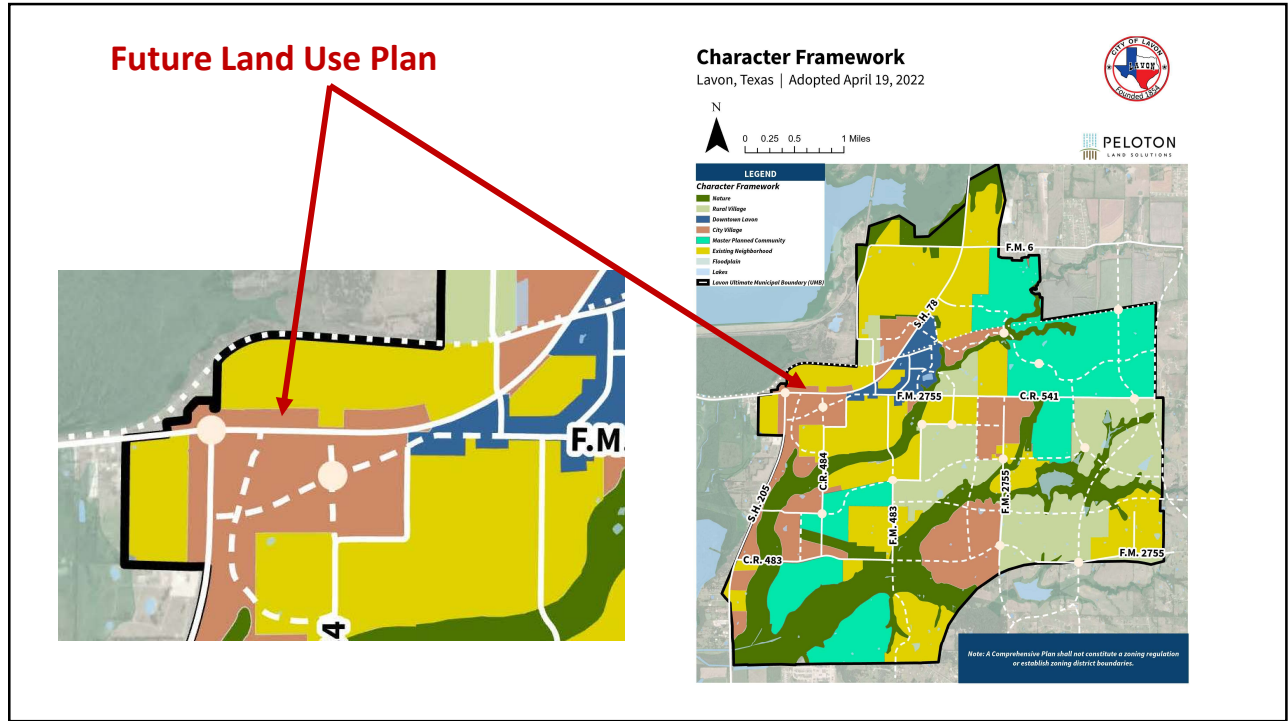


OWNER/DEVELOPER:
78 Commercial West, LP
1601 Elm Street
Dallas, Texas 75201

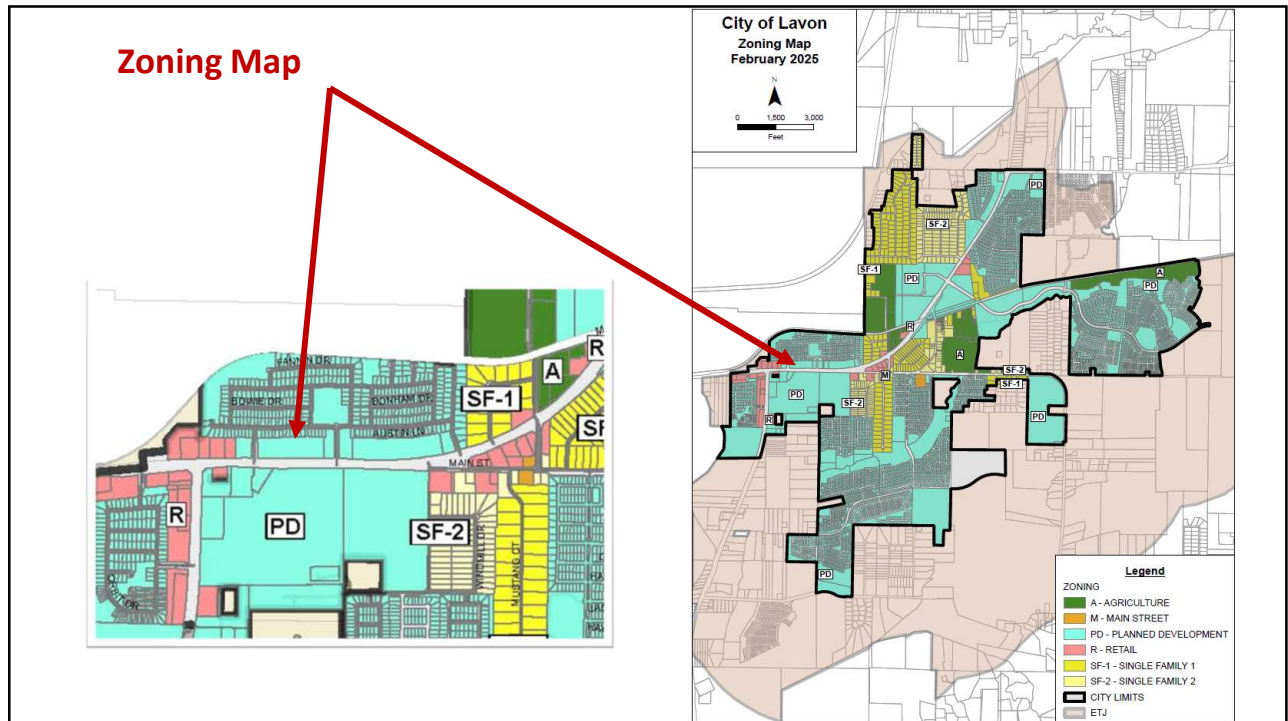
ENGINEER:
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631
Surveying | Construction Staking | Platting
Date: 2024.02.23 Project No.: TR-89-24



24



25

CITY OF LAVON
ORDINANCE NO. 2025-10-05

Amendment to GH Planned Development – 845 S. SH 78

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE ARTICLE 9.03 “ZONING ORDINANCE” TO AMEND ORDINANCE NO. 2004-09-05, AS AMENDED, THAT ESTABLISHED THE PLANNED DEVELOPMENT DISTRICT REGULATIONS FOR THE COMMERCIAL PLANNING AREA IN THE GRAND HERITAGE DEVELOPMENT PROJECT, TO AMEND ARTICLE III. “DEVELOPMENT STANDARDS”, SECTION 3.9 “OFF-STREET PARKING REQUIREMENTS” TO ADD A USE AND SPACE REQUIREMENT FOR A “RESTAURANT WITH NO DINE-IN SERVICE OF 1:200” FOR THE PROPERTY AT 845 S. SH 78, LOT 3, BLOCK A OF THE SB LAVON ADDITION ON 1.505 ACRES OF LAND NORTHEAST OF THE INTERSECTION OF SH 78 AND BURLESON DR., LAVON, COLLIN COUNTY, TX; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

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

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

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

WHEREAS, owners of the Property have submitted an application to amend Article 9.03 “Zoning Ordinance” to amend Ordinance No. 2004-09-05, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. “Development Standards”, Section 3.9 “Off-Street Parking Requirements” to add a Use and Space Requirement for a “Restaurant With No Dine-In Service of 1:200” for the property at 845 S. SH 78, Lot 3, Block A of the SB Lavon Addition on 1.505 acres of land northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, TX, as described in **Exhibit “A”** and depicted in **Exhibit “B”** (the “**Property**”); and

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

WHEREAS, the Zoning Ordinance incorporates design standards and building materials standards that are applicable to commercial structures, and such standards substantially further the preservation of property values and the promotion of economic development within the City, establish the character of

community development, and embody architecturally and, in some contexts, culturally significant features of continuing duration; and

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

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

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

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

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended in Article 9.03 "Zoning Ordinance" to amend Ordinance No. 2004-09-05, as amended, that established the Planned Development District regulations for the Commercial Planning Area in the Grand Heritage development project, to amend Article III. "Development Standards", Section 3.9 "Off-Street Parking Requirements" to add a Use and Space Requirement for a "Restaurant With No Dine-In Service of 1:200" for the property at 845 S. SH 78, Lot 3, Block A of the SB Lavon Addition on 1.505 acres of land northeast of the intersection of SH 78 and Burseson Dr., Lavon, Collin County, TX.

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

SECTION 5. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

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

SECTION 8. Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

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

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

ORDINANCE NO. 2025-10-05

EXHIBIT "A" - DESCRIPTION

Being 1.505 acres on Lot 3, Block A of the Lot 3 and 4, Block A SB Lavon Addition, described as:

WHEREAS 78 Commercial West, LP are the owners of a 4.556 acre tract of land within the William H. Moore Survey, Abstract Number 638, being a portion of a tract of land described to 78 Commercial West, LP by deed recorded in Instrument Number 20081112001321990, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum monument found for the southeast corner of the hereindescribed tract, same being the southwest corner of Lot 1, Block S of Grand Heritage Club, an addition to the City of Lavon as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas and lying on the north right-of-way line of State Highway 78 (Variable Width right-of-way);

THENCE North 88 degrees 47 minutes 59 seconds West, with the north line of said State Highway 78, a distance of 219.20 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 89 degrees 14 minutes 07 seconds West, with the north right-of-way line of said State Highway 78, a distance of 300.17 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 83 degrees 08 minutes 55 seconds West, with the north line of said State Highway 78, a distance of 44.61 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 88 degrees 25 minutes 49 seconds West, with the north line of said State Highway 78, a distance of 98.10 feet to a 1/2 inch rebar capped "EAGLE" found for the southeast corner of Lot 2, Block A of SB Lavon Addition, an addition to the City of Lavon, as recorded in _____, Plat Records, Collin County, Texas;

THENCE North 01 degrees 15 minutes 29 seconds East, departing the north right-of-way line of said State Highway 78, with the east line of said Lot 2, a distance of 288.07 feet to a point for corner, said point being the northeast corner of Lot 2, same being a point on the south line of Block E of Grand Heritage Club, an addition to the City of Lavon, as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas from which a 1/2 inch rebar found on line is stamped "OFF SET";

THENCE North 82 degrees 50 minutes 31 seconds East, with the south line of said Block E, a distance of 116.54 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

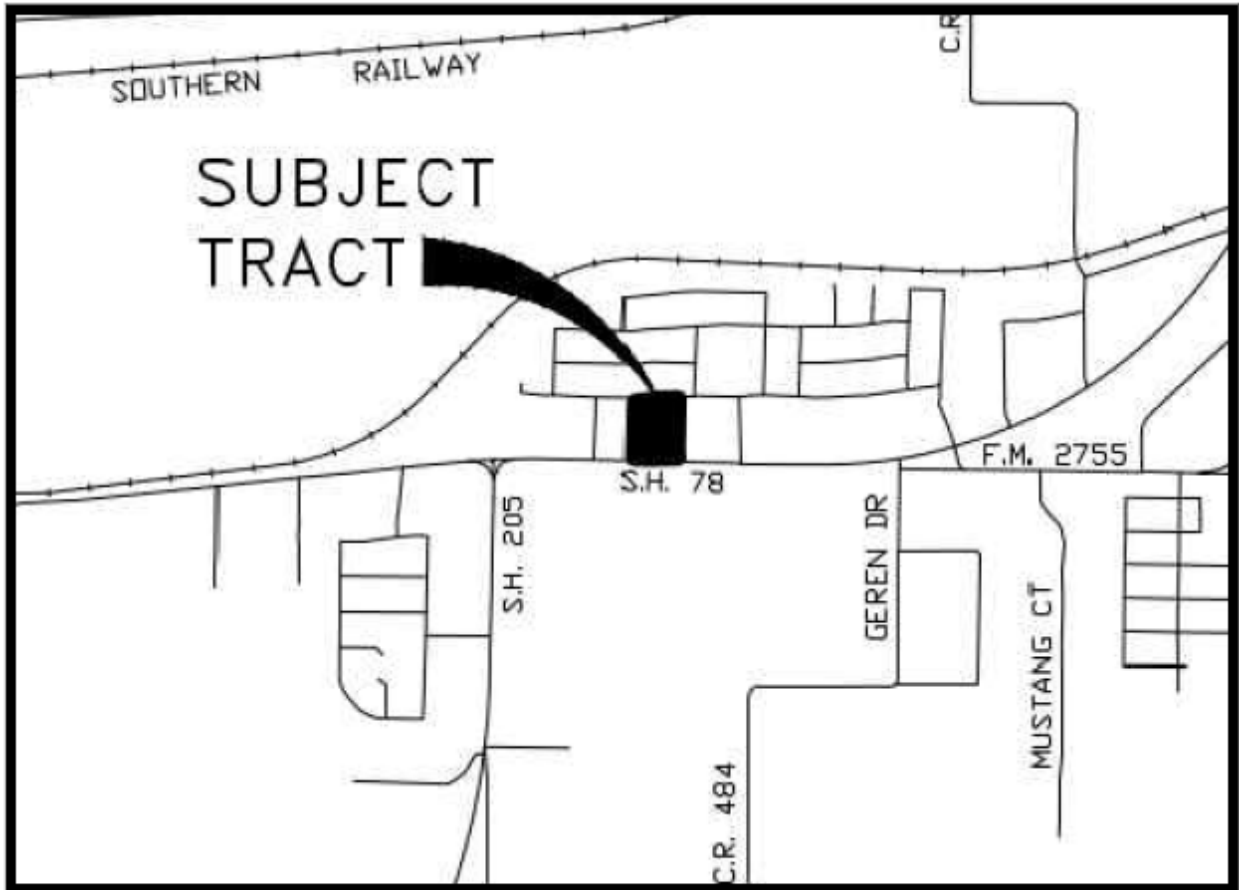
THENCE North 89 degrees 15 minutes 31 seconds East, with the south line of said Block E, passing a 1/2 inch rebar capped "OFF SET" at a distance of 104.36 feet and continuing a total distance of 321.86 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 88 degrees 41 minutes 37 seconds East, with the south line of said Block E, passing a 1/2 inch rebar for the southeast corner of Lot 17, same being the southwest corner of Lot 18 at a distance of 152.10 feet and continuing a total distance of 226.85 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 01 degrees 42 minutes 29 seconds West, departing the south line of said Block E, with the west line of said Lot 1, a distance of 299.60 feet to THE POINT OF BEGINNING and containing 198,471 square feet or 4.556 acres of land, more or less.

ORDINANCE NO. 2025-10-05

EXHIBIT "B" - DEPICTION



VICINITY MAP

N.T.S.



CITY OF LAVON Agenda Brief

MEETING: October 7, 2025

ITEM: 7 - D

Item:

Public hearing, discussion and action regarding an application for a conditional use permit to remove existing accessory structure(s) and construct a 1,650 sq ft accessory structure that is 670 square feet greater than permitted at 440 Geren Dr. on Lot 11, Block A of the Windmill Estates Phase 1 Addition, City of Lavon, Texas, (CCAD Property ID 2132301).

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

Background:

Application Information

Owner(s): Michael J. Burke

Applicant: Michael J. Burke

Location: 440 Geren Dr.

Description: Windmill Estates, Ph. 1, Block A, Lot 11
Lavon, Collin County, TX; CCAD Property ID 2132301

Current Zoning: Single Family -2 (SF 2)

Request: Conditional Use Permit – Accessory Structure - Area

Request Details

The applicant is seeking approval of a conditional use permit (CUP) for an accessory structure that does not conform to the provisions of Section 9.03.083 (b) (2)(A) Accessory Structures and Improvements of the Zoning Ordinance – Lot Coverage that permits a maximum combined floor area of all accessory structures at the subject property of 980 square feet (sq ft) on the property. The property is approximately 0.52-acres in area.

The applicant proposes to remove an existing accessory structure and construct a new accessory structure that is 1,650 sq ft in area which is 670 sq ft greater than permitted. The structure is proposed to be metal and 20' in height.

Code Excerpts:

CITY OF LAVON – ZONING ORDINANCE

9.03.083 ACCESSORY STRUCTURES AND IMPROVEMENTS

(2) Lot coverage:

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

Accessory structures of this size and style construction are relatively common in the city.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT TO REMOVE EXISTING ACCESSORY STRUCTURE(S) AND CONSTRUCT A 1,650 SQ FT ACCESSORY STRUCTURE THAT IS 670 SQUARE FEET GREATER THAN PERMITTED AT 440 GEREN DR. ON LOT 11, BLOCK A OF THE WINDMILL ESTATES PHASE 1 ADDITION, CITY OF LAVON, TEXAS.

MOTION MADE: NABORS

SECONDED: VALLEJO

APPROVED: UNANIMOUS (Absent: McClendon, Clifton)

Staff Notes:

The required public hearing notice was published in the newspaper and on the website and thirteen (13) notices were provided to the owners of property located within 200 feet of the proposed site. No notices were returned in favor or in opposition to the proposed application.

Attachments:

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



CITY OF LAVON

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

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

Michael J. Burke 08/25/2025
Applicant Name Date

Owner 214-7148056
Representative, Agent or Owner Phone

Self mburketurbine@gmail.com
Company Email address

440 Geren Dr Lavon, TX 75166
Street City, State, Zip


440 Geren Dr, Lavon, TX 75166
Address and Location of Property

Residence
Legal Description of Property

Existing Zoning: Residential

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

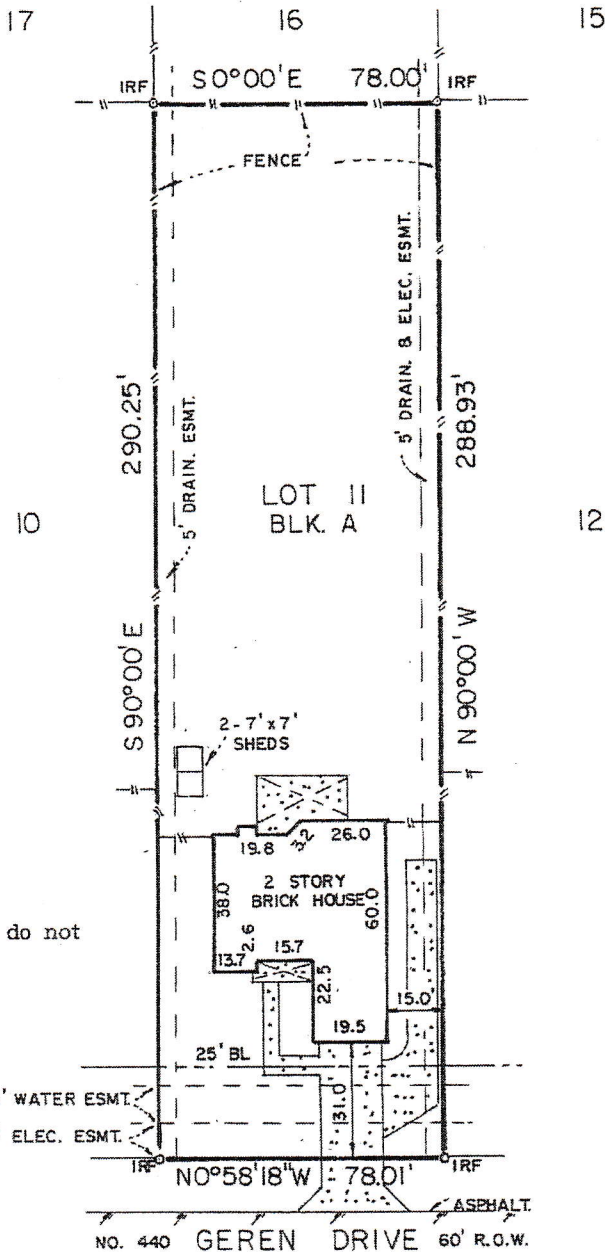
Looking to build a 30x40 metal building with a 15x30 extension for RV parking along the LH side. This will make a 30x55 roof coverage on the back side of the yard near the fence. Building will Be gray like the trim of the house and will have a black trim like the gutters on the house. The existing shed will go away once the new building is finished. We have received initial feedback to redesign the septic to account for the added building from Collin County Septic Design.

Signature of Applicant or Representative: 

For Office Use Only

Date Received: _____ Date Paid: _____ Fee Paid: _____

Next P & Z Meeting: _____ Next City Council Meeting: _____



The following esmts. do not affect this Lot:
 v. 510, p. 327
 cc#93-0073677

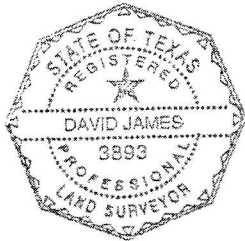
The survey is hereby accepted with the discrepancies, conflicts, or shortages in area of boundary lines, encroachments, protrusions, or overlapping of improvements shown.
 x *[Signature]*
 x *[Signature]*

LEGAL DESCRIPTION

Being Lot 11, in Block A, of WINDMILL ESTATES, PHASE I, an Addition to the City of Lavon, Collin County, Texas, according to the Map thereof recorded in Volume N, Page 542, of the Map Records of Collin County, Texas.

440 Geren Drive

DJ DAVID JAMES LAND SURVEYORS
 ROCKWALL, TEXAS
 214-546-6911

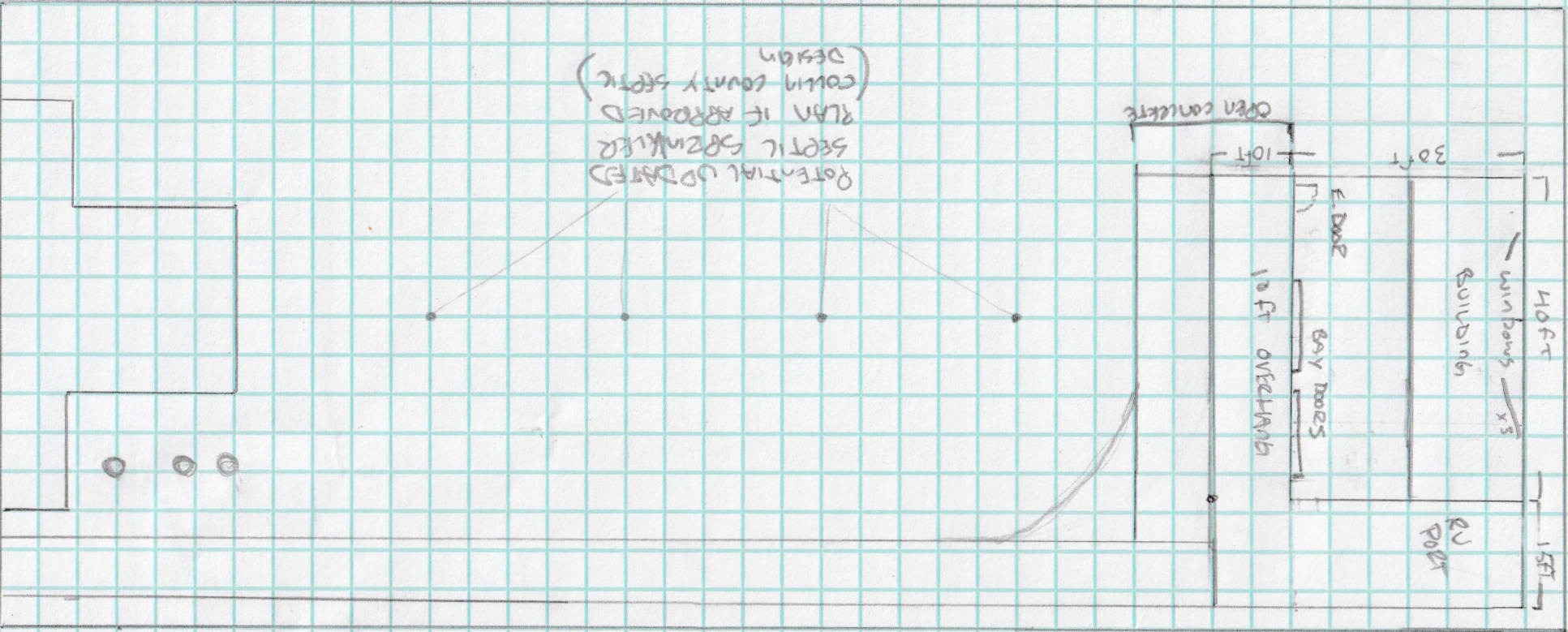


DATE July 20, 2010
 SCALE 1"=40'
 DRAWN BY DJ

Zone X is not a flood hazard area
 Subject Property is located in Zone X according to the Federal Insurance Administration national flood insurance program Flood Insurance Rate Map Community Panel Number 48085C 0265G
 Effective 1-19-96
 G.F. NO 10R21174 NG4
 J.O. NO 7-14-10
 BUYER Romero

The undersigned does hereby certify that the foregoing plat correctly represents an accurate survey made on the ground and there are no visible conflicts, encroachments, overlapping of improvements or easements except as shown; this plat correctly represents the boundaries as found or located on the ground with respect to the recorded references shown and the area, if shown, correctly represents the area enclosed by said boundaries. This property has access to and from a dedicated roadway.

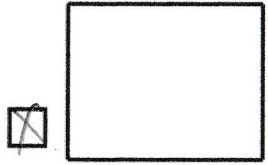
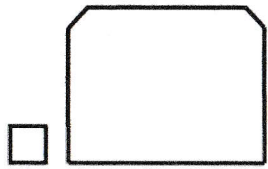
5-29-19
 X *[Signature]*



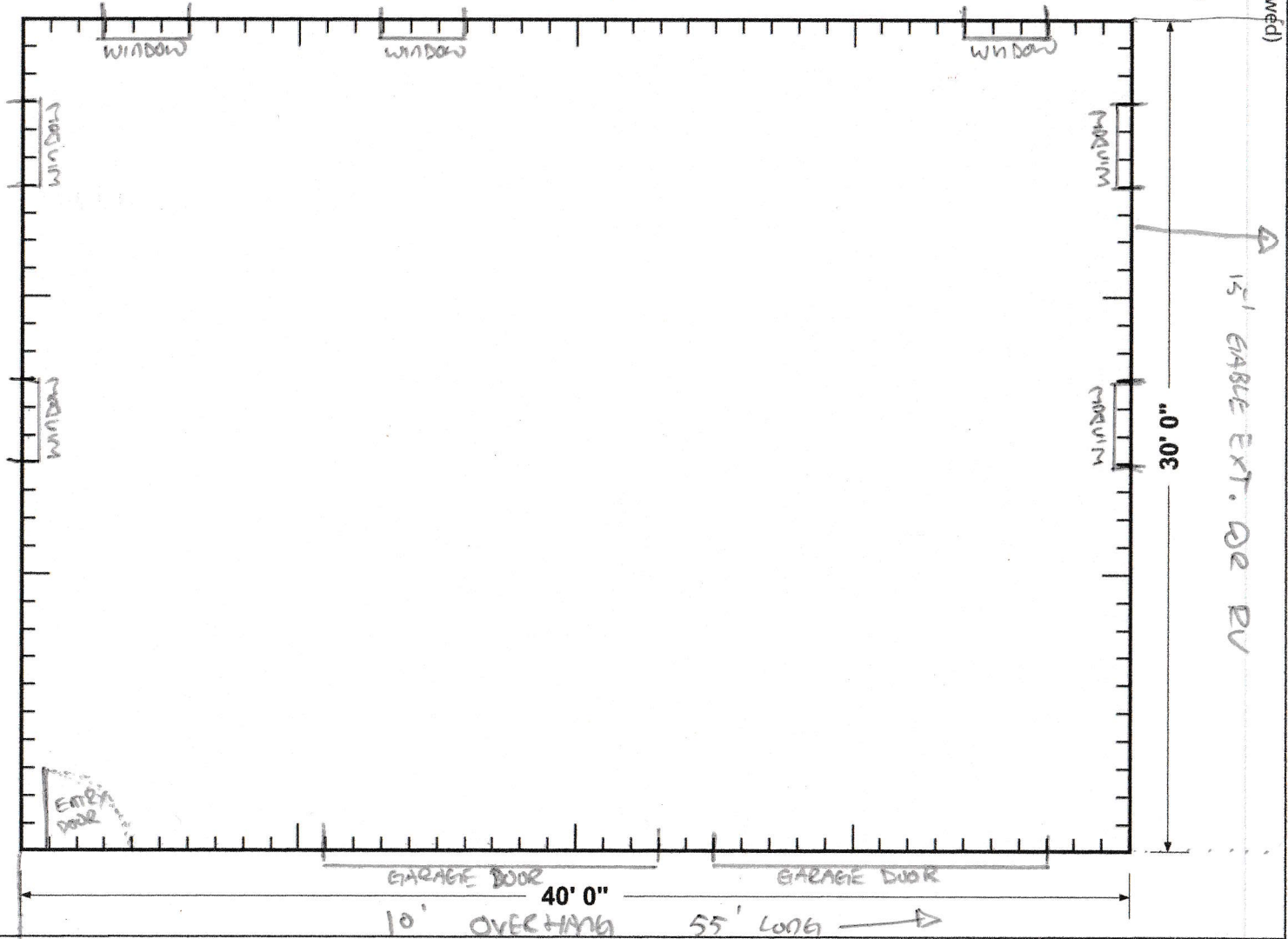
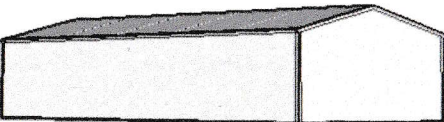
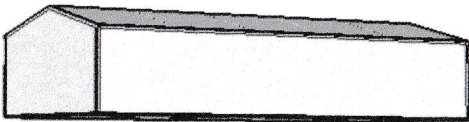
Mark All Door & Window Locations and Return to Gober Post Frame

(Overhead Doors can go on any wall but must be 1' from corner and 1' between doors)

(Walkin Doors may be placed any place in the walls and in the corners)



Check Which Overhead Door Framing Option that you would prefer

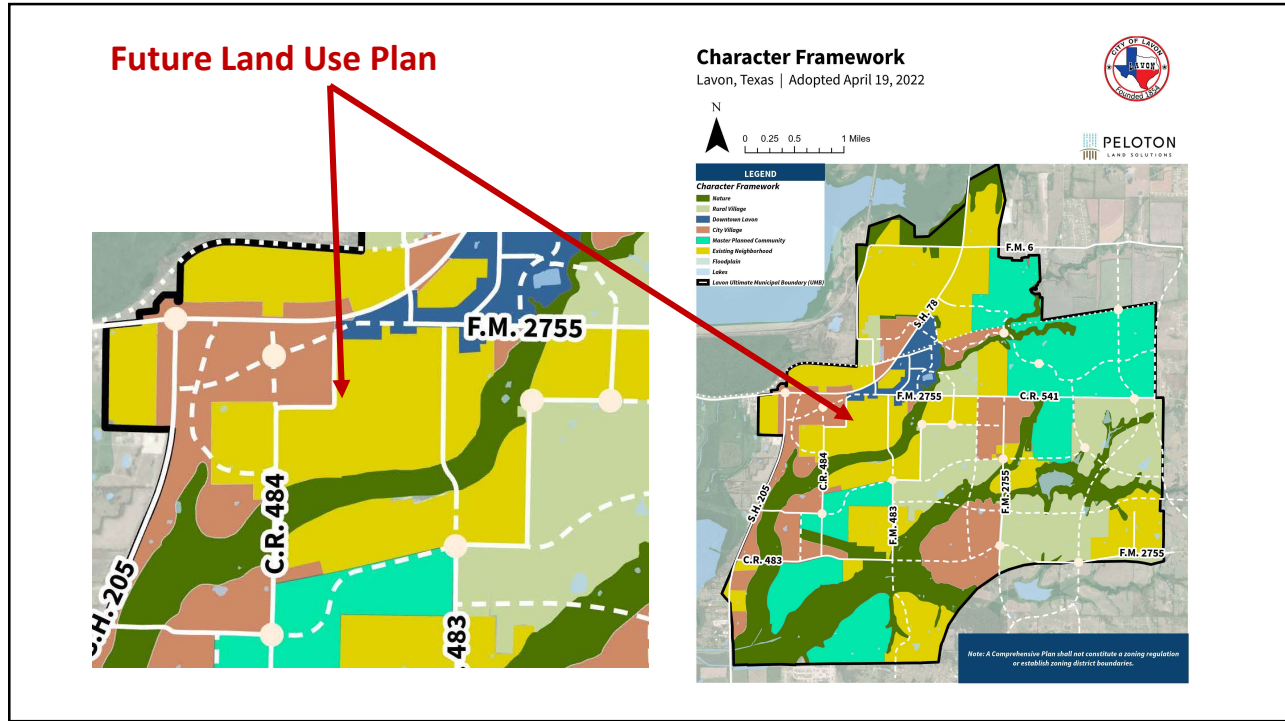


30'x40'

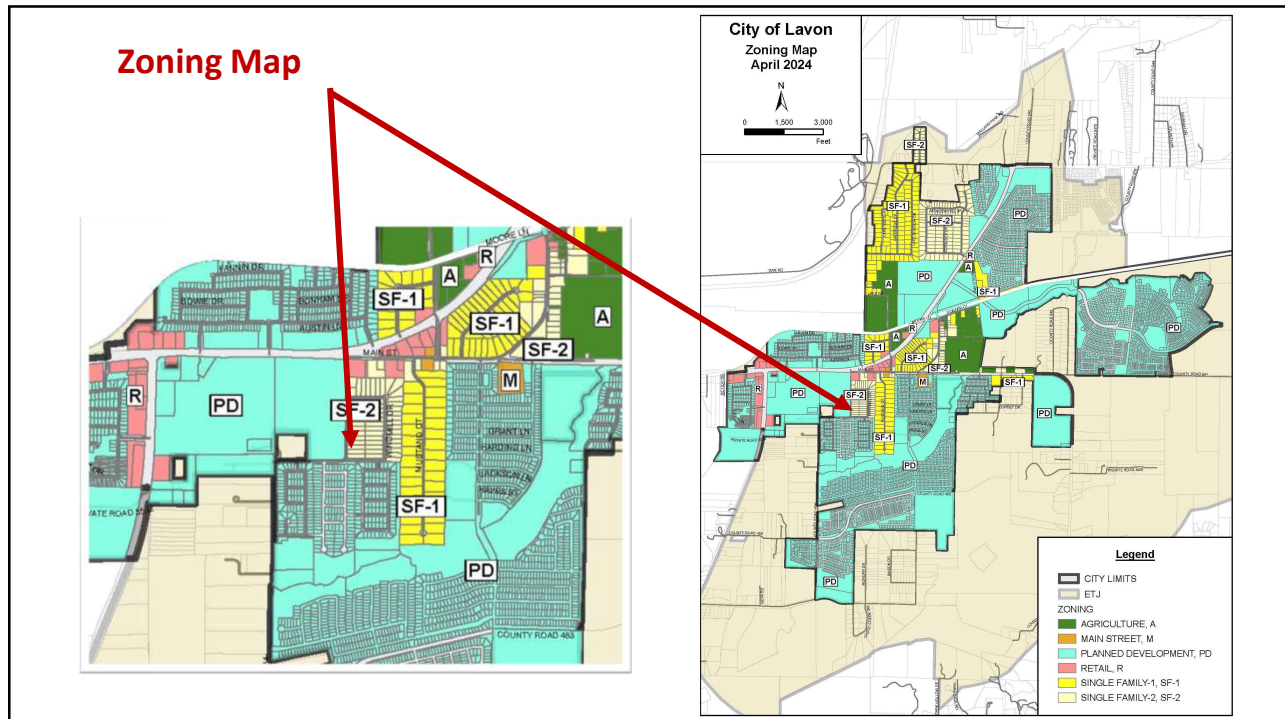
Gober Post Frame Buildings
12612 Old Hwy 99
Seminole, Ok. 74868
405-595-0770 Phone
405-382-3732 Fax
www.goberconstruction.com

Drawn With :
Google Scketchup 8
Google Layout 3
Draftsman: Jeff Lewis

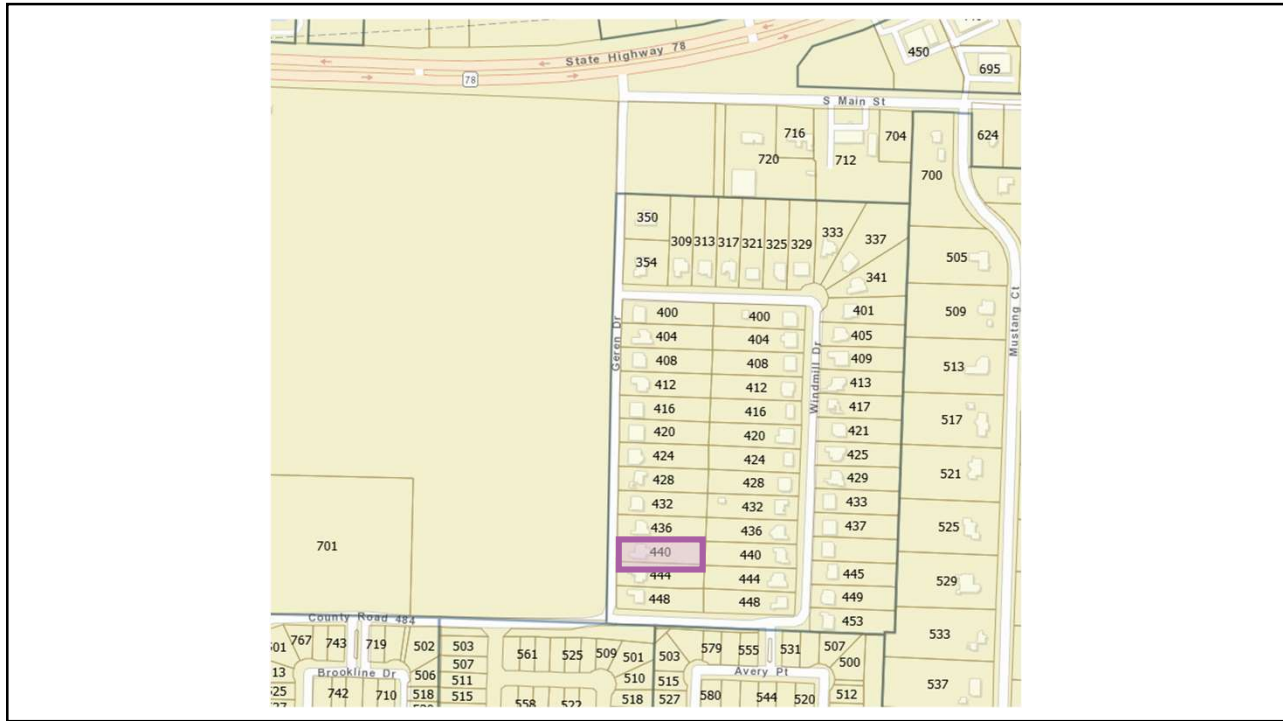




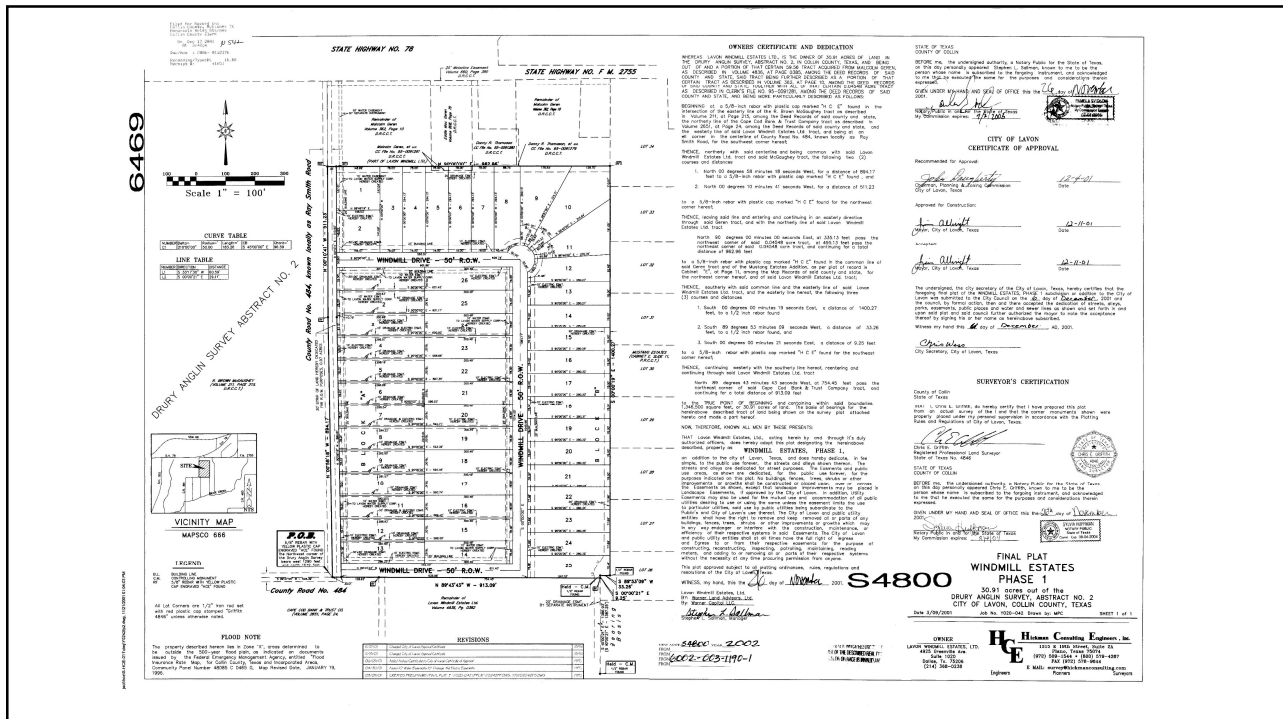
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CITY OF LAVON
ORDINANCE NO. 2025-10-06

Conditional Use Permit – Accessory Structure – 440 Geren Dr.

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, APPROVING AND GRANTING A CONDITIONAL USE PERMIT FOR REMOVAL OF EXISTING ACCESSORY STRUCTURE(S) AND CONSTRUCTION OF A 1,650 SQ FT ACCESSORY STRUCTURE THAT IS 670 SQUARE FEET GREATER THAN PERMITTED AT 440 GEREN DR. ON LOT 11, BLOCK A OF THE WINDMILL ESTATES PHASE 1 ADDITION, CITY OF LAVON, TEXAS; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

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

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

WHEREAS, owners of the Property have submitted an application for a conditional use permit for removal of existing accessory structure(s) and construction of a 1,650 sq ft accessory structure that is 670 square feet greater than permitted at 440 Geren Dr. on Lot 11, Block A of the Windmill Estates Phase 1 Addition, City of Lavon, Texas, as described in **Exhibit “A”** and depicted in **Exhibit “B”** (the “**Property**”); and

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

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

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

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

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

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended by approval of a conditional use permit for removal of existing accessory structure(s) and construction of a 1,650 sq ft accessory structure that is 670 square feet greater than permitted at 440 Geren Dr. on Lot 11, Block A of the Windmill Estates Phase 1 Addition, City of Lavon, Texas.

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

SECTION 5. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

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

SECTION 8. Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

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

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

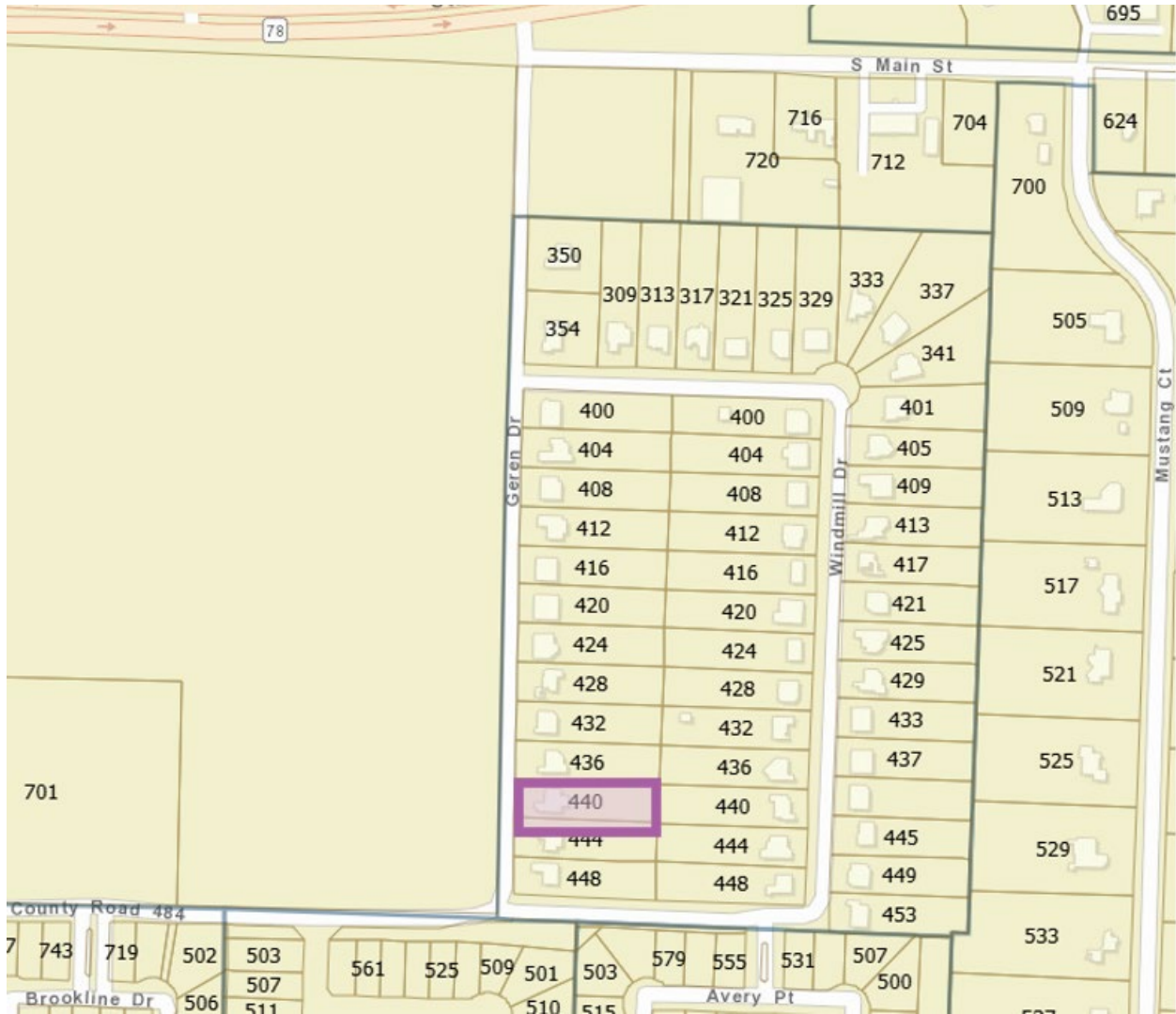
ORDINANCE NO. 2025-10-06

EXHIBIT "A" - DESCRIPTION

Being Lot 11, in Block A, of WINDMILL ESTATES, PHASE I, an Addition to the City of Lavon, Collin County, Texas, according to the Map thereof recorded in Volume N, Page 542, of the Map Records of Collin County, Texas.

ORDINANCE NO. 2025-10-06

EXHIBIT "B" - DEPICTION





CITY OF LAVON Agenda Brief

MEETING: October 7, 2025

ITEM: 7 - E

Item:

Discussion and action regarding Resolution No. 2025-10-03 approving and authorizing execution of a professional services reimbursement agreement with Bear Creek Commercial Properties, LP for professional services relating to the review and development of a proposed project and financing matters for approximately 110.5 acres of land located southeast of the intersection of SH 205 and SH 78.

Background:

Bear Creek Commercial Properties, LP, owner of approximately 110 acres southeast of the intersection of SH 205 and SH 78, approached the City to discuss zoning and development of the property. The property is presently zoned Planned Development (PD) pursuant to Ordinance No. 2004-09-05 that established the planned development regulations for the Grand Heritage development project.

The City will incur expenses during the process associated with professional services, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, and special consultant fees, such fees being typically born by the applicants when the project complexity warrants.

Financial Implication:

The reimbursement reduces the resources needed from the general funds of the City to fund the review and professional services.

Staff Notes:

The City Attorney has reviewed the proposed agreement and approval is recommended.

Attachment: Proposed Resolution and Agreement

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-10-03

Bear Creek Commercial - PSA Reimbursement

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF A PROFESSIONAL SERVICES REIMBURSEMENT AGREEMENT WITH BEAR CREEK COMMERCIAL PROPERTIES, LP FOR PROFESSIONAL SERVICES RELATING TO THE REVIEW AND DEVELOPMENT OF A PROPOSED PROJECT AND FINANCING MATTERS FOR APPROXIMATELY 110.5 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Bear Creek Commercial Properties, LP, owner of approximately 110 acres southeast of the intersection of SH 205 and SH 78, approached the City to discuss zoning and development of the property; and

WHEREAS, the City will incur expenses during the development process associated with professional services, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, and special consultant fees; and

WHEREAS, the City Council has considered and determined that approval of an agreement for the developer to reimburse the costs of such professional services and expenses are in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the execution of a of a professional services reimbursement agreement with Bear Creek Commercial Properties, LP for professional services relating to the review and development of a proposed project and financing matters for approximately 110.5 acres of land located southeast of the intersection of SH 205 and SH 78, attached hereto and incorporated herein as Exhibit "A".

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2025-10-03

EXHIBIT A

**PROFESSIONAL SERVICES
REIMBURSEMENT AGREEMENT**

This Professional Services Reimbursement Agreement (this “Agreement”) is made and entered into as of _____ (the “Effective Date”), by and between the City of Lavon (“City”) and Bear Creek Commercial Properties, LP, a Texas limited partnership (“Developer”), herein collectively referred to as (“Party” or “Parties”).

RECITALS

WHEREAS, Developer intends to develop or cause to be developed approximately 110.5 acres of real property located in the City’s corporate limits, being more particularly depicted in Exhibit A attached hereto (the “Property”);

WHEREAS, Developer intends to develop a high-quality mixed-use development on the Property;

WHEREAS, the City and the Developer have no existing development agreement or other agreement between them with respect to the development of the Property or use of a special district to finance costs of public improvements necessary for the development of the Property;

WHEREAS, the Parties have determined that the financing of a portion of the costs of the public improvements necessary for the development of the Property may be achieved by means of Chapter 380 Sales Tax Incentives and/or through creation of a tax increment reinvestment zone (“TIRZ”); and

WHEREAS, the Parties recognize that the City has incurred and will continue to incur expenses through the negotiation and preparation of a development agreement between the Parties and covering the Property, preparation of zoning regulations and development plans, and the entire review process for the development, until final completion of the development, including, but not limited to: professional services, legal publications, notices, reproduction of materials, public hearing expenses, recording of documents, engineering fees, attorney fees, planning fees, special consultant fees, and fees for administrative time of City staff (collectively, “City Expenses”); and

WHEREAS, the Parties acknowledge that all of the costs paid by Developer pursuant to the terms of this Agreement shall be considered reimbursable TIRZ costs to the extent such costs are eligible TIRZ costs under the applicable statute.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual benefits and promises contained herein and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties agree as follows:

1. Payment for Professional Services.

- (a) Within fifteen (15) days following the Effective Date, Developer shall deposit \$20,000 with the City for pre-payment of City Expenses (the "Initial Deposit"), except as otherwise provided in Sec. 1(i).
- (b) The City shall hold all of Developer's contributions in a separate fund maintained by the City that may only be used for City Expenses or provide for any separate accounting that may clearly show Developer's contributions and City expenses.
- (c) The City will pay City Expenses out of the amount deposited with the City and keep accounting of all charges for City Expenses incurred, and any unused contributions shall be returned to the Developer within thirty (30) days of the City's payment of the final invoice or the Termination Date pursuant to a termination of this Agreement.
- (d) The City will provide an explanation of amounts paid for City Expenses to Developer with each request for the Developer to remit an additional \$10,000.
- (e) If the balance of funds for City Expenses falls below \$7,500, Developer shall, upon City request, and upon City's delivery of an accounting of all City Expenses to date if requested by Developer, remit an additional amount of not less than \$10,000.
- (f) If the balance of funds for City Expenses is exhausted, Developer shall, upon notice from the City, pay the balance owed in full within fifteen (15) days in addition to the remittance of the additional funds as provided above.
- (g) In the instance that deposits of additional funds are not timely made, the City has no obligation to incur any additional costs and expenses in connection with the development agreement, financing options, municipal service and entitlement matters, or any other City Expenses, until such time that Developer deposits funds sufficient to comply with its obligations pursuant to Section 1(e) of this Agreement. The Parties further agree that in the instance that this Agreement is terminated for any reason before the creation of a TIRZ, the City has no obligation to incur any additional costs and expenses in connection with the development agreement, financing options, municipal service and entitlement matters, or any other City Expenses.
- (h) Failure of Developer to meet its obligations above may result in the suspension or revocation of any active development permits until such obligations are cured within ten (10) days after the City's delivery to the Developer of written notice of failure to meet such obligations.
- (i) In no event shall a City Expense be reimbursed to the City by the Developer.

under this Agreement which has already been paid for by some other method, and in no event shall a City Expense be paid for more than once. But in the event a City Expense is due to the City while this Agreement is in effect, and is not paid by any method outside of this Agreement, the City may seek reimbursement of such City Expense under this Agreement.

2. Termination. This Agreement shall terminate upon the City's approval of a future TIRZ Reimbursement Agreement concerning the Property or may be terminated earlier pursuant to this Section 2. This Agreement may terminate on an earlier date upon Developer's delivery of five (5) calendar days' prior written notice of termination to the City (the "Termination Date"); provided, however fees for City Expenses incurred by the City on or before the Termination Date shall be funded under Section 1. Upon termination of this Agreement for any reason, any balance of the Initial Deposit any balance of any additional payment(s) made by the Developer under this Agreement that exceed the City Expenses incurred as of the Termination Date shall be returned to the Developer within thirty (30) days of the Termination Date. The Parties may extend this Agreement in writing at any time prior to the Termination Date.

3. Entire Agreement. This Agreement contains the entire agreement between the Parties with respect to the transactions contemplated herein.

4. Amendment. This Agreement may only be amended, altered or revoked by written instrument approved by the City Council.

5. Successors and Assigns. Neither the City nor Developer may assign or transfer their interest in the Agreement without prior written consent of the other Party.

6. Notice. Any notice and/or statement required and permitted to be delivered shall be deemed delivered by depositing same in the United States Mail, Certified, with Return Receipt Requested, postage prepaid, addressed to the appropriate Party at the following addresses, or at such other addresses provided by the Parties in writing, or when delivered by email, addressed to the intended recipient at the email address shown below.

City:

Kim Dobbs, City Manager
City of Lavon
P.O. Box 340, 120 School Rd.
Lavon, TX 75166

With a Copy to:

Julie Fort, City Attorney
Messer Fort, PLLC
6371 Preston, Suite 200
Frisco, Texas 75034

Developer:

Bear Creek Commercial Properties, LP
c/o Petro-Hunt, LLC
Attn: Matthew Johnson
2101 Cedar Springs Rd.
Dallas, Texas 75201

With a Copy to:

Winstead PC
Attn: Ross Martin
2728 N. Harwood St., Suite 500
Dallas, Texas 75201

7. Interpretation. Regardless of the actual drafter of this Agreement, this Agreement shall, in the event of any dispute over its meaning or application, be interpreted fairly and reasonably and neither more strongly for or against either Party.

8. Applicable Law. This Agreement is made and shall be construed in accordance with the laws of the State of Texas and venue shall lie in Collin County, Texas.

9. Severability. In the event any portion or provision of this Agreement is illegal, invalid, or unenforceable under present or future law, then and in that event, it is the intention of the Parties hereto that the remainder of this Agreement shall not be affected thereby, and it is also the intention of the Parties to this Agreement that in lieu of each clause or provision that is found to be illegal, invalid or unenforceable, a provision be added to this Agreement which is legal, valid and enforceable and is as similar in terms as possible to the provision found to be illegal, invalid or unenforceable.

10. Counterparts. This Agreement may be executed in multiple counterparts, each of which shall be considered an original, but all of which shall constitute one instrument.

IN WITNESS WHEREOF, the Parties have caused this Agreement to be executed effective as of the Effective Date.

[Signature pages follow]

CITY

City of Lavon, Texas

By: Vicki Sanson, Mayor

ATTEST:

City Secretary

DEVELOPER

Bear Creek Commercial Properties, LP,
a Texas limited partnership

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

By: _____
Carter W. Hunt, Vice President

EXHIBIT A

LEGAL DESCRIPTION
111.676 ACRES

BEING A 111.676 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, AND THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING PART OF A 3.06 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES LP, RECORDED IN COUNTY CLERKS FILE NO. 20070404000453370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 3.005 ACRE TRACT OF LAND CONVEYED AS TRACT 1 AND PART OF A 4.802 ACRE TRACT CONVEYED AS TRACT 2 BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5446, PAGE 3422, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 111.676 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF A 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY CLERK'S FILE NO. 20190705000786750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT, BEING THE SOUTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF STATE HIGHWAY NO. 205 (A VARIABLE WIDTH RIGHT-OF-WAY) AND STATE HIGHWAY NO. 78 (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE, NORTH 46 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 84.55 FEET TO A 1/2" IRON ROD FOUND FOR NORTH CORNER OF SAID CORNER CLIP, BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 10 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.42 FEET;

THENCE, ALONG COMMON LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.43 FEET TO A 1/2" IRON ROD WITH FOUND FOR AN EXTERIOR ELL CORNER OF SAID 3.06 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED TO L&D PROPERTY HOLDINGS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 20210201000208920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 3.06 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.42 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" FOUND FOR COMMON CORNER;

SOUTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.24 FEET TO A 1/2" IRON ROD FOUND FOR COMMON CORNER;

NORTH 01 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 205.22 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND BEING THE SOUTHWEST CORNER OF A 0.0031 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE SAID SOUTH LINE OF STATE HIGHWAY 78, PASSING AT A DISTANCE OF 50.00 FEET THE SOUTHEAST CORNER OF SAID 0.0031 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF 0.0201 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON EAST LINE OF SAID 3.06 ACRE TRACT AND THE WEST LINE OF AFORESAID 3.005 ACRE TRACT AND CONTINUING ALONG SAID SOUTH LINE OF STATE HIGHWAY 78, A TOTAL DISTANCE OF 364.85 FEET TO A POINT FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID 0.0201 ACRE TRACT AND BEING THE COMMON SOUTHWEST CORNER OF 0.1333 ACRE TRACT OF LAND TO THE STATE OF TEXAS DESCRIBED IN COUNTY CLERK'S FILE NO 20121101001398670, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE COMMON EAST LINE OF SAID 3.005 ACRE TRACT AND THE WEST LINE OF AFORESAID 105.568 ACRE TRACT;

THENCE, SOUTH 84 DEGREES 32 MINUTES 05 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 10.85 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR THE NORTHWEST CORNER OF LOT 1, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 1, AN ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT RECORDED IN COUNTY CLERK'S FILE NO. 20181207010005520, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK A, AND OVER AND ACROSS SAID 105.568 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 01 DEGREES 12 MINUTES 51 SECONDS WEST, A DISTANCE OF 91.81 FEET TO A "X" CUT IN CONCRETE FOUND FOR CORNER;

SOUTH 33 DEGREES 15 MINUTES 26 SECONDS WEST, A DISTANCE OF 71.21 FEET TO A "X" CUT IN CONCRETE FOUND FOR CORNER;

SOUTH 01 DEGREES 12 MINUTES 51 SECONDS WEST, A DISTANCE OF 150.33 FEET TO A "X" CUT IN CONCRETE FOUND FOR CORNER;

SOUTH 58 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 109.68 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "TMI" FOUND FOR CORNER;

NORTH 32 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 391.85 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER;

NORTH 01 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER ON THE AFORESAID SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 180.76 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82 DEGREES 47 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 102.25 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER;

THENCE, SOUTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND COMMON NORTH LINE OF SAID 105.568 ACRE TRACT A DISTANCE OF 1903.77 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT LYING IN COUNTY ROAD NO. 484 (A VARIABLE WIDTH RIGHT OF WAY);

THENCE, SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 105.568 ACRE TRACT AND WITH SAID COUNTY ROAD NO 484, A DISTANCE OF 1696.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 105.568 ACRE TRACT;

THENCE, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 105.568 ACRE TRACT AND WITH SAID COUNTY ROAD NO. 484, A DISTANCE OF 647.00 FEET TO A P.K. NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 105.568 ACRE TRACT AND BEING THE COMMON SOUTHEAST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 105.568 ACRE TRACT AND SAID 5.68 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 450.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHEAST CORNER OF SAID 5.68 ACRE TRACT;

NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 550.00 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT;

SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 341.95 FEET TO A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR CORNER SAID POINT BEING THE NORTHEAST CORNER OF 10.00 ACRE TRACT OF LAND CONVEY BY DEED TO CHARLES STANLEY, RECORDED IN VOLUME 775, PAGE 47, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID 105.568 ACRE TRACT AND THE NORTH LINE OF SAID 10.00 ACRE TRACT, PASSING AT A DISTANCE OF 1314.57 FEET A 1/2" IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 10.00 ACRE TRACT AND BEING THE COMMON NORTHEAST CORNER OF LOT 1, OF LAVON BUSINESS PARK, AN ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 20150528010001700, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PASSING AT A DISTANCE OF 1745.24 FEET THE NORTHWEST CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A 2.94 ACRE TRACT OF LAND CONVEYED AS TRACT 2 BY DEED TO DPB INVESTMENTS, LP RECORDED IN COUNTY CLERK'S FILE NO. 2011060000576510, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID COMMON LINES IN ALL A TOTAL DISTANCE OF 2013.46 FEET TO A POINT FOR CORNER ON THE EAST LINE OF AFORESAID STATE HIGHWAY 205 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 32 SECONDS, A RADIUS OF 7075.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.14 FEET;

THENCE, ALONG SAID EAST LINE OF STATE HIGHWAY NO. 205, ALONG THE EAST LINES OF A 0.5683 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, 0.5356 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND AFORESAID 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 1.03 FEET A TXDOT ALUMINUM MONUMENT FOUND, AND CONTINUING ALONG SAID CURVE A TOTAL ARC DISTANCE OF 287.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01 DEGREES 18 MINUTES 34 SECONDS EAST, ALONG THE SAID EAST LINE OF SAID STATE HIGHWAY NO. 205, PASSING AT A DISTANCE OF 367.85 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5683 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.5356 ACRE TRACT, PASSING AT A DISTANCE OF 963.55 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5356 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.2981 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1311.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 113.508 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

1.831 ACRES

BEING A 1.831 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING ALL OF A 1.830 ACRE TRACT OF LAND, CONVEYED AS TRACT 1 TO LAVON SPECIAL UTILITY DISTRICT BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20130712000976760, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 1.831 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2" IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND AT THE NORTHWEST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS, AND BEING A COMMON INTERIOR ELL CORNER OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS:

THENCE, SOUTH 34 DEGREES 42 MINUTES 57 SECONDS WEST, OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 106.45 FEET TO A 1/2" IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 1.830 ACRE TRACT AND THE **POINT OF BEGINNING**;

THENCE, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 200.02 FEET TO POINT FOR CORNER;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 397.36 FEET TO A 1/2" IRON ROD FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 200.00 FEET TO A 1/2" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "USA, INC" FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID 1.830 ACRE TRACT, A DISTANCE OF 400.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.831 ACRES LAND, MORE OR LESS.

LEAVING A **NET AREA OF 111.676 ACRES** OF LAND, MORE OR LESS.



CITY OF LAVON Agenda Brief

MEETING: October 7, 2025

ITEM: 7 - F

Item:

Discussion and action Ordinance No. 2025-10-07 regarding the City of Lavon's Texas Municipal Retirement System benefits providing for (1) an increase to the employee contribution rate; and (2) adopting: (i) annually accruing updated service credits and transfer updated service credits; and (ii) annually accruing annuity increases, also referred to as cost of living adjustments (COLAs) for retirees and their beneficiaries.

Background:

The City of Lavon is a member of the Texas Municipal Retirement System (TMRS). In the most recent legislative session, the Texas Legislature, through House Bill 3161, expanded the employee contribution rate options for the Texas Municipal Retirement System (TMRS) to include 8%.

The City currently participates in TMRS with a contribution rate of 7%. During the budget preparation process, the City Council recognized the importance of competitiveness in employment benefits to the attraction and retention of quality staff and approved adoption of the highest level of benefits offered.

Financial Consideration:

Funding was appropriated in the adopted FY 2025-26 budget. The changes will take effect on November 1, 2026.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance
2) Information regarding the contribution

CITY OF LAVON, TEXAS

ORDINANCE NO. 2025-10-07

TMRS – Contribution Rate and Related

AN ORDINANCE REGARDING THE CITY OF LAVON'S TEXAS MUNICIPAL RETIREMENT SYSTEM BENEFITS PROVIDING FOR (1) AN INCREASE TO THE EMPLOYEE CONTRIBUTION RATE; AND (2) ADOPTING: (i) ANNUALLY ACCRUING UPDATED SERVICE CREDITS AND TRANSFER UPDATED SERVICE CREDITS; AND (ii) ANNUALLY ACCRUING ANNUITY INCREASES, ALSO REFERRED TO AS COST OF LIVING ADJUSTMENTS (COLAS) FOR RETIREES AND THEIR BENEFICIARIES.

Whereas, the City of Lavon, Texas (the "City"), elected to participate in the Texas Municipal Retirement System (the "System" or "TMRS") pursuant to Subtitle G of Title 8, Texas Government Code, as amended (which subtitle is referred to as the "TMRS Act"); and

Whereas, each person who is or becomes an employee of the City on or after the effective date of the City's participation in the System in a position that normally requires services of 1,000 hours or more per year ("Employee") shall be a member of the System ("Member") as a condition of their employment; and

Whereas, House Bill 3161, 89th Texas Legislature, R.S., 2025, amended TMRS Act §855.401(a) to read that each municipality participating in the System shall designate the rate of Member contributions for Employees and shall elect a rate of five, six, seven, or – effective September 1, 2025 – eight percent of the Employees' compensation; and

Whereas, the City Council finds that it is in the public interest (1) to increase the Employee contribution rate contributed to TMRS; (2) in accordance with TMRS Act §853.404 and §854.203(h), to reauthorize annually accruing Updated Service Credits and provide transfer Updated Service Credits; and (3) in accordance with TMRS Act §854.203 and §853.404, to reauthorize annually accruing annuity increases, also referred to as cost of living adjustments ("COLAs") for retirees and their beneficiaries; now:

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

Section 1. Increased Employee Contribution Rate.

(a) The rate of Employee contributions to be made by the City to the System shall be **8%** of the compensation of City Employees who are Members of the System, in accordance with TMRS Act §855.401. The City shall submit a monthly payroll report and deposit the amounts deducted from Employees' compensation to the System in accordance with TMRS Act §855.402.

(b) The increased Employee contribution rate under this Section shall be effective on the first day of the month of November, 2025.

Section 2. Authorization of Annually Accruing Updated Service Credits and Transfer Updated Service Credits.

(a) As authorized by TMRS Act §854.203(h) and §853.404, and on the terms and conditions set out in TMRS Act §§853.401 through 853.404, the City authorizes each Member who on the first day of January of the calendar year immediately preceding the January 1 on which the Updated Service Credits will take effect (i) has current service credit or prior service credit in the System by reason of service to

the City, (ii) has at least 36 months of credited service with the System, and (iii) is a TMRS-contributing Employee of the City, to receive "Updated Service Credit," as that term is defined and calculated in accordance with TMRS Act §853.402.

(b) The City authorizes and provides that each Employee who (i) is eligible for Updated Service Credits under Subsection (a) above, and (ii) who has unforfeited prior service credit and/or current service credit with another System-participating municipality or municipalities by reason of previous employment, shall be credited with Updated Service Credits pursuant to, calculated in accordance with, and subject to adjustment as set forth in TMRS Act §853.601 (also known as "Transfer USC"), both as to the initial grant and all future grants under this Ordinance.

(c) The Updated Service Credit authorized and provided under this Ordinance shall be **100%** of the "base Updated Service Credit" of the TMRS Member calculated as provided in TMRS Act §853.402.

(d) Each Updated Service Credit authorized and provided by this Ordinance shall replace any Updated Service Credit, prior service credit, special prior service credit, or antecedent service credit previously authorized for part of the same service.

(e) The initial Updated Service Credit authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the Board of Trustees ("Board") of the System. Pursuant to TMRS Act §853.404, the authorization and grant of Updated Service Credits in this Section shall be effective on January 1 of each subsequent year, using the same percentage of the "base Updated Service Credit" stated in Subsection (c) in computing Updated Service Credits for each future year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Section 3. Authorization of Annual Increases in Retirement Annuities, or COLAs.

(a) On the terms and conditions set out in TMRS Act §854.203 and §853.404, the City authorizes and provides for payment of the increases described by this Section to the annuities paid to retired City employees and beneficiaries of deceased City retirees (such increases also called COLAs). An annuity increased under this Section replaces any annuity or increased annuity previously granted to the same person.

(b) The amount of the annuity increase under this Section is computed as the sum of the prior service and current service annuities on the effective date of retirement of the person on whose service the annuities are based, multiplied by **70%** of the percentage change in Consumer Price Index for All Urban Consumers, from December of the year immediately preceding the effective date of the person's retirement to the December that is 13 months before the effective date of the increase under this Section.

(c) An increase in an annuity that was reduced because of an option selection is reducible in the same proportion and in the same manner that the original annuity was reduced.

(d) If a computation under this Section does not result in an increase in the amount of an annuity, the amount of the annuity will not be changed under this Section.

(e) The amount by which an increase under this Section exceeds all previously granted increases to an annuitant is an obligation of the City and of its account in the benefit accumulation fund of the System (the "City's BAF").

(f) The initial increase in annuities authorized by this Section shall be effective on January 1 immediately following the year in which this Ordinance is approved, subject to receipt by the System prior to such January 1 and approval by the System's Board. Pursuant to TMRS Act §853.404, an increase in retirement annuities shall be made on January 1 of each subsequent year, provided that, as to such subsequent year, the actuary for the System has made the determination set forth in TMRS Act §853.404(d), until this Ordinance ceases to be in effect as provided in TMRS Act §853.404(e).

Passed and approved _____, 20_____.

ATTEST:

APPROVED:

City Secretary

Mayor

2026 Rates • Lavon

July 2, 2025

Plan Provisions	Current	Option 1
Employee Contribution Rate	7%	8%
City Matching Ratio	2 to 1	2 to 1
Updated Service Credit (USC)	100% (Repeating)	100% (Repeating)
Transfer USC *	Yes	Yes
COLA	70% (Repeating)	70% (Repeating)
Retroactive COLA	Yes	Yes
Retirement Eligibility	20 years	20 years
Vesting	5 years	5 years
Supplemental Death Benefit	Actives + Retirees	Actives + Retirees
Contribution Rates	2026	2026
Normal Cost Rate	12.36%	14.78%
Prior Service Rate	<u>3.96%</u>	<u>5.62%</u>
Retirement Rate	16.32%	20.40%
Supplemental Death Rate	<u>0.21%</u>	<u>0.21%</u>
Total Contribution Rate	16.53%	20.61%
Unfunded Actuarial Liability	\$1,349,499	\$1,990,917
Funded Ratio	74.2%	66.1%
Benefit Increase Amortization Period	20 years	20 years

* As of the December 31, 2024 valuation date, there were 8 employees with service in other TMRS cities eligible for transfer USC.



September 22, 2025

Kim Dobbs
City Administrator
City of Lavon
P.O. Box 340
Lavon, TX 75166-0340

Dear Ms. Dobbs:

We are pleased to enclose a model ordinance for your city to adopt:

**8% Employee Contribution Rate
Effective November 1, 2025
&
100% Updated Service Credit with Transfers
70% Cost of Living Adjustment Increase to Annuitants
Both Annually Repeating
Both Effective January 1, 2026**

When the ordinance becomes effective, the city must begin deducting the new contribution rate from each employee's gross monthly compensation.

By statute, when a city changes its employee contribution rate and the city currently offers Updated Service Credits (USC) and Cost of Living Adjustments (COLA) on an annually repeating basis, the city must readopt these annually repeating provisions. These readoptions are necessary because there are new USC/COLA costs associated with the new provisions. Therefore, the enclosed ordinance includes the city's readoptions of these benefits.

As reflected in the Plan Change Study you previously received, when the employee's contribution rate increases, the city's contribution rate will be **20.61%** starting November 1, 2025. Beginning January 1, 2026, the city's contribution rate will remain at **20.61%**.

Please make sure the ordinance is adopted and signed before the effective date. When the ordinance is adopted, please send a copy to City Services at cityservices@tmrs.com.

If you have any questions about the model ordinance or anything else, please call me at 512-225-3742.

Sincerely,

A handwritten signature in blue ink, appearing to read "Colin Davidson".

Colin Davidson
Director of City and Member Services



CITY OF LAVON Agenda Brief

MEETING: October 7, 2025

ITEM: 7 - G

Item:

Discussion and action regarding Ordinance No. **2025-10-08** to amend Article 4.05 “Signs”, Section 4.05.008 (c) “Approved Signs and Standards – Approved Temporary Signs” to clarify the placement of off-site temporary banner and portable signs; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

Background:

The City of Lavon Sign Code was adopted in 2003 with subsequent minor amendments since. The city attorney is currently conducting research and working on the preparation of an update to the Code.

To address a present question and reduce the requests for variances, a minor amendment is proposed to clarify the placement of off-site temporary banners and portable signs.

Financial Consideration:

There is no impact.

Staff Notes:

The city attorney has reviewed the proposed ordinance and approval is recommended.

Attachments: Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2025-10-08

Amending Chapter 4, Article 4.05, Signs

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING THE PROVISIONS FOR SIGN VARIANCES BY AMENDING THE CITY’S CODE OF ORDINANCES CHAPTER 4, “BUILDING REGULATIONS,” ARTICLE 4.05, “SIGNS,” SECTION 4.05.008 (C) “APPROVED SIGNS AND STANDARDS – APPROVED TEMPORARY SIGNS” TO CLARIFY THE PLACEMENT OF OFF-SITE TEMPORARY BANNER AND PORTABLE SIGNS; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon, Texas (the “City Council”) has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas (“Lavon”) to amend the provisions pertaining to temporary signs; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein; and

WHEREAS, the City Council finds that the adoption of this Ordinance is in the best interest of the City and that the regulations provided herein will promote and provide for the health, safety, and welfare of the City.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. AMENDMENT

Chapter 4, “Building Regulations,” Article 4.05, “Signs,” of the City’s Code of Ordinances is hereby amended by amending Section 4.05.008 (c) to read as follows:

“Sec. 4.05.008 Approved Signs and Standards

(c) Approved Temporary Signs

(1) Banner Signs and Portable Signs. Temporary banner signs and portable signs may be used for advertisement of events, activities, products, or commodities as follows:

(A) Banner signs and portable signs for nonprofit agencies. Off-site and on-site temporary banner signs and portable signs may be used to advertise activities or

events that are sponsored by a nonprofit or governmental agency or group, or an organization functioning in a way that advances the priorities or interests of the city to benefit a program or activity of that agency or group under the following conditions:”

- (ii) No more than one (1) on-site and no more than three (3) off-site banners may be erected for any specific event or activity for a period not exceeding fourteen (14) days

SECTION 3. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication if required by governing law.

SECTION 4. Severability

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION 5. Repealer and Savings

This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of such ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; whether such ordinances are codified or uncodified, and all other provisions of the ordinances of the City, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Any repeal occurring due to this provision shall not abate any pending prosecution or lawsuit and/or prevent any prosecution or lawsuit from being commenced for any violation occurring before the effective date of this Ordinance.

SECTION 6. Open Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code and as required by Chapter 52 of the Texas Local Government Code.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of October 2025.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: October 7, 2025

ITEM: 7 – H

MEETING: September 19, 2025

ITEM: 7 – C

Item:

Discussion regarding the proposed Collin County Emergency Services District No. 1.

Background: *This briefing form was presented on September 19, 2025. This agenda item is a follow up to the prior meeting.*

The purpose of this discussion item is to provide a recap and an update regarding developments relating to the proposed Collin County Emergency Services District No. 1 (ESD) since April 15, 2025 when the City Council voted to consent to the inclusion of the City of Lavon’s extraterritorial jurisdiction (ETJ) in the proposed ESD. The Collin County Commissioners Court conducted a public hearing on July 28, 2025 and ordered an election to be held on November 4, 2025 to confirm creation of the ESD and to authorize the imposition of a property tax to fund the ESD. Collin County’s actions were in response to a petition from Collin County residents for creation of the ESD that was received on February 6, 2025.

On November 4, residents in the unincorporated areas surrounding Lavon and many other Collin County cities will be able to vote for or against the formation of an ESD to fund and coordinate fire and emergency medical services and authorization of a property tax the rate for which is capped by the Texas Constitution at \$0.10 per \$100 valuation.

Collin County provides information about the proposed Emergency Services District on the County’s website here: <https://www.collincountytx.gov/Public-Information/Lists/News/NewsDisp.aspx?ID=357> .

The website specifically states:

“This (*November 4*) election is a direct result of local residents petitioning for the creation of a dedicated Emergency Services District to ensure long-term fire and emergency medical service (EMS) coverage in the unincorporated areas of Collin County. With several cities announcing they will no longer contract with the County for fire protection, the formation of ESD No. 1 is intended to provide a stable, local solution to support emergency services through a voter-approved tax.”

Operational Implications

- Pursuant to interlocal agreements, Collin County has historically contracted with fire departments and cities for the provision of fire services in assigned Fire Districts. The City of Lavon currently provides fire protection services to the City’s Fire District in unincorporated Collin County (map attached) pursuant to a Fire Protection Agreement with Collin County.

- In addition to the Fire Protection Agreement the City of Lavon has with Collin County, the City of Lavon has also entered into fire and EMS agreements to serve the Elevon 1A Municipal Utility District (MUD) and the Collin County MUD No. 5 (Hillstead).
- Many cities, including the City of Lavon, provide emergency medical services (EMS) in the county for which there is no payment from Collin County or from county residents.
- The County Judge indicated in a presentation to cities on January 30, 2025 that if approved, the intention would be for the ESD to continue contracting with city and volunteer fire departments for fire protection services. It was not clear at that time what the intention would be for emergency medical services (EMS).
- If the voters do not approve the formation of the ESD, the City may have to consider discontinuation of the provision of free EMS services to properties in unincorporated areas.
- If the voters do not approve formation of the ESD and the Collin County Commissioners do not adjust funding for provision of the services, the City may have to consider a modification of the fire protection services agreement with Collin County.
- Collin County's Statement of Shared Principles for ESDs (attached) recognizes the existing fire service contracts between cities and MUDs with direction to avoid double taxation for MUD residents.
- In April 2025, the Collin County Fire Chiefs Association adopted a Shared Statement of Principles for Collin County Emergency Services District No. 1, attached.

In 2024, the Lavon Fire Department responded to 1,101 total fire and EMS calls, of which 238 were outside the city limits. Of the 238 calls outside the city limits, 217 or 19.7% were outside the MUDs.

Of the 217 calls for service outside the City and MUDs, 17 (7.8%) calls were for fire, and 200 (92.2%) calls were for EMS or motor vehicle accidents.

Financial Implications

- Collin County reimburses the City \$24,080 annually for providing fire service to unincorporated areas. Additionally, Collin County waives dispatch fees for FDs that respond in unincorporated areas. Due to service related issues, the City Council approved transitioning fire and EMS dispatch services from Collin County to the City of Wylie in FY 25-26. The cost of the transition in the first year is estimated to be approximately \$150,000.
- Based upon the current Fire Department operating budget, the average cost per call is approximately \$2,571. In FY 24, the reimbursement from the County for the fire calls alone was \$1,416 per call. If EMS calls are factored in, the average reimbursement from the County drops to \$111 per call.
- The amount of the proposed ESD property tax rate, while capped at \$0.10 per \$100 valuation, is unknown and will be determined by the ESD Board if created. There is also a potential voter-approved sales tax of up to 2% that could help fund ESD operations.
- If the ESD is approved by voters, the revenue from the ESD property tax rate will not be realized until January 2027. A funding bridge will need to be explored for continued service.

Staff Notes:

Presently, city residents, with their tax dollars, subsidize to some degree fire service outside the city limits and subsidize 100% of EMS services outside the city limits.

The formation of an ESD creates a mechanism where the county residents can pay directly for the services that they receive.

Attachments:

- 1) Fire District Map
- 2) Collin County Statement of Shared Principles for ESDs
- 3) Collin County Fire Chiefs Assoc Statement of Shared Principles for CCESD No. 1

State of Texas § Court Order
Collin County § 2025-216-02-24
Commissioners Court §

Statement of Shared Principles for Emergency Services Districts

In response to the citizen petition calling for the creation of Collin County Emergency Services District No. 1 ("District"), and in the interest of providing transparency and clarity, the Collin County Commissioners Court hereby adopts this Statement of Shared Principles to summarize our guiding values for the District.

1. The District should provide fire and emergency services by contracting with established fire departments.
2. The District should minimize administrative costs to ensure greater investment in fire and emergency services.
3. The District should support existing fire service contracts between municipalities and municipal utility districts.
4. The District should avoid double taxation of residents in municipal utility districts.
5. The District is not able to provide fire and emergency services outside the District. If a city council prevents its extraterritorial jurisdiction (ETJ) from being included in the District (per Texas Health & Safety Code Section 775.014), citizens of the ETJ must then appeal to their city council for fire and emergency services.
6. Collin County is committed to working with municipal and volunteer fire department partners to provide superior fire and emergency services until the District begins operations.

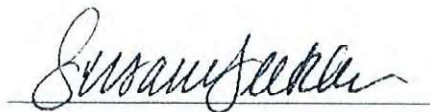
A motion was duly made, seconded, and carried by a majority of the court members in attendant during a regular session on Monday, February 24, 2025.



Chris Hill, County Judge



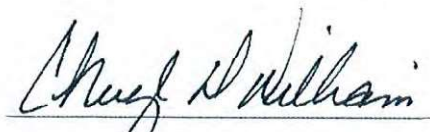
Darrell Hale, Commissioner, Pct 3



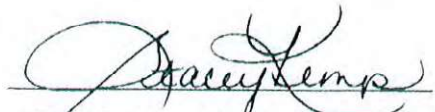
Susan Fletcher, Commissioner, Pct 1



Duncan Webb, Commissioner, Pct 4



Cheryl Williams, Commissioner, Pct 2



ATTEST: Stacey Kemp, County Clerk

**COLLIN COUNTY FIRE CHIEFS ASSOCIATION
STATEMENT OF PRINCIPLES FOR COLLIN COUNTY EMERGENCY SERVICES
DISTRICT NO. 1**

WHEREAS, the Collin County Fire Chiefs Association (CCFCA) is composed of distinguished fire and emergency service leaders dedicated to upholding the highest standards of public safety and emergency response within Collin County; and

WHEREAS, the CCFCA acknowledges the necessity of establishing Collin County Emergency Services District No. 1 (the "District") to enhance fire and emergency medical services in the unincorporated areas of the county; and

WHEREAS, the CCFCA firmly believes that the formation and governance of the District must be guided by principles that promote efficiency, accountability, and the best interests of the community;

NOW, THEREFORE, BE IT RESOLVED that the Collin County Fire Chiefs Association establishes the following principles for the formation and administration of the District:

1. **Contracted Fire and Emergency Medical Services:** The District should not establish an independent Collin County Fire Department. Instead, all fire and emergency medical services should be delivered through contractual agreements with existing fire departments within Collin County to prevent duplication of personnel and resources.
2. **Commitment to High-Quality Services:** The District should prioritize enhancing fire department capabilities while minimizing administrative expenditures. The District should not employ personnel, ensuring that all financial resources are allocated toward its primary objective—providing residents of unincorporated Collin County with the highest fire and EMS response standards following industry benchmarks, including ISO standards.
3. **Board Composition and Expertise:** The District's governance shall be entrusted to a five-member board appointed by the County Commissioners. One of the five board members should be nominated by the CCFCA to ensure operational proficiency and leadership.
4. **Autonomy of Fire Departments:** The District shall not interfere with the operational response matrix of contracted fire departments. Each department shall maintain full autonomy in deploying apparatus and personnel in a manner consistent with its established jurisdictional response protocols.
5. **Equitable Funding Distribution:** Financial resources for fire and emergency medical services should be allocated based on a model that ensures fair and proportional funding to the fire departments providing services within the District.

6. **Initial Financial Structure:** To establish a sustainable and effective emergency services framework, the County should consider implementing the maximum tax rate allowable by law to provide the most effective and efficient level of service. Furthermore, the District should take measures to prevent double taxation of residents within Municipal Utility Districts (MUDs).
7. **Cost Recovery:** Excluding any interlocal agreement, the District shall not impede any municipality, municipal service provider, or associated response agency from implementing and executing cost recovery mechanisms enacted by such municipalities or agencies responding within the county.

NOW, THEREFORE, BE IT FURTHER RESOLVED that the Collin County Fire Chiefs Association remains committed to collaborating with the County Commissioners, emergency service leaders, and community stakeholders to ensure the long-term success and integrity of the District.

ADOPTED this 24th day of April, 2025, by the Collin County Fire Chiefs Association.

Collin County Fire Chiefs Association



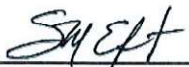
Stuart Blasingame, President



Ted Stephens, Vice President



Chris Lowry, Treasurer



Shaw Eft, Secretary



CITY OF LAVON

Agenda Brief

MEETING: October 7, 2025

ITEM: 7 - I

Item:

Discussion and action regarding Resolution No. 2025-10-04 regarding nominations for the Collin Central Appraisal District Board of Directors.

Background:

In Collin County, the number of votes that a jurisdiction receives for the Collin Central Appraisal District (CCAD) Board of Directors is allocated based upon the tax levy. The state law changed in 2023 regarding the number of Directors elected to the Board of Directors.

The Board of Directors drew lots on January 23, 2025 to determine which Directors would have a three (3) year term, and who would have a one (1) year term.

Directors Richard Grady, Alvin Benton and Veronica Yost all drew a three (3) year term that expires on December 31, 2027. Directors Brian Mantzey and Jerry Tartaglino drew one (1) year terms that expire on December 31, 2025.

The upcoming election will be to select candidates for those two positions that will now begin a four (4) year term which will start January 1, 2026 and expire on December 31, 2029

The Chief Appraiser for the Collin Central Appraisal District (CCAD) notified the City of an opportunity to present nominations for the Board of Directors.

Nominations are due by October 14, 2025.

Once nominations are determined, the election of the Board of Directors will deliver ballots to the voting entities. The completed ballot is due before December 15, 2025.

Financial Implications:

There are no substantive implications known at this time.

Attachments: 1) Correspondence from CCAD



Collin Central Appraisal District

September 4, 2025

To: Collin Central Appraisal District taxing entities

From: Marty Wright, Chief Appraiser

RE: Election of Collin Central Appraisal District Board of Directors

Ladies and Gentlemen,

The purpose of this letter is to provide an overview of the election process, and provide a detailed timeline for each phase for taxing entity appointed Board of Director's members. The process for electing the District's Board of Directors is outlined in the Texas Property Tax Code (TPTC) § 6.03. The deadline dates for the election are statutory and controlled by TPTC § 6.03.

On July 24, 2023, Governor Greg Abbott signed Senate Bill 2 into law which added TPTC § 6.0301. In accordance with the new section, the District's Board of Directors makeup changed significantly. The Legislature increased the total number of directors from five (5) appointed and one non-voting tax assessor-collector director, to nine (9) total directors.

The Board of Directors drew lots on January 23, 2025 to determine which Board of Directors would have a three (3) year term, and who would have a one (1) year term. Directors Richard Grady, Alvin Benton and Veronica Yost all drew a three (3) year term that expires on December 31, 2027. Directors Brian Mantzey and Jerry Tartaglino drew one (1) year terms that expire on December 31, 2025. This election will be to select candidates for those two positions that will now begin a four (4) year term which will start January 1, 2026 and expire on December 31, 2029.

CALENDAR OF EVENTS FOR APPOINTED MEMBERS ON JANUARY 1, 2026

Title of Event: Allocation of Votes

Deadline: Before October 1st, (September 30, 2025)

Action: Calculate the number of votes for each entity and notify the county judge, commissioners of the county, and presiding officers for cities, towns, school districts and college district.

Responsible for Action: Chief Appraiser

Tax Code: 6.03 (e)

Summary of Action: There are 2,000 total votes to be distributed based on tax levy. Each taxing unit's vote allocation is based on their tax levy compared to the grand total levy for all taxing units. Each taxing unit's vote allocation will be delivered to the taxing unit in late-September.

Example: If a taxing unit's tax levy calculates to be 10% of the grand total levy for all taxing units, the taxing unit would be allocated 200 votes.

Title of Event: Nomination of Candidates

Deadline: Before October 15th, (October 14, 2025)

Action: Nominate up to one (1) candidate for each position to be filled on the Board of Directors. Only two (2) of the board positions are included in this election, therefore each taxing unit can nominate a maximum of two (2) candidates.

Responsible for Action: Governing body of each entity and entity's presiding officer.

Tax Code: 6.03 (g)

Summary of Action: A taxing unit's nomination(s) by written Resolution can be submitted at any time, as long as it is received by the Chief Appraiser by end-of-day October 14, 2025. The Resolution must include the name and address of each candidate nominated. To be eligible to serve on the board, an individual must be a resident of the district and must have resided in the district for at least two years immediately preceding the date they take office.

Note: This is the nominations part of the process and the written Resolution associated with this phase of the election should only include nominations of candidates.

Title of Event: Delivery of Ballots

Deadline: Before October 30th, **Deadline for delivery of ballots is end-of-day October 29, 2025.**

Action: Prepare and deliver a ballot listing the candidates whose names were timely submitted by a taxing unit.

Responsible for Action: Chief Appraiser

Tax Code: 6.03 (j)

Summary of Action: The Chief Appraiser will deliver a ballot listing the candidates, with their names sorted alphabetically by surname, to the presiding officer for each taxing unit. Additionally, each ballot will list the taxing unit's name and their vote allocation. The ballots will be mailed the third week of October.

Title of Event: Taxing Units Cast Their Votes

Deadline: Before December 15th, (December 15th falls on a Monday). **Deadline for delivery of voting Resolution, received by the chief appraiser, is end-of-day December 12, 2025.**

Action: Taxing unit determines its votes in public session by Resolution.

Special Action (Tax Code Amendment): Taxing Unit's with 5% or more of the total votes MUST determine their votes by Resolution adopted at the FIRST or SECOND OPEN meeting of the governing body held after the Chief Appraiser delivers the ballot and the Resolution must be submitted to the chief appraiser not later than the THIRD day following the date the Resolution was adopted. Taxing units with 250 or more votes are affected by this Tax Code change.

Responsible for Action: Governing body of each entity and entity's presiding officer.

Tax Code: 6.03 (g), 6.03 (k and k-1 effective 1-1-2022)

Summary of Action: The governing body of each taxing unit entitled to vote shall determine its vote by Resolution. If an entity marks their votes next to the nominees name on the Ballot received from the Chief Appraiser, the marked Ballot must have an accompanying Resolution adopted in a public meeting determining the tax unit's votes. The Resolution adopted in an open meeting of the taxing unit, or a copy of marked Ballot accompanied by the taxing unit's Resolution must be received by the Chief Appraiser by end-of-day December 12, 2025. **Taxing units with 250 or more votes, please refer to the "Special Action (Tax Code Amendment)" section above concerning the deadlines for adopting your Resolution and submitting the Resolution to the Chief Appraiser.**

Title of Event: Election Results

Deadline: Before December 31st, (December 30, 2025)

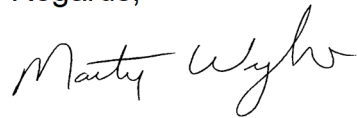
Action: Count the votes and declare the two (2) candidates who receive the largest cumulative vote totals elected to a four-year term, beginning January 1, 2026.

Responsible for Action: Chief Appraiser

Tax Code: 6.03 (k)

Summary of Action: The Chief Appraiser will submit the election results before December 31, 2025 to each taxing unit and to the candidates.

Regards,



Marty Wright, CCA, RPA
Chief Appraiser