



**AGENDA**  
**DECEMBER 2, 2025**  
**LAVON CITY COUNCIL**  
**CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS**  
**REGULAR MEETING**  
**6:30 PM**

*The City Council will convene into a meeting of the Board of Directors of the Tax Increment Reinvestment Zone No. Two (TIRZ No. 2) at 6:30 pm. The City Council meeting will begin immediately upon conclusion of the TIRZ No. 2 Board meeting.*

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**  
*Members may identify community events, functions, and other activities.*
- 4. CITIZENS COMMENTS**  
*Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.)*
- 5. CONSENT AGENDA**  
*Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.*
  - A.** Approve the minutes of the November 18, 2025 meeting.
  - B.** Approve the revised preliminary plat of the Nicholson Ranch Addition, consisting of 1,600 residential lots, 61 open space tracts, and one amenity center lot on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2919101), subject to city engineer and planner final review and approval.
  - C.** Approve the preliminary plat of Lavon Landing Addition on 5.508 acres at 358 N. SH 78, S. M. Rainer Survey, Abstract No.740, Lavon TX (CCAD Property ID 2542827), subject to city engineer and planner final review and approval.
  - D.** Approve Resolution No. **2025-12-01** approving and authorizing the execution of Contract Amendment No. Eighteen (19) to extend the interlocal agreement with Collin County for animal control and animal shelter services for a one (1) year period from October 1, 2025 to September 30, 2026; and providing for an effective date.
- 6. ITEMS FOR CONSIDERATION**
  - A.** Public hearing, discussion, and action regarding an Ordinance of the City Council of the City of Lavon accepting and approving a Service and Assessment Plan and Assessment Rolls for the Elevon Public Improvement District; making a finding of special benefit to the property in the District; levying special assessments against property within the District and establishing a lien on such property; providing for the method of assessment and the payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing penalties and interest on delinquent assessments; providing for severability; and providing an effective date.
    - 1) Presentation of proposed ordinance.
    - 2) **PUBLIC HEARING** to receive comments and objections to proposed assessments.
    - 3) Discussion and action regarding the proposed Ordinance No. **2025-12-01**.

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- B. Discussion and action regarding an Ordinance authorizing the issuance of the “City Of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Improvement Area #3-5 Project)”; approving and authorizing an Indenture Of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Construction, Funding And Acquisition Agreement, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date.
- C. Discussion and action regarding an Ordinance authorizing the issuance of the “City Of Lavon, Texas, Special Assessment Revenue Bonds, Series 2025 (Elevon Public Improvement District Zone 2 Remainder Area Project)”; approving and authorizing an Indenture Of Trust, a Bond Purchase Agreement, a Limited Offering Memorandum, a Continuing Disclosure Agreement, a Construction, Funding And Acquisition Agreement, Agriculture Valuation Waiver and Redemption Agreements, and other agreements and documents in connection therewith; making findings with respect to the issuance of such Bonds; and providing an effective date.
- D. Public hearing, discussion, and action regarding an Ordinance amending the boundaries and project costs of Reinvestment Zone Number Two, City of Lavon; and approving a Reinvestment Zone Number Two, City of Lavon Amended and Restated Final Project and Finance Plan.
  - 1) Presentation of proposed ordinance.
  - 2) **PUBLIC HEARING** to receive comments regarding the proposed ordinance.
  - 3) Discussion and action regarding the proposed Ordinance No. 2025-12-04.
- E. Public hearing, discussion and action regarding an application for a conditional use permit to construct a 1,000 square foot canopy addition to an existing accessory structure that is 1,000 square feet greater than permitted at 980 Lakeridge Drive on Lot 26, Block B of the Lakeridge Meadows Addition (1.48 acres), City of Lavon, Texas, (CCAD Property ID 2092084).
  - 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 No. 2025-12-05.
- F. Discussion and action regarding Resolution No. 2025-12-02 casting three (3) votes to elect Collin Central Appraisal District Board of Directors.
- G. Discussion and action regarding Resolution No. 2025-12-03 approving and authorizing the execution of an Effluent Water Purchase Agreement with Maverick Infrastructure II, LLC for the provision of treated effluent to promote reuse efforts for non-potable uses such as irrigation, construction water, moisture conditioning, pond leveling, cooling, fire suppression, and other approved applications.

**7. 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 551.074, Personnel Matters, to discuss the provision of professional legal services.

**8. RECONVENE FROM EXECUTIVE SESSION**

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

**9. SET FUTURE MEETINGS AND AGENDA**

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

December 16, 2025 – Regular Meeting

**10. 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](http://www.cityoflavon.com) and at City Hall on or before 6:00 PM on November 24, 2025.

*/ Rae Norton /*

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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.



**MINUTES  
NOVEMBER 18, 2025  
LAVON CITY COUNCIL  
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS  
REGULAR MEETING**

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

Absent: TED DILL, PLACE 4

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. **CANVASS OF ELECTION**

Discussion and action regarding Resolution No. 2025-11-02 canvassing the returns, including the returns of early voting ballots cast in connection therewith, and declaring the results of the General Election of the City of Lavon held on November 4, 2025, for the purpose of electing a Mayor and City Council members for Place Nos. 2 and 4 for two-year terms; and providing an effective date.

Mayor Sanson read the canvassing report and election results.

Mayor	Votes Cast
<b>Vicki Sanson</b>	<b>592</b>
Joshua Murray	500
Place Two (2)	Votes Cast
<b>Mike Cook</b>	<b>866</b>
Place Four (4)	Votes Cast
Ted Dill	319
<b>Rachel Dumas</b>	<b>658</b>

**MOTION: APPROVE RESOLUTION NO. 2025-11-02 CANVASSING THE RETURNS, INCLUDING THE RETURNS OF EARLY VOTING BALLOTS CAST IN CONNECTION THEREWITH, AND DECLARING THE RESULTS OF THE GENERAL ELECTION OF THE CITY OF LAVON HELD ON NOVEMBER 4, 2025, FOR THE PURPOSE OF ELECTING A MAYOR AND CITY COUNCIL MEMBERS FOR PLACE NOS. 2 AND 4 FOR TWO-YEAR TERMS; AND PROVIDING AN EFFECTIVE DATE.**

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

4. **ISSUANCE OF OATH OF OFFICE TO THE NEWLY ELECTION MAYOR AND CTY COUNCIL MEMBERS.**

City Secretary Rae Norton administered the Oath of Office to the recently elected Mayor, Vicki Sanson and City Council Members of Place two (2) Mike Cook and Place Four (4) Rachel Dumas. Councilmember Dumas assumed a seat at the bench.

**5. ITEMS OF INTEREST/COMMUNICATIONS**

- LEDC Open Rewards Program (Blue Dot Program) began on July 1, 2025, running through the end of the year.
- X-Treme Green December 6- 8am-noon at 500 Main St.
- Christmas Tree Lighting and Vendor Market December 5 5:30pm to 8pm
- Breakfast with Santa at the Lavon Fire Department December 13
- CISD Education Foundation Bags for Braves February 12, 2026 at Boyd Farm

**6. CITIZENS COMMENTS**

Lauren Wedgeworth, and Joshua Murray spoke regarding a personnel matter. Karen Jacob spoke regarding a personnel matter and infrastructure concerns.

**7. SPECIAL RECOGNITION**

Police Chief Mike Jones and the City Council presented a Life Saving Award to Leah James for her heroic efforts on October 1, 2025.

**8. CONSENT AGENDA**

- A. Approve the minutes of the November 4, 2025 meeting.**
- B. Receive Quarterly Investment Report.**
- C. Approve the acceptance of the public infrastructure for the City of Lavon Rosewood Dr. Paving Reconstruction (CIP-35) and CR 484 Paving Reconstruction (CIP- 11) Projects.**

**MOTION: APPROVE THE CONSENT AGENDA.**

MOTION MADE: SHEPARD

SECONDED: HEDGE

APPROVED: UNANIMOUS

**9. ITEMS FOR CONSIDERATION**

- A. Discussion and action regarding Resolution No. 2025-11-03 determining the costs of certain authorized improvements to be financed by the Elevon Public Improvement District; approving a preliminary Amended And Restated Service And Assessment Plan, including proposed Assessment Rolls; calling a regular meeting and noticing a public hearing for December 2, 2025 to consider an ordinance levying assessments on property located within the Elevon Public Improvement District; directing the filing of the proposed Assessment Rolls with the City Secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.**

Bond Counsel, Greg Schaecher, McCall Parkhurst & Horton and Jaime Schulte, P3 Works provided information regarding the Service And Assessment Plan including proposed Assessment Rolls.

**MOTION: APPROVE RESOLUTION No. 2025-11-03 DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE ELEVON PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLLS; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR DECEMBER 2, 2025 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE ELEVON PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLLS WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF**

**SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.**

MOTION MADE: COOK  
SECONDED: SHEPARD  
APPROVED: UNANIMOUS

- B. Discussion and action regarding Resolution No. 2025-11-04 setting a Public Hearing under Section 311.003 of the Texas Tax Code for the amendment of the boundaries and project costs of Reinvestment Zone Number Two, City of Lavon; authorizing the issuance of Notice regarding the Public Hearing by the City Secretary; and directing the City of Lavon, Texas to prepare an Amended and Restated Final Project and Finance Plan.**

Jaime Schulte, P3 Works provided information regarding Reinvestment Zone Number Two and requirement of notice.

**MOTION: APPROVE RESOLUTION NO. 2025-11-04 SETTING A PUBLIC HEARING UNDER SECTION 311.003 OF THE TEXAS TAX CODE FOR THE AMENDMENT OF THE BOUNDARIES AND PROJECT COSTS OF REINVESTMENT ZONE NUMBER TWO, CITY OF LAVON; AUTHORIZING THE ISSUANCE OF NOTICE REGARDING THE PUBLIC HEARING BY THE CITY SECRETARY; AND DIRECTING THE CITY OF LAVON, TEXAS TO PREPARE AN AMENDED AND RESTATED FINAL PROJECT AND FINANCE PLAN.**

MOTION MADE: SHEPARD  
SECONDED: JACOB  
APPROVED: UNANIMOUS

- C. Discussion and action regarding Resolution No. 2025-11-05 approving and authorizing the execution of Change Order No. 2 to the construction contract with DDM Construction Corporation for the City of Lavon CR 484 Paving (CIP-11) and Rosewood Drive Paving Improvements (CIP-35) Construction Projects in an amount not to exceed \$15,312.82 and 14 construction days for additional concrete paving, sodding, barricades, and rock rip rap; and providing for an effective date.**

City Engineer Mark Hill, Freeman Millican detailed the project.

**MOTION: APPROVE RESOLUTION NO. 2025-11-05 APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 2 TO THE CONSTRUCTION CONTRACT WITH DDM CONSTRUCTION CORPORATION FOR THE CITY OF LAVON CR 484 PAVING (CIP-11) AND ROSEWOOD DRIVE PAVING IMPROVEMENTS (CIP-35) CONSTRUCTION PROJECTS IN AN AMOUNT NOT TO EXCEED \$15,312.82 AND 14 CONSTRUCTION DAYS FOR ADDITIONAL CONCRETE PAVING, SODDING, BARRICADES, AND ROCK RIP RAP; AND PROVIDING FOR AN EFFECTIVE DATE.**

MOTION MADE: SHEPARD  
SECONDED: HEDGE  
APPROVED: UNANIMOUS

- D. Discussion and action regarding direction to place an order for fire apparatus consisting of a water tender in an amount not to exceed \$500,000, utilizing the award of \$300,000 in Texas Forestry Service grant funding and matching capital improvement funds.**

Fire Chief Danny Anthony provided information regarding the Forestry Service grant funding opportunity.

**MOTION: APPROVE PLACEMENT OF AN ORDER FOR FIRE APPARATUS CONSISTING OF A WATER TENDER IN AN AMOUNT NOT TO EXCEED \$500,000, UTILIZING THE AWARD OF \$300,000 IN TEXAS FORESTRY SERVICE GRANT FUNDING AND MATCHING CAPITAL IMPROVEMENT FUNDS.**

MOTION MADE: COOK

SECONDED: JACOB  
APPROVED: UNANIMOUS

**E. Discussion and action to nominate and appoint a Mayor Pro-Tempore for a term that expires in November 2026.**

**MOTION: APPOINT MIKE SHEPARD AS MAYOR PRO-TEMPORE FOR A TERM THAT EXPIRES IN NOVEMBER 2026.**

MOTION MADE: HEDGE  
SECONDED: COOK  
APPROVED: UNANIMOUS

**10. DEPARTMENT REPORTS**

- A. Police Services** – Police Chief Mike Jones information regarding reports, programs, and current activities and offered to obtain answers if there were questions.
- B. Fire Services** – Fire Chief Danny Anthony provided information regarding reports, programs and current activities.
- C. Public Works** – Ms. Norton provided general information regarding the public works operations.
- D. Administration** – Ms. Norton referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report.

**11. SET FUTURE MEETINGS AND AGENDA**

December 2, 2025 – TIRZ No. 2 Board Meeting at 6:30 pm

December 2, 2025- Regular Meeting at 6:30 pm

**11. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:43 P.M.**

**DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 2<sup>nd</sup> day of December 2025.**

**ATTEST:**

\_\_\_\_\_  
Vicki Sanson, Mayor

\_\_\_\_\_  
Rae Norton, City Secretary



# CITY OF LAVON

## Agenda Brief

**MEETING:** December 2, 2025

**ITEM:** 5 – B

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**Item:**

CONSENT AGENDA

Approve the revised preliminary plat of the Nicholson Ranch Addition, consisting of 1,635 residential lots, 47 open space tracts, and one amenity center lot on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2919101), subject to city engineer and planner final review and approval.

Application Information

**Owner(s):** GRBK Edgewood L.L.C.  
**Applicant:** Kimley-Horn  
**Location:** Southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and northwest of the intersection of FM 2755 and CR 535 in the extraterritorial jurisdiction (ETJ).  
**Description:** Drury Anglin Survey, Abstract No. 2, Tract 3, 56, and 121 (2919101) – 457.84 acres.  
**Current Zoning:** No zoning applies in the ETJ  
**Request:** REVISED Preliminary Plat

Request Details

On October 17, 2023, the City Council approved the preliminary plat of the Nicholson Ranch Addition. The applicant is seeking approval of a revised preliminary plat for the Nicholson Ranch development project. The property is south of the Community ISD Addition and has frontage on Lavon Trail Parkway, FM 2755, and CR 535.

**Code Excerpts:**

**TEXAS LOCAL GOVERNMENT CODE**  
**§ 212.004. PLAT REQUIRED**

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The property is entirely located in the Collin County Municipal Utility District Number 6 (Collin County MUD No. 6), approved by the Texas Commission on Environmental Quality (TCEQ) and will be developed in phases in the ETJ. GRBK Edgewood, L.L.C. is the developer.

A WAIVER of Subdivision Regulations relating to block length in one location was approved by the City Council on November 4, 2025.

**Background:**

The property is not in the incorporated limits of the City of Lavon, and there are no zoning regulations applicable to the property.

Water

The development is located within the certificated areas of the Bear Creek Special Utility District (SUD). A conceptual water plan has been submitted and reviewed.

Sewer

The development will be served by the Collin County MUD No. 6 sanitary sewer system.

Roads

The proposed development takes access from FM 2755 in three locations and from Lavon Trail Parkway. A portion of the east west alignment of CR 483 as depicted on the Collin County Thoroughfare Plan will be constructed with the development.

A Traffic Impact Analysis (TIA) is being prepared as part of the Phase 1 engineering. Improvements will be constructed as prescribed by the TIA and as approved by the city engineer.

An amendment to the Subdivision Code has been prepared that provides reasonable flexibility in consideration of block lengths that may exceed the requirements of the Subdivision Code. An exhibit is enclosed that depicts areas where proposed block lengths in Nicholson Ranch are in question and on the exhibit, green connotes acceptable non-compliance, yellow connotes areas where pedestrian access breaks are encouraged, and orange connotes areas where additional consideration is to be given relating to street connectivity.

Parks and Trails

Trail and recreation amenities are proposed in the addition.

Floodplain and Drainage

The drainage and grading plans provide for on-site and off-site drainage in the vicinity of the subdivision. The conceptual drainage plans have been reviewed by the city engineer. A full drainage study is being prepared as part of the Phase 1 engineering.

*Planning and Zoning Commission Report:*

**MOTION: APPROVE THE REVISED PRELIMINARY PLAT OF THE NICHOLSON RANCH ADDITION, CONSISTING OF 1,635 RESIDENTIAL LOTS, 47 OPEN SPACE TRACTS, AND ONE AMENITY CENTER LOT ON 457.84 ACRES OF LAND, SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, SOUTHEAST OF THE INTERSECTION OF LAVON TRAIL PARKWAY AND ROSEWOOD, WEST OF FM 2755 AND NORTH AND WEST OF THE INTERSECTION OF FM 2755 AND CR 535, IN COLLIN COUNTY MUD NO. 6, EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TX, (CCAD PROPERTY IDS 2919101), SUBJECT TO CITY ENGINEER AND PLANNER FINAL REVIEW AND APPROVAL.**

MOTION MADE: NABORS  
SECONDED: CLIFTON  
APPROVED: UNANIMOUS

*Staff Notes:*

The applicant worked with the City staff development review committee and complied with staff and city engineer review notes.

Approval of the revised preliminary plat is recommended, subject to the final review and approval of the City Engineer and Planner.

- Attachments:**
1. Application and Preliminary Plat
  2. Location Exhibits
  3. Engineer and Planner correspondence



# CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166  
Office 972-843-4220 – Inspection 972-853-0855

## PLAT APPLICATION

Incomplete applications will not be accepted.

<b>Company Making Submission</b>		<b>Property Owner</b>	
Name: <u>KIMLEY-HORN</u>		Name: <u>GRBK EDGEWOOD LLC</u>	
Address: <u>400 N. OKLAHOMA DRIVE, SUITE 105</u>		Address: <u>5501 HEADQUARTERS DRIVE, SUITE 300W</u>	
City/State/Zip: <u>CELINA, TX 75009</u>		City/State/Zip: <u>PLANO, TEXAS 75024</u>	
Phone #: <u>469-501-2200</u>	Fax #: _____	Phone #: <u>972-946-1350</u>	Fax #: _____
Authorized Person: <u>ALEXANDRA DOLLAHITE</u>		Authorized Person: <u>BRIAN HUNNICUTT</u>	
<b>Type of Submission</b>		<b>Check List of Items Submitted</b>	
<input checked="" type="checkbox"/> Preliminary Plat <b>AMENDED</b>		<input type="checkbox"/> (two) full size sets of plats (24x36) <input type="checkbox"/> (two) full size construction sets (24x36) <input type="checkbox"/> (one) half size sets of plats (11x17) <input type="checkbox"/> (ten) half size sets of plats with final submission (11x17) <input checked="" type="checkbox"/> (one) PDF plats (on separate CD's) <input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)	
<input type="checkbox"/> Final Plat			
<input type="checkbox"/> Re-Submittal			
<input type="checkbox"/> Construction Plans			
<input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)			
<b>Application Fees</b>			
Preliminary Plat	Per Fee Schedule		
Final Plat	Per Fee Schedule		
Re-Plat	Per Fee Schedule		
Public Infrastructure Inspection	Per Fee Schedule		
<p>To complete the plat please sign up as a collaborator in the MyGov system <a href="https://public.mygov.us/lavon_tx">https://public.mygov.us/lavon_tx</a> request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>			
<p><b>NOTICE TO APPLICANT:</b> Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>			
Authorized Representative (Printed Name) <b>Alexandra Dollahite</b>	Authorized Representative (Signature) 	Date: <b>July 24, 2025</b>	
<b>To be completed by the City</b>			
In Takers Name:			
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:
<input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected
			P&Z Review Date:
			<input type="checkbox"/> Approved <input type="checkbox"/> Rejected
			Council Action Date:
			<input type="checkbox"/> Approved <input type="checkbox"/> Rejected
Comments:			



**CITY OF LAVON**

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
Office 972-843-4220 - - Inspection 972-853-0855  
Email: l.mcclendon@lavontx.gov

**PLAT APPLICATION**

Please type or print clearly. Incomplete applications will not be accepted.

**Authorization of Representation**

Date: July 24, 2025

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, GRBK EDGEWOOD 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 KIMLEY-HORN 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 Brian Hunnicutt,  
on this the 31 day of July, 2025.

[Signature]



Notary Public in and for Collin County, Texas



**CITY OF LAVON**

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
Office 972-843-4220 - Inspection 972-853-0855  
Email: [l.mcclendon@lavontx.gov](mailto:l.mcclendon@lavontx.gov)

**PLAT APPLICATION**

Please type or print clearly. Incomplete applications will not be accepted.

**Declaration of Ownership**

Date: July 24, 2025

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, GRBK EDGEWOOD 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 \_\_\_\_\_

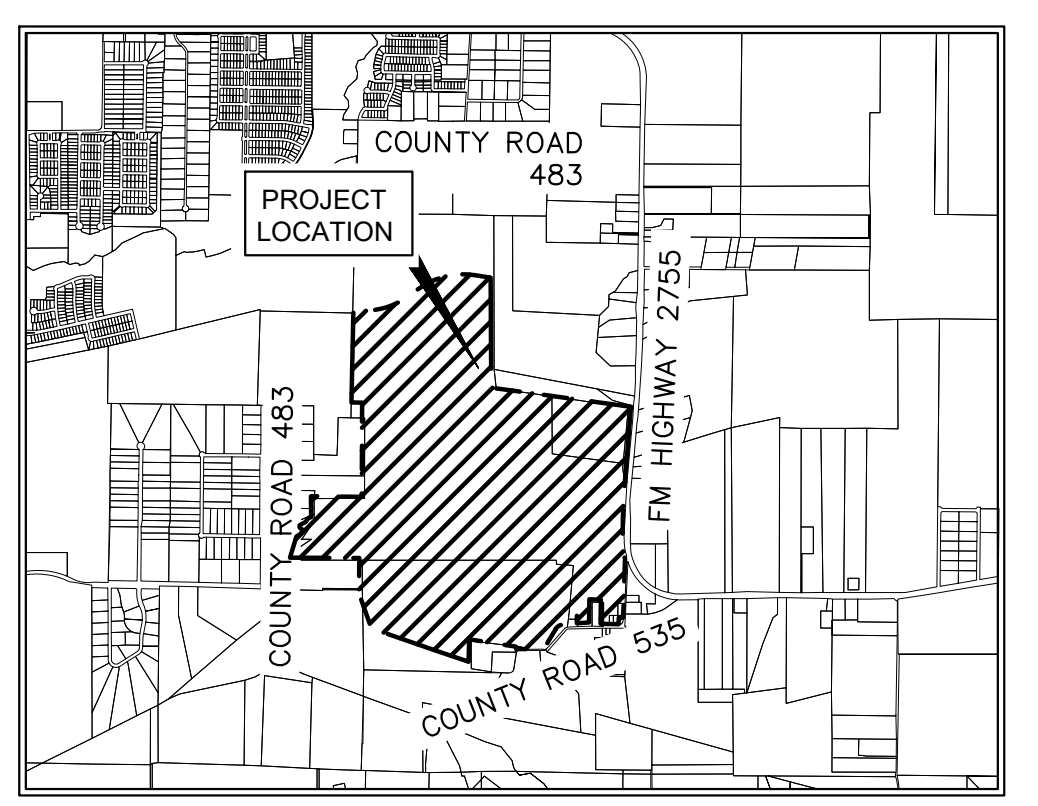
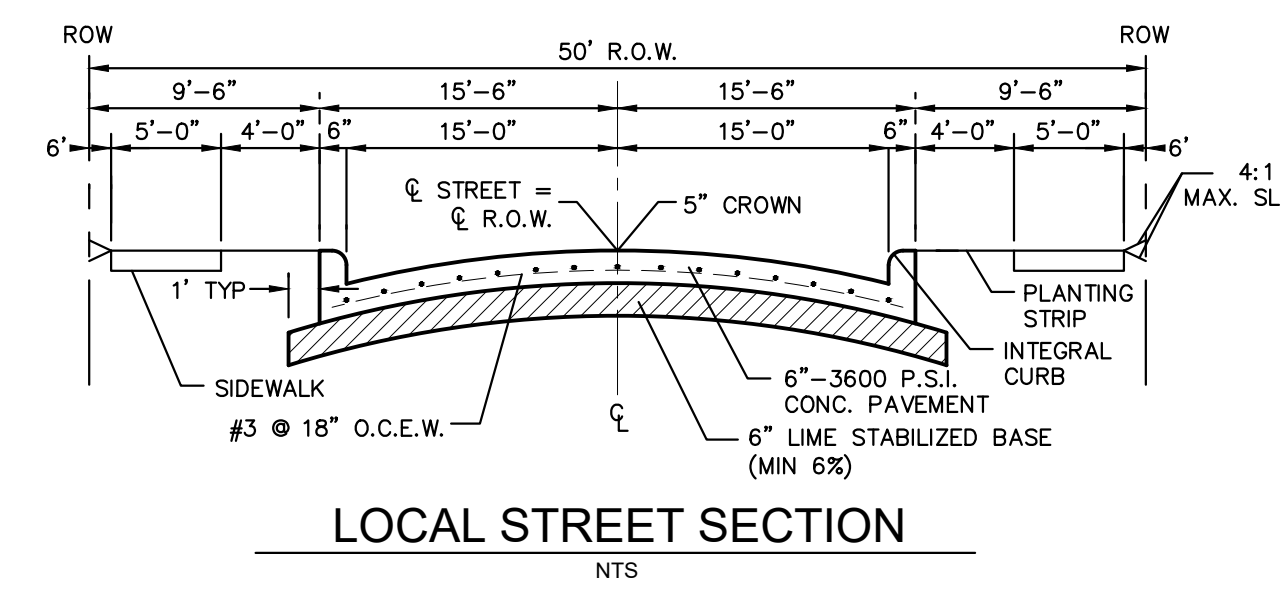
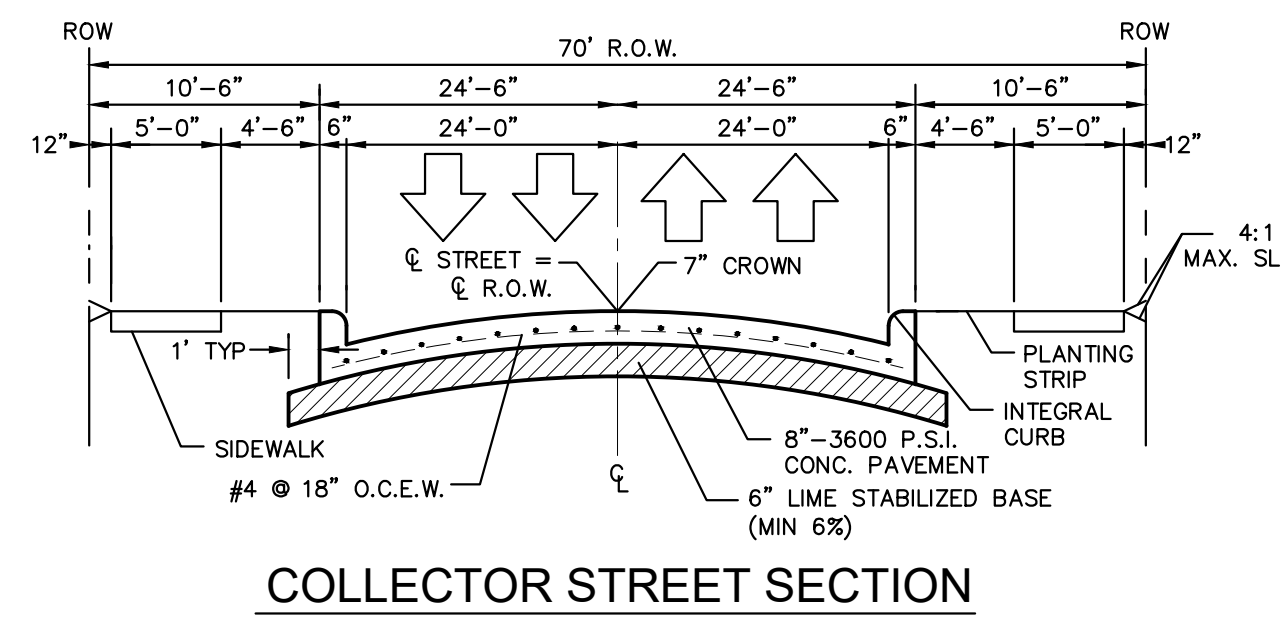
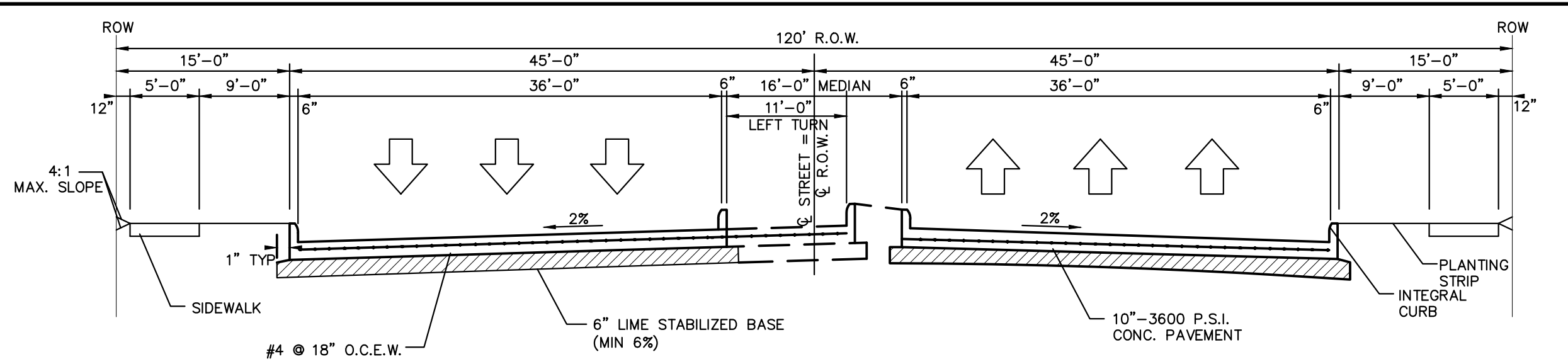
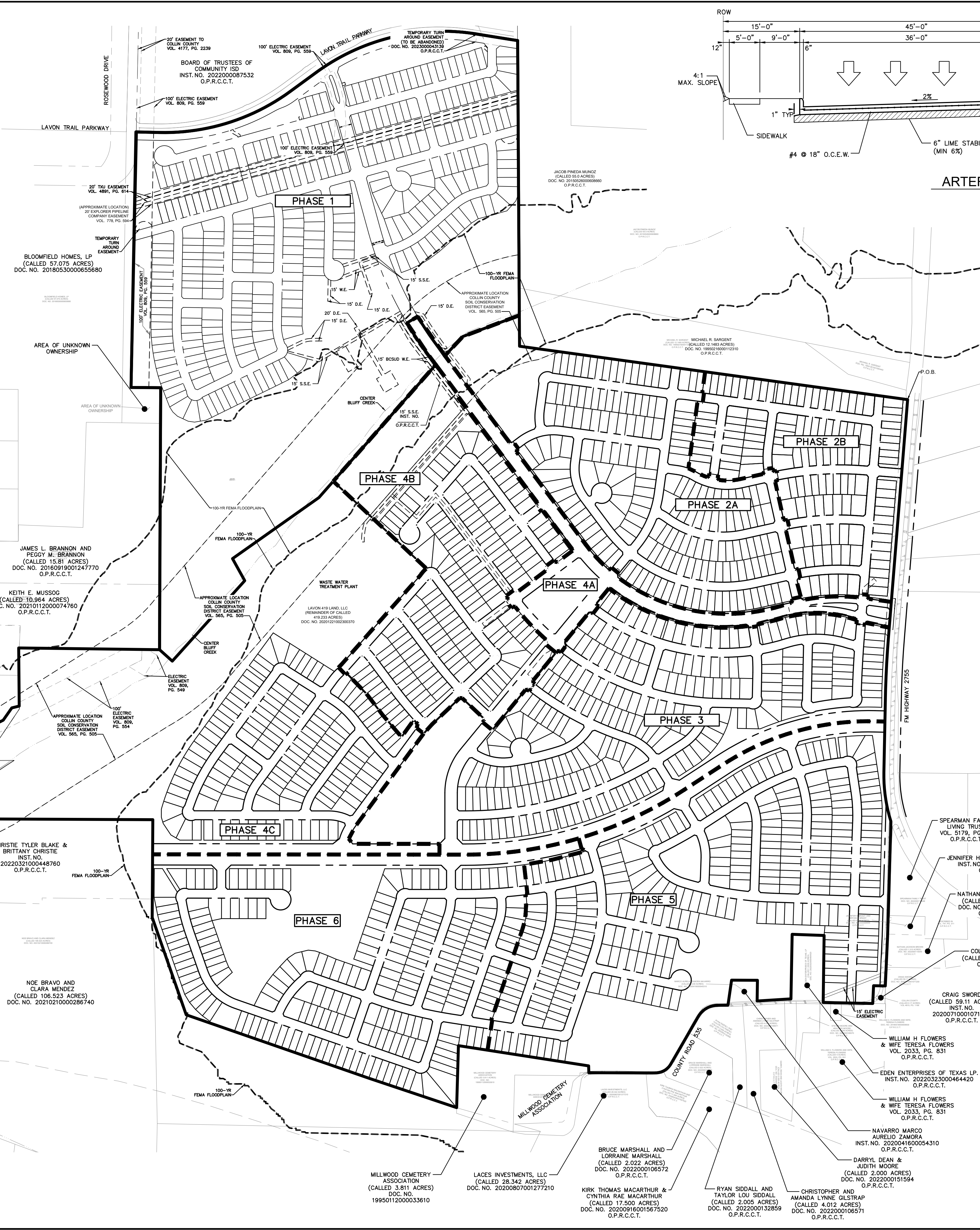
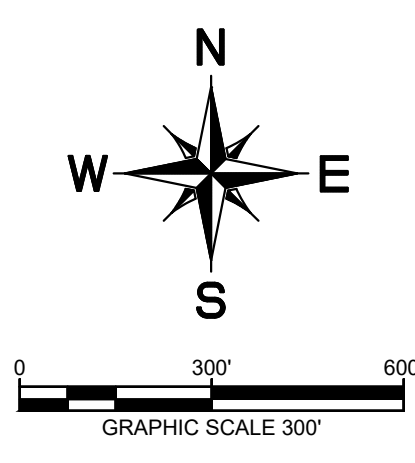
Before me, the undersigned authority, appeared Brian Hunnicutt,  
on this the 31 day of July, 2025.



[Signature]

Notary Public in and for Collin County, Texas

PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 2022000087532  
 DATE: 08/2022  
 DRAWN BY: J. W. WILSON  
 CHECKED BY: J. W. WILSON  
 SCALE: AS SHOWN  
 DATE: OCT 2022  
 SHEET NO. P-1



**LEGEND**

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

**LINE TYPE LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

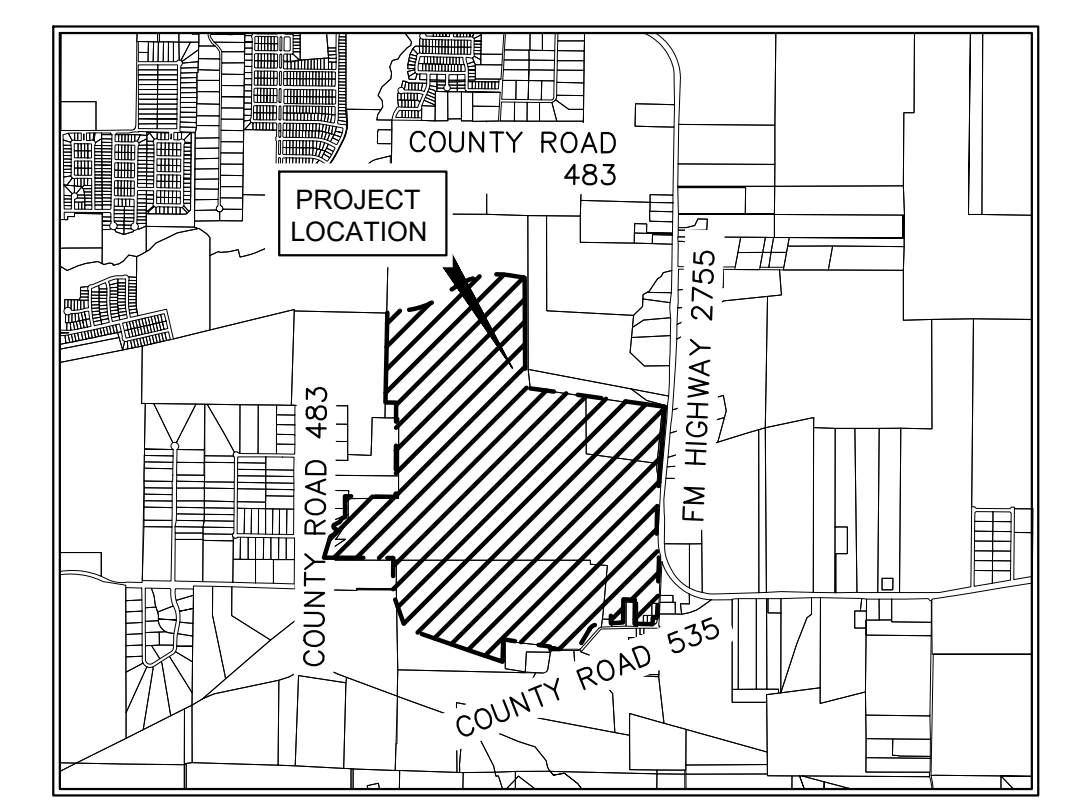
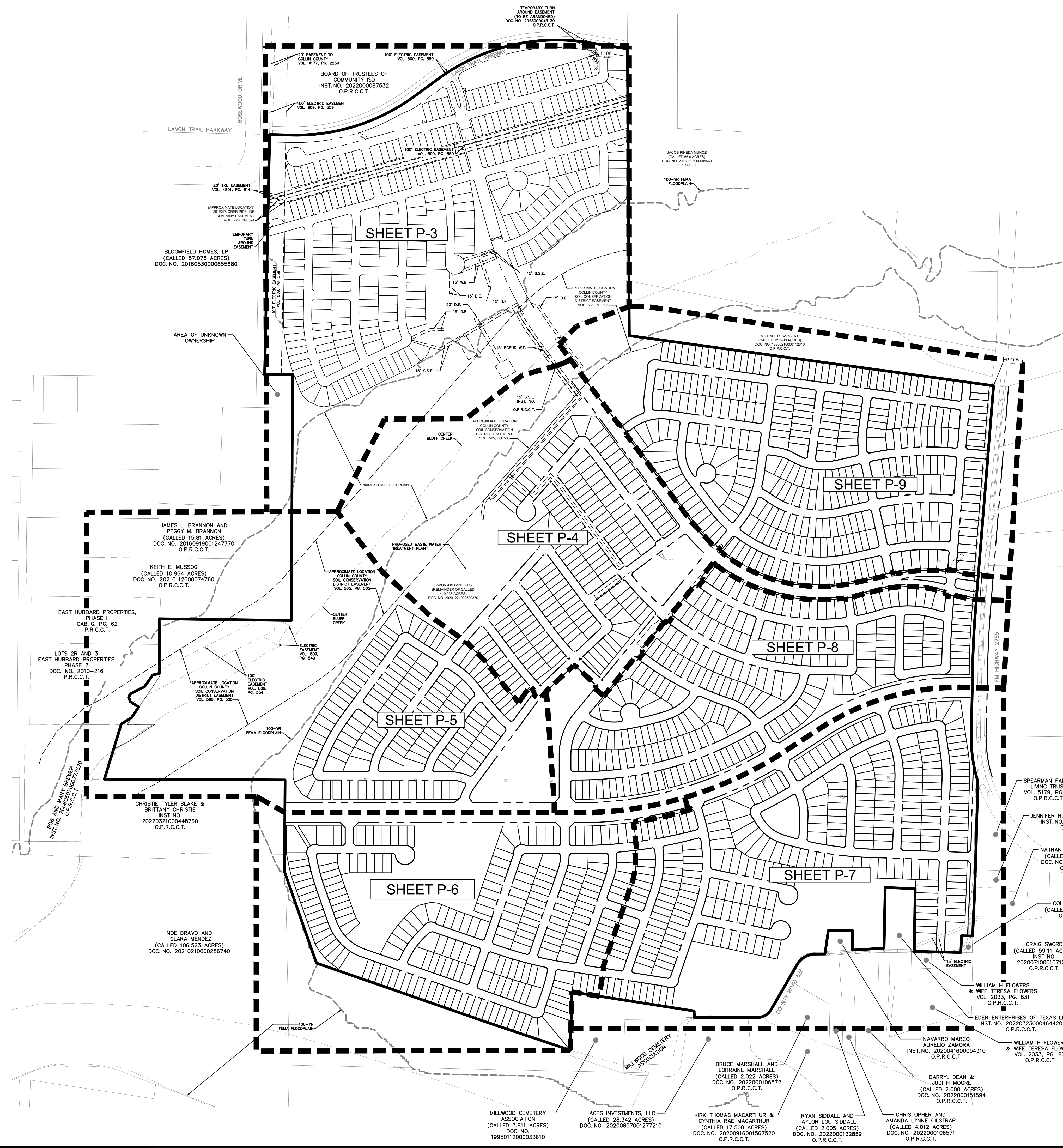
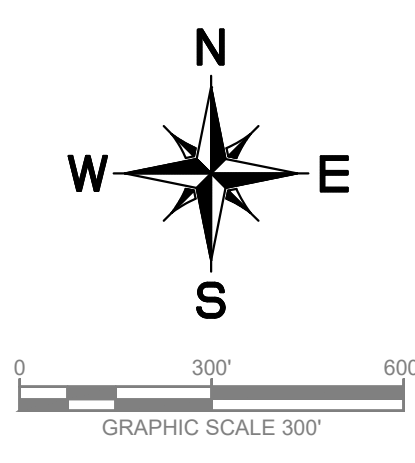
**NOTE: NICHOLSON RANCH SHALL ONLY CONSTRUCT TWO LANES OF THE FUTURE ONSITE PRINCIPAL ARTERIAL THAT CROSSES THE PROPERTY.**

**LOT SIZE:**  
 40' LOTS - 1136  
 50' LOTS - 499  
 TOTAL - 1635

**PRELIMINARY PLAT PHASE SHEET**  
 FOR  
**NICHOLSON RANCH**  
 1635 RESIDENTIAL LOTS  
 47 OPEN SPACES / 1 AMENITY CENTER LOT  
 BEING 457.84 ACRES  
 OUT OF THE  
 DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
 IN THE  
**CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS**

<b>OWNER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>DEVELOPER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-3580 Contact: ALEXANDRA DOLLAHITE, P.E.				
DESIGNED: TWM	DRAWN: CLS	CHECKED: AND	SCALE: AS SHOWN	DATE: OCT 2022	KH PROJECT NO.: 063228111	P-1

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. FOR: GRBK Edgewood LLC, 5501 Headquarters Drive, Suite 300W, Plano, TX 75024  
 DATE: 08/22/2025  
 LAST SAVE: 08/22/2025 11:54:48 AM  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



### LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

### LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

### PRELIMINARY PLAT SHEET INDEX

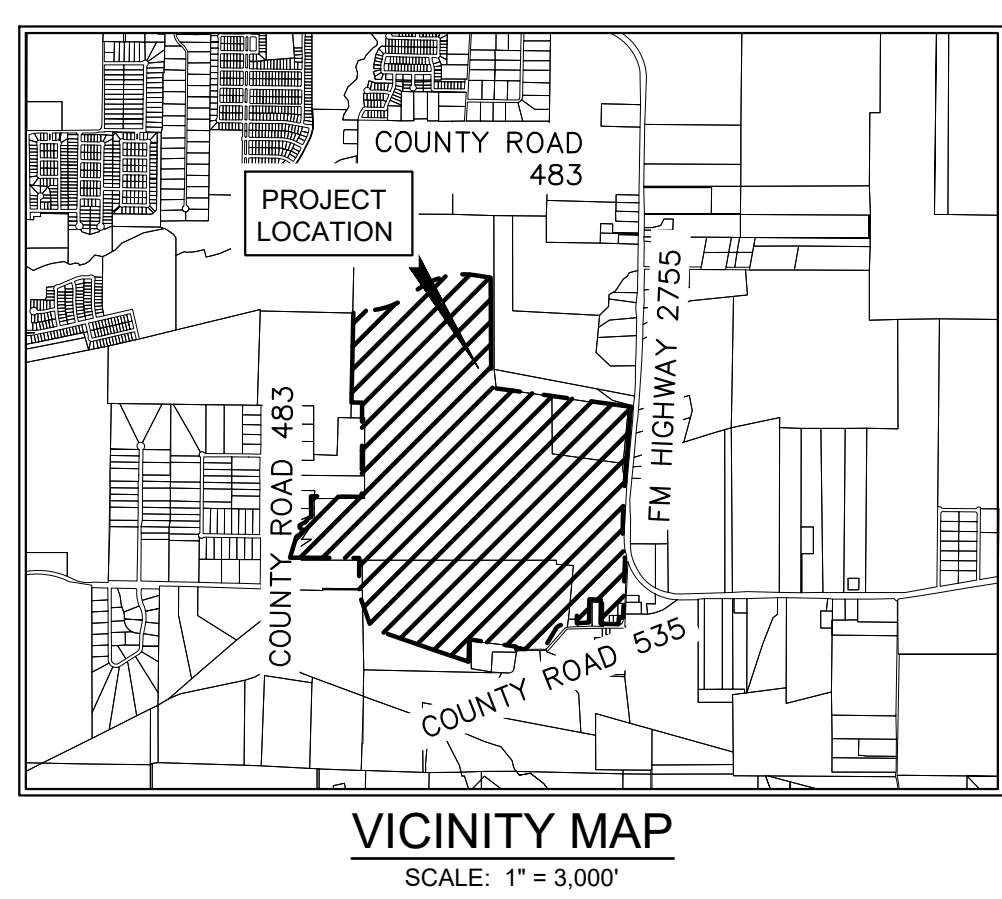
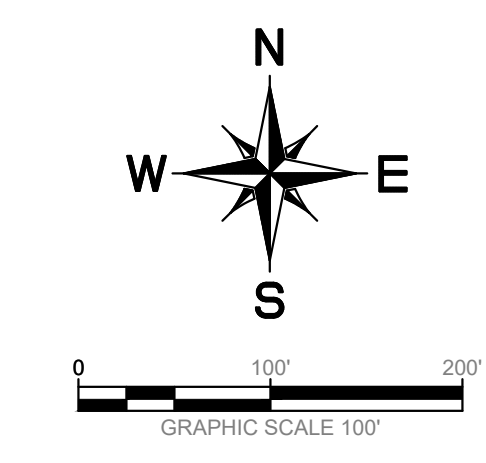
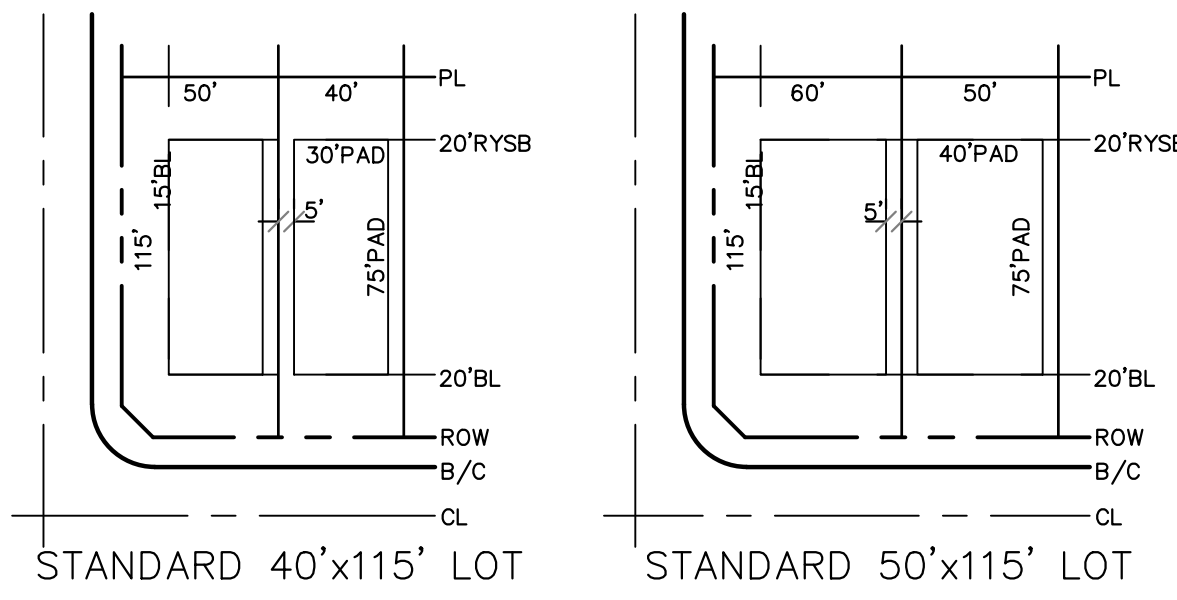
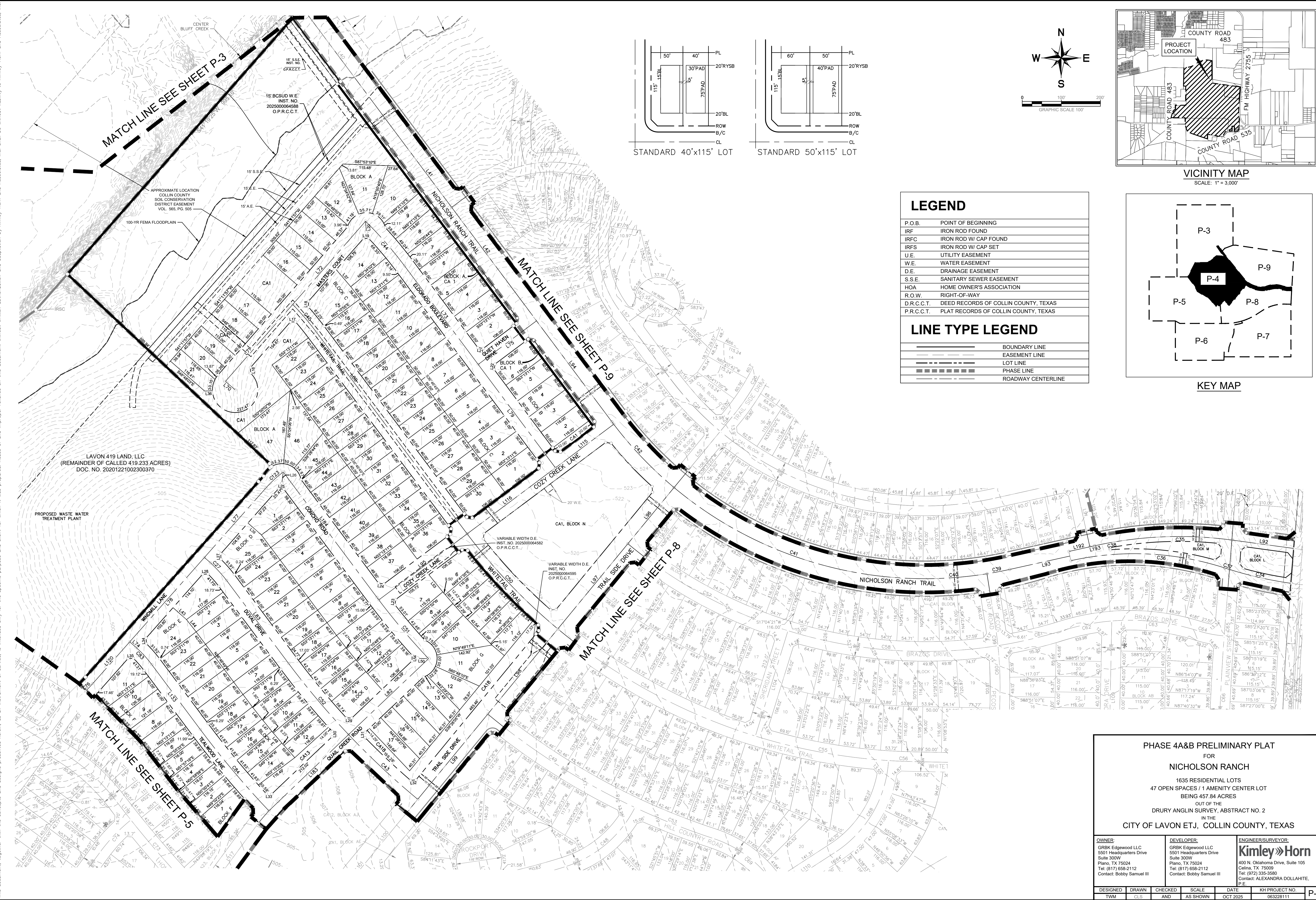
FOR  
**NICHOLSON RANCH**  
 1635 RESIDENTIAL LOTS  
 47 OPEN SPACES / 1 AMENITY CENTER LOT  
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DESIGNED TWM	DRAWN CLS	CHECKED AND	SCALE AS SHOWN	DATE OCT 2025	PROJECT NO. 083228111	<b>P-2</b>
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DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/22/2025  
 CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/22/2025  
 DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/22/2025  
 PROJECT NO.: KH-2025-0328111



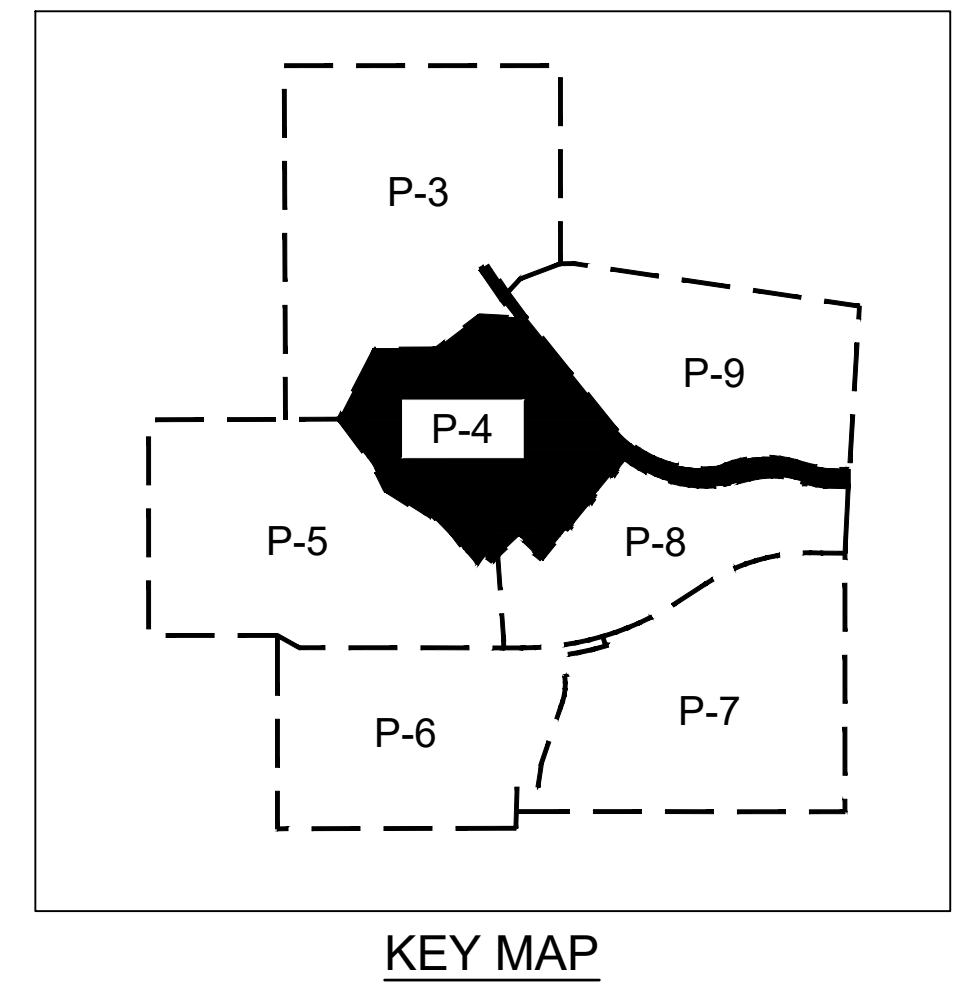
**LEGEND**

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
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HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

**LINE TYPE LEGEND**

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE



**PHASE 4A&B PRELIMINARY PLAT**  
FOR  
**NICHOLSON RANCH**  
1635 RESIDENTIAL LOTS  
47 OPEN SPACES / 1 AMENITY CENTER LOT  
BEING 457.84 ACRES  
OUT OF THE  
DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
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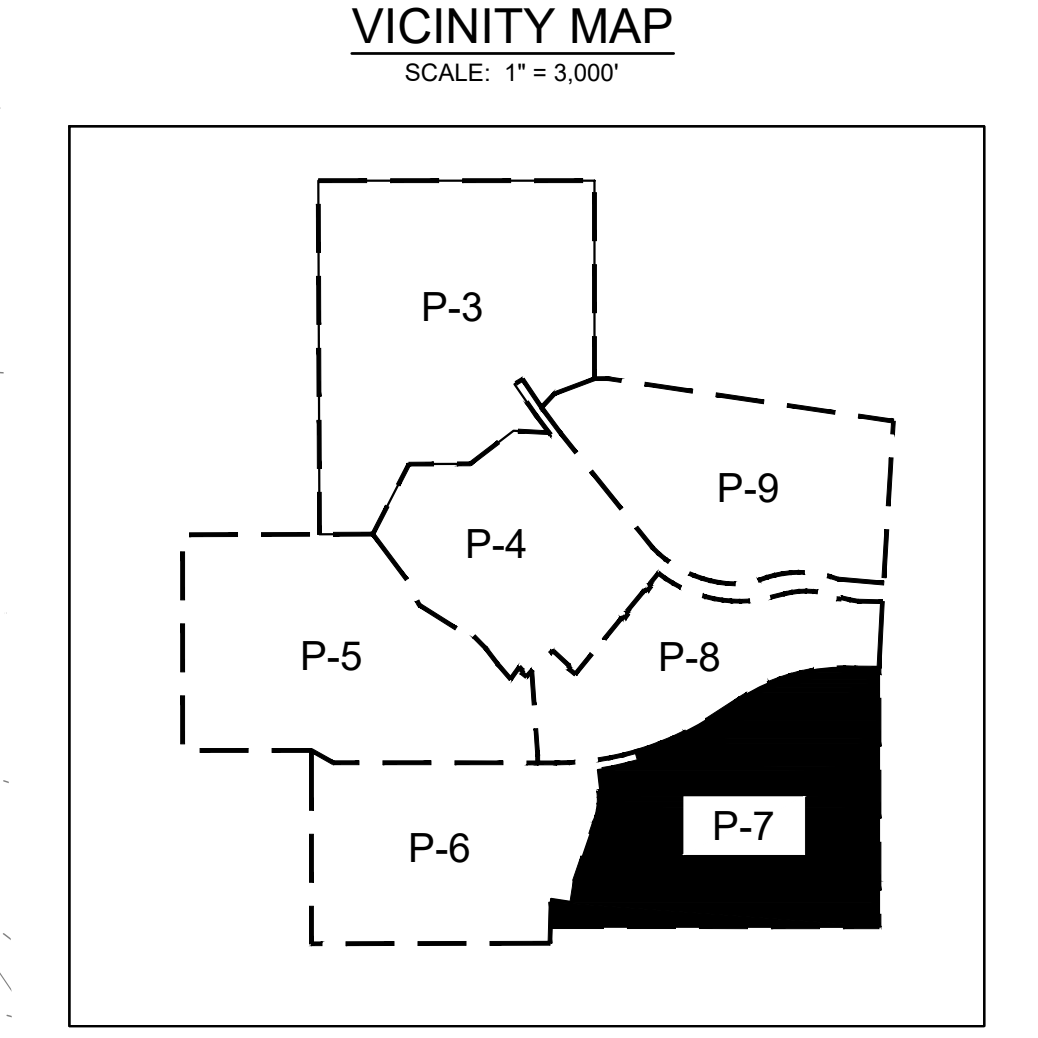
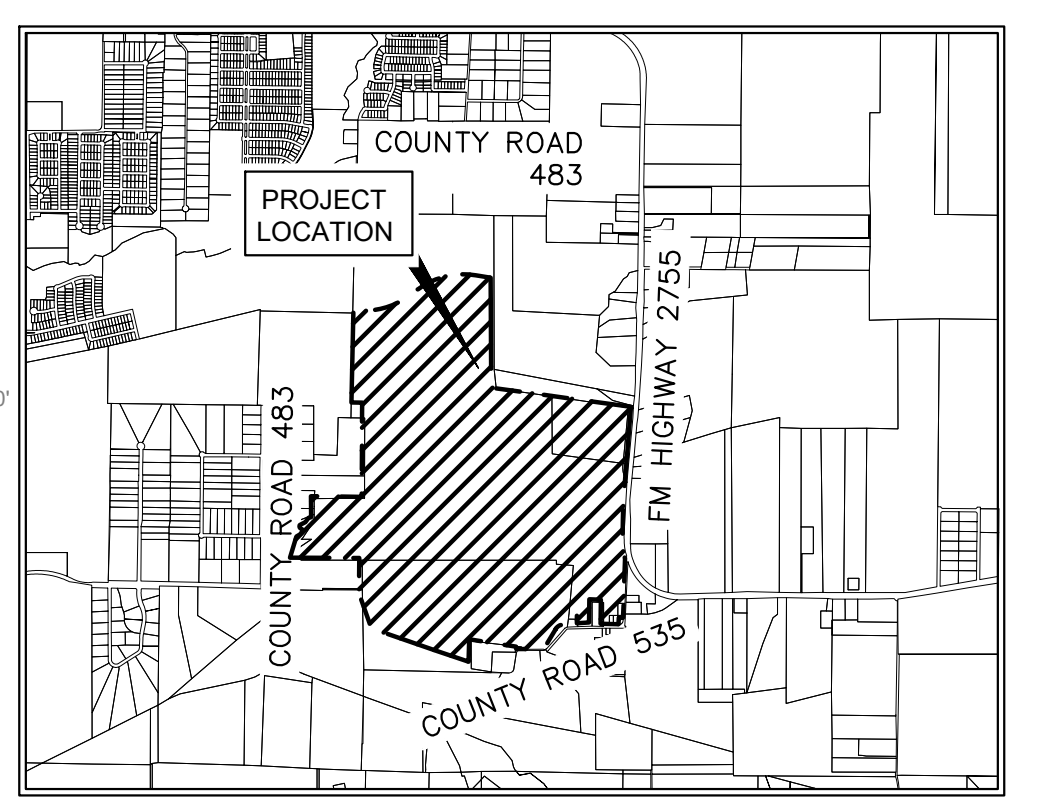
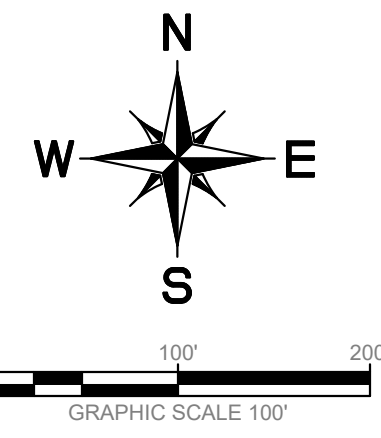
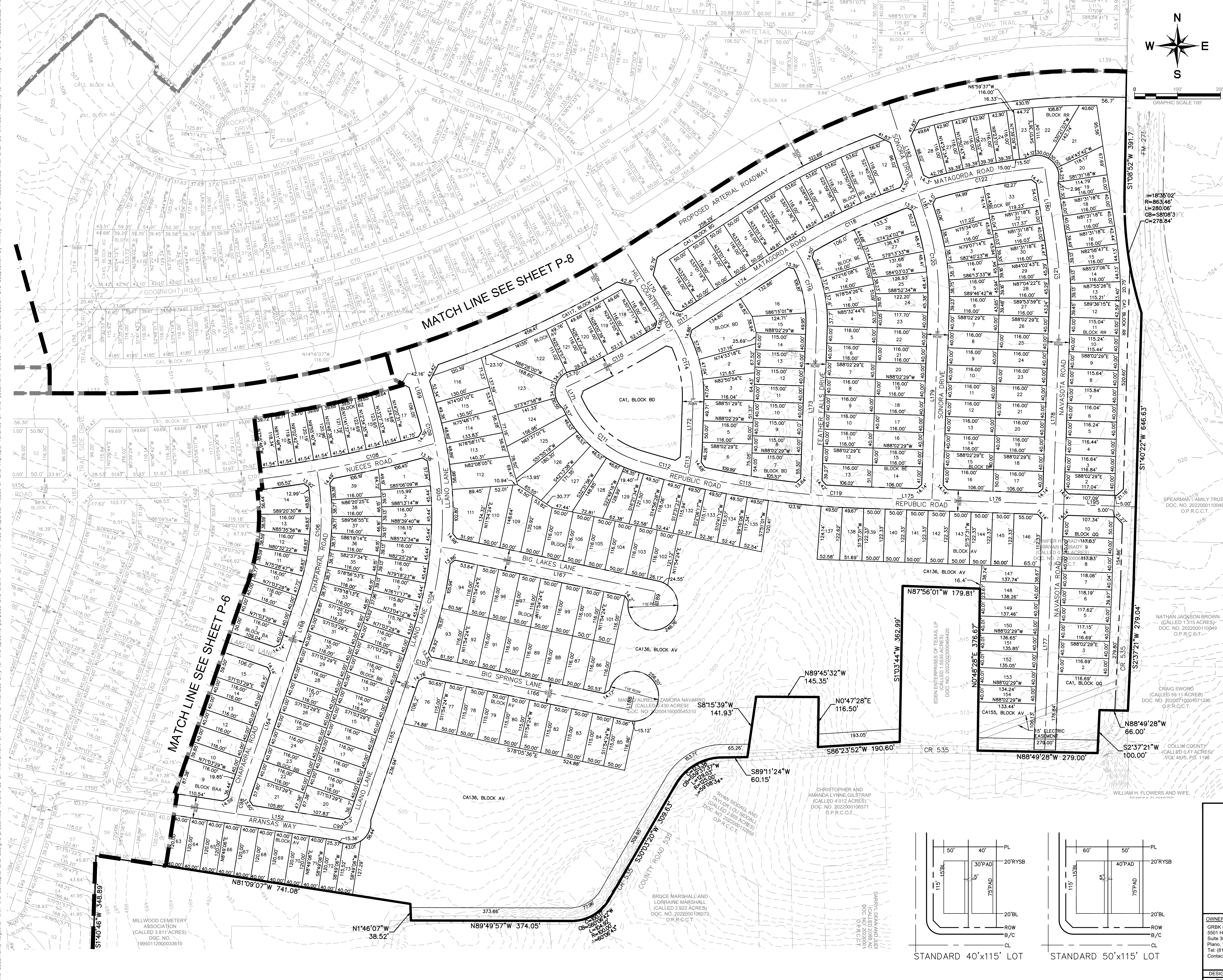
<b>OWNER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Piano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III	<b>DEVELOPER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Piano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-3580 Contact: ALEXANDRA DOLLAHITE, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
TWM	C.S.	AND	AS SHOWN	OCT 2025	063228111

PLATTENBY: KIMLEY-HORN FOR PAGES 2-4, 6-9, 11-14, 16-18, 20-22, 24-26, 28-30, 32-34, 36-38, 40-42, 44-46, 48-50, 52-54, 56-58, 60-62, 64-66, 68-70, 72-74, 76-78, 80-82, 84-86, 88-90, 92-94, 96-98, 100-102, 104-106, 108-110, 112-114, 116-118, 120-122, 124-126, 128-130, 132-134, 136-138, 140-142, 144-146, 148-150, 152-154, 156-158, 160-162, 164-166, 168-170, 172-174, 176-178, 180-182, 184-186, 188-190, 192-194, 196-198, 200-202, 204-206, 208-210, 212-214, 216-218, 220-222, 224-226, 228-230, 232-234, 236-238, 240-242, 244-246, 248-250, 252-254, 256-258, 260-262, 264-266, 268-270, 272-274, 276-278, 280-282, 284-286, 288-290, 292-294, 296-298, 300-302, 304-306, 308-310, 312-314, 316-318, 320-322, 324-326, 328-330, 332-334, 336-338, 340-342, 344-346, 348-350, 352-354, 356-358, 360-362, 364-366, 368-370, 372-374, 376-378, 380-382, 384-386, 388-390, 392-394, 396-398, 400-402, 404-406, 408-410, 412-414, 416-418, 420-422, 424-426, 428-430, 432-434, 436-438, 440-442, 444-446, 448-450, 452-454, 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PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. PROJECT NO. 2022000106572  
 DATE: 10/20/2022  
 DRAWN BY: JLS  
 CHECKED BY: GJS  
 SCALE: AS SHOWN  
 DATE: OCT 2022  
 PROJECT NO.: KH PROJECT NO. 083228111  
 SHEET NO.: P-7



### LEGEND

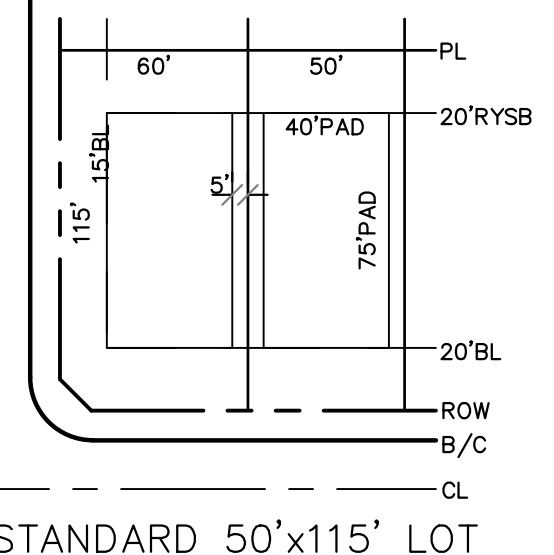
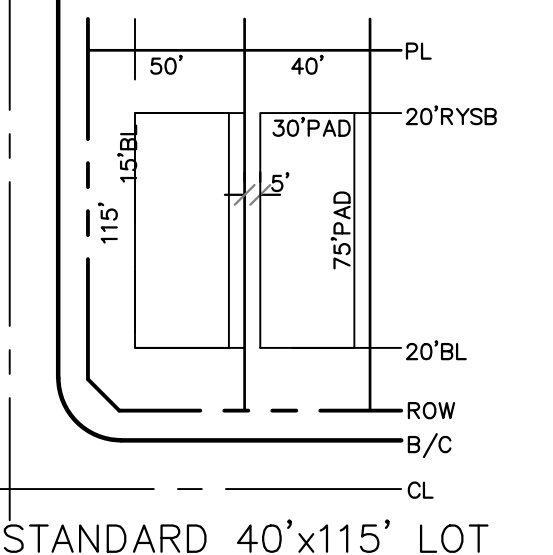
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

### LINE TYPE LEGEND

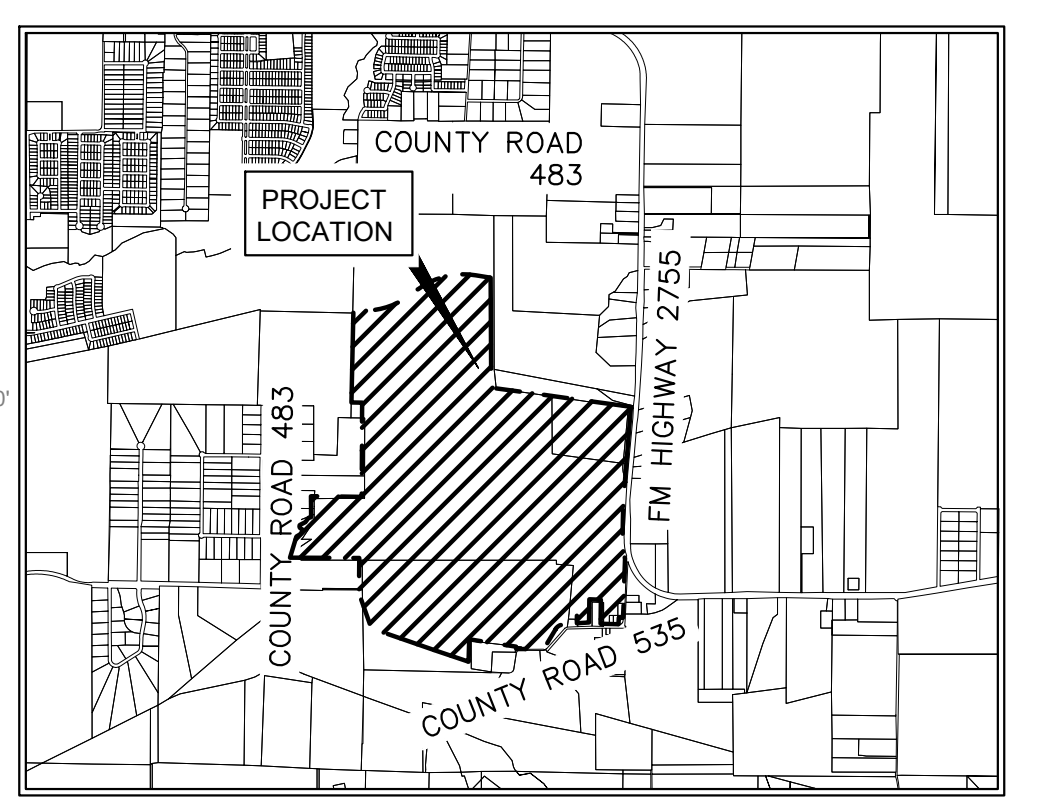
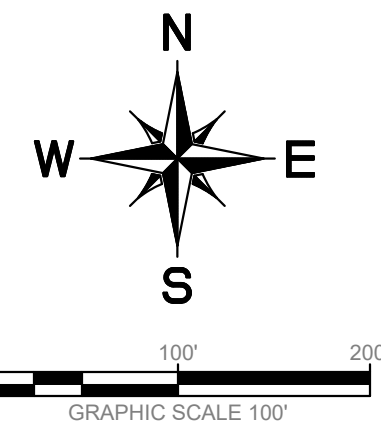
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

**PHASE 5 PRELIMINARY PLAT**  
 FOR  
**NICHOLSON RANCH**  
 1635 RESIDENTIAL LOTS  
 47 OPEN SPACES / 1 AMENITY CENTER LOT  
 BEING 457.84 ACRES  
 OUT OF THE  
 DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
 IN THE  
**CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS**

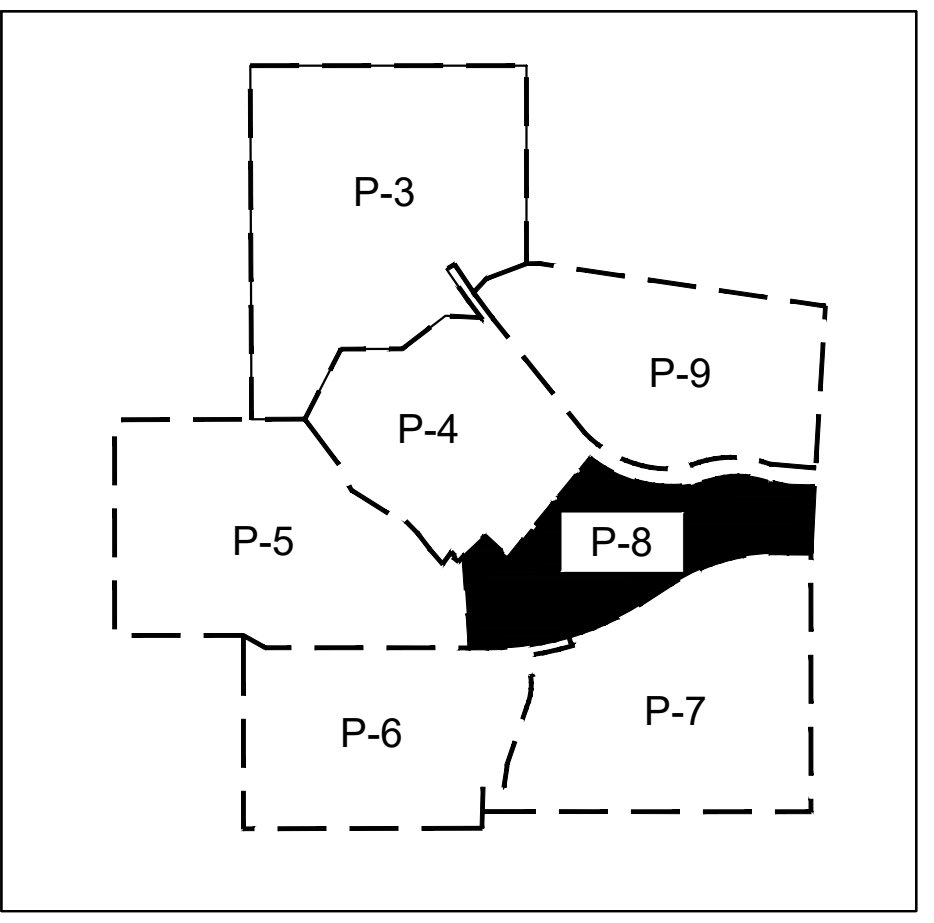
<b>OWNER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>DEVELOPER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>ENGINEER/SURVEYOR:</b> <b>Kimley-Horn</b> 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-5580 Contact: ALEXANDRA DOLLAHITE, P.E.				
<b>DESIGNED:</b> TWJ	<b>DRAWN:</b> GJS	<b>CHECKED:</b> AND	<b>SCALE:</b> AS SHOWN	<b>DATE:</b> OCT 2022	<b>PROJECT NO.:</b> KH PROJECT NO. 083228111	<b>P-7</b>



PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. FOR: GRBK Edgewood LLC  
 DRAWN BY: K.C. CIVIL/2022/211 NICHOLSON RANCH/CD/PRELIMINARY PLANS/SHEETS/P-1, PRELIMINARY PLATTING/PHASE 3 PRELIMINARY PLAT  
 LAST NAME: 02/20/25/45819M  
 This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



VICINITY MAP  
SCALE: 1" = 3,000'



KEY MAP

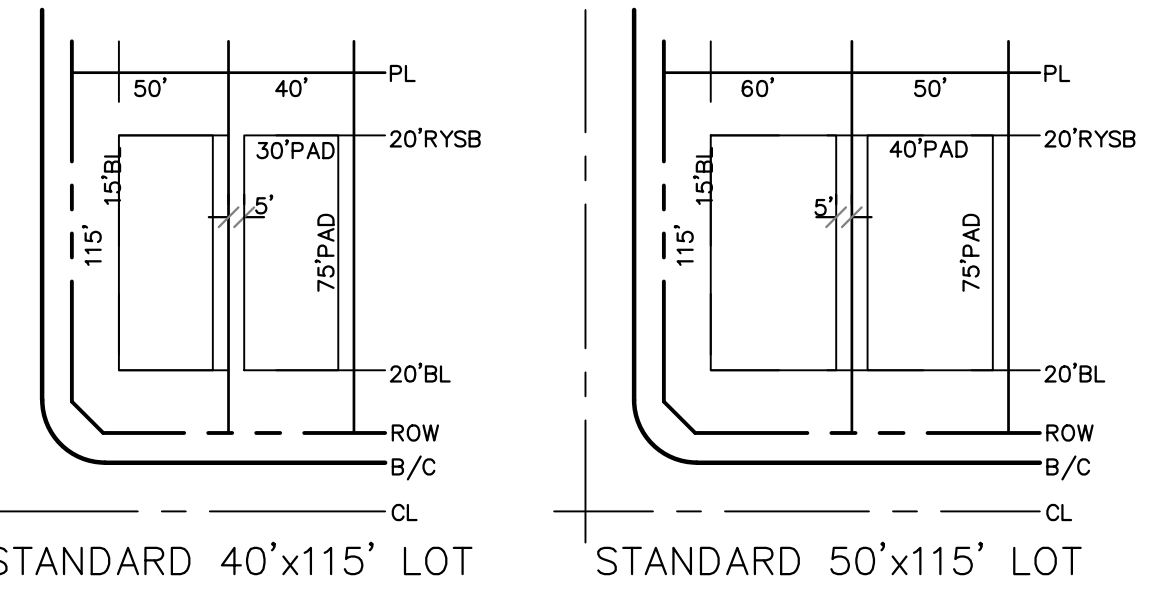
LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

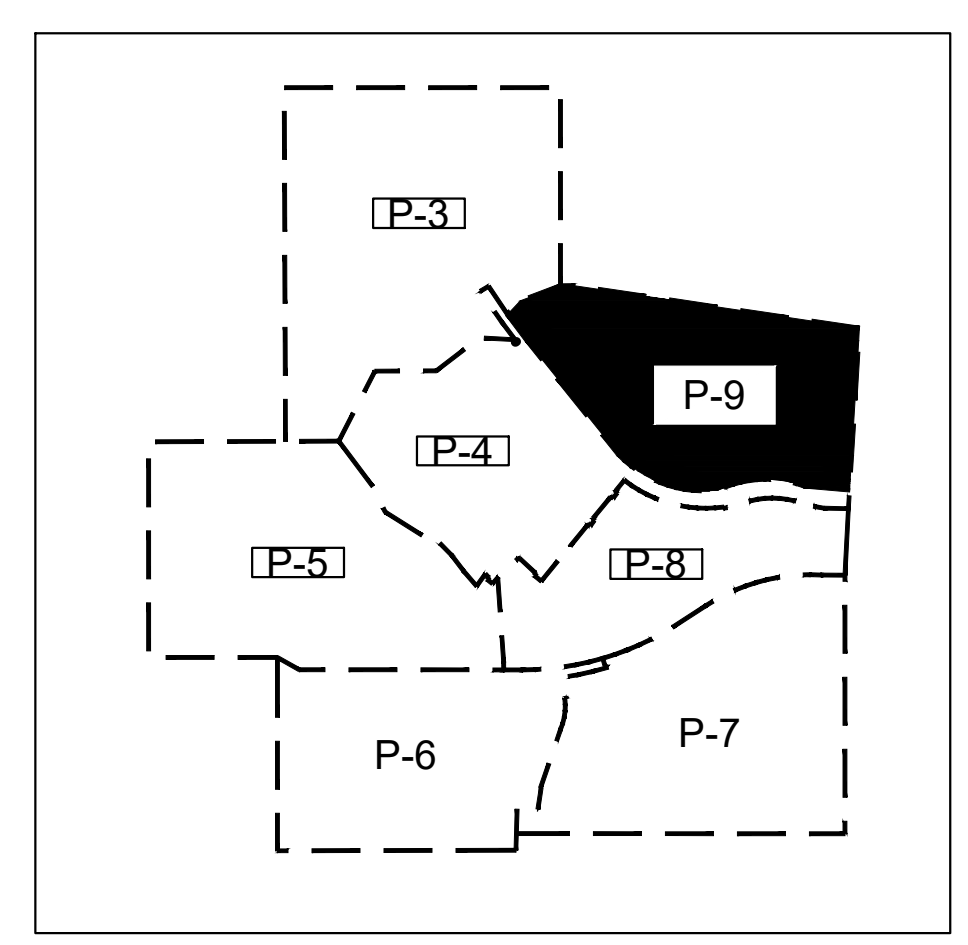
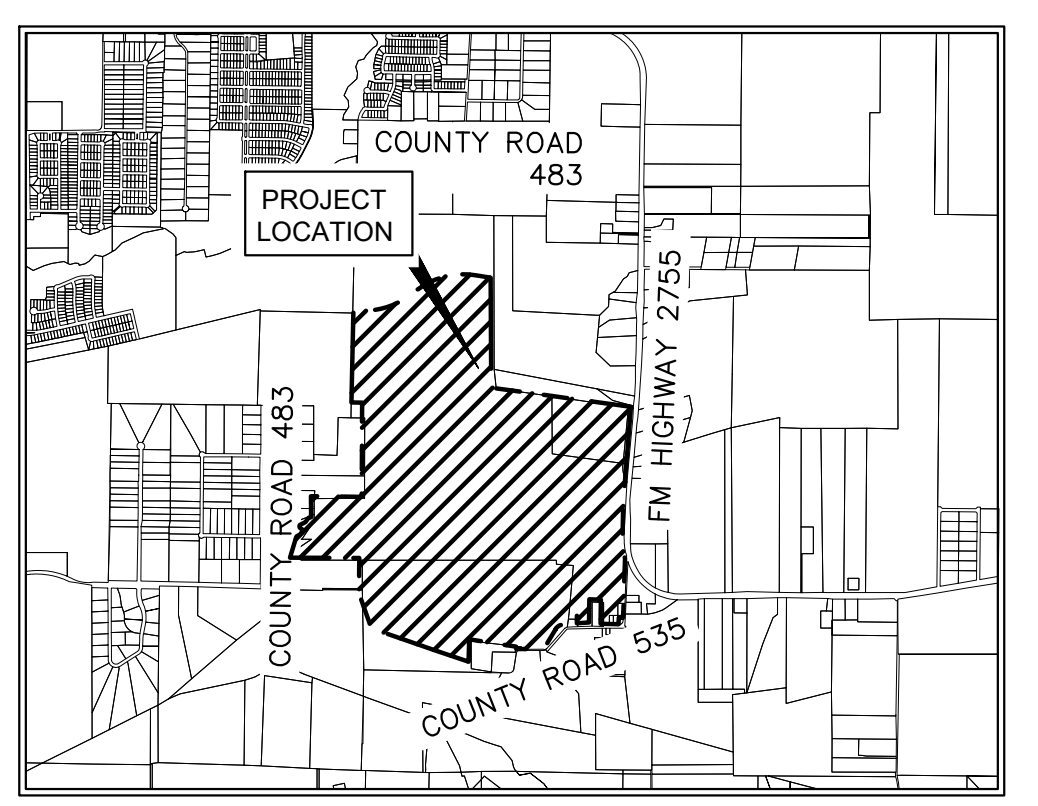
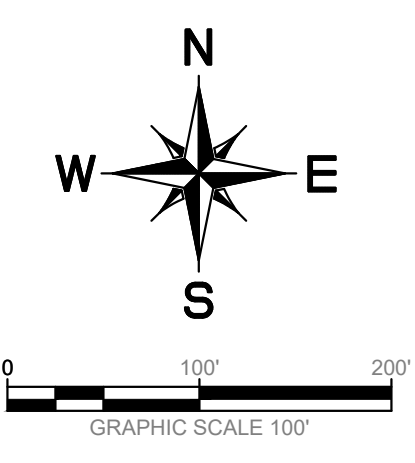
**PHASE 3 PRELIMINARY PLAT**  
 FOR  
**NICHOLSON RANCH**  
 1635 RESIDENTIAL LOTS  
 47 OPEN SPACES / 1 AMENITY CENTER LOT  
 BEING 457.84 ACRES  
 OUT OF THE  
 DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
 IN THE  
 CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

<b>OWNER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>DEVELOPER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>ENGINEER/SURVEYOR:</b>  400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-5580 Contact: ALEXANDRA DOLLAHITE, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
TWM	CLS	AND	AS SHOWN	OCT 2025	063228111

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 08/20/2025  
 DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 08/20/2025  
 LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. (KHA) DATE: 08/20/2025  
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



**LEGEND**

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

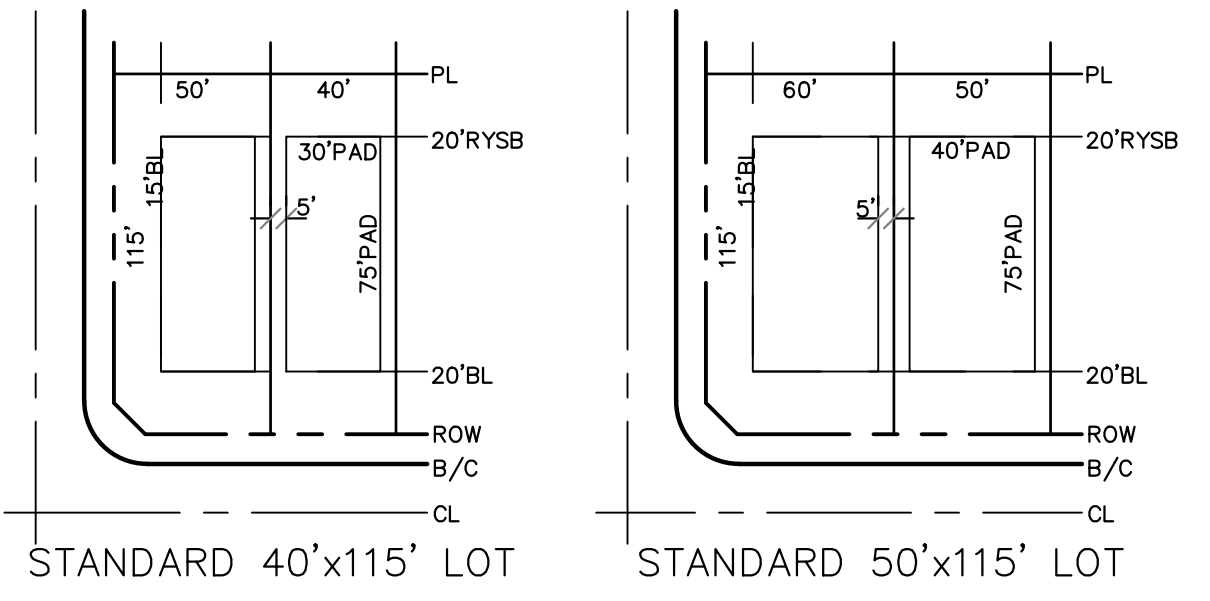
  

**LINE TYPE LEGEND**

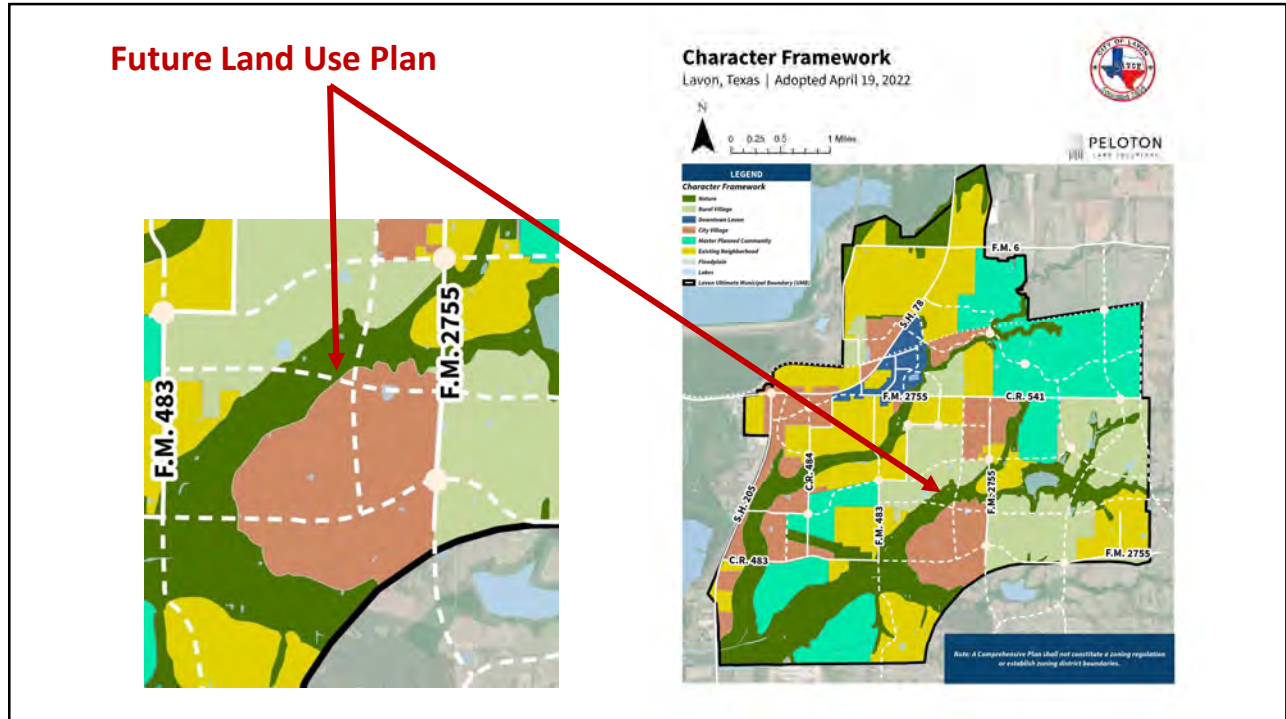
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	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

**PHASE 2A&B PRELIMINARY PLAT**  
 FOR  
**NICHOLSON RANCH**  
 1635 RESIDENTIAL LOTS  
 47 OPEN SPACES / 1 AMENITY CENTER LOT  
 BEING 457.84 ACRES  
 OUT OF THE  
 DRURY ANGLIN SURVEY, ABSTRACT NO. 2  
 IN THE  
**CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS**

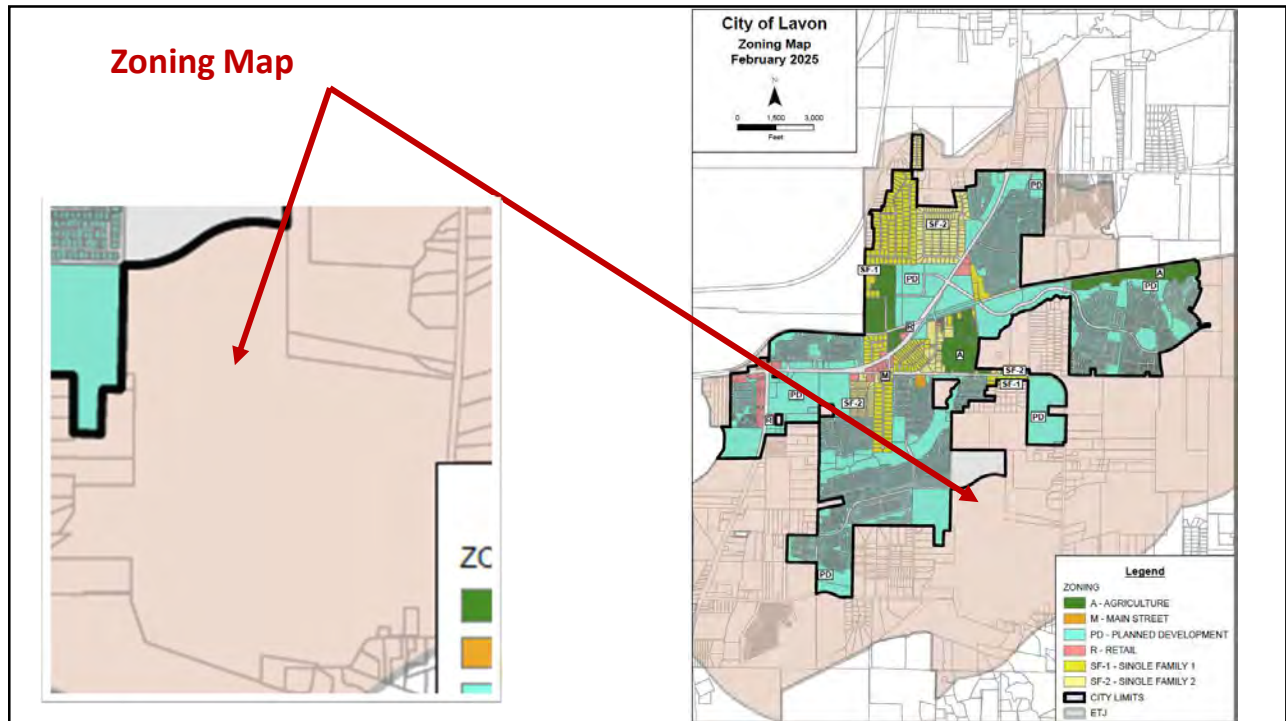
<b>OWNER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>DEVELOPER:</b> GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	<b>ENGINEER/SURVEYOR:</b>  400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-3580 Contact: ALEXANDRA DOLLAHITE, P.E.
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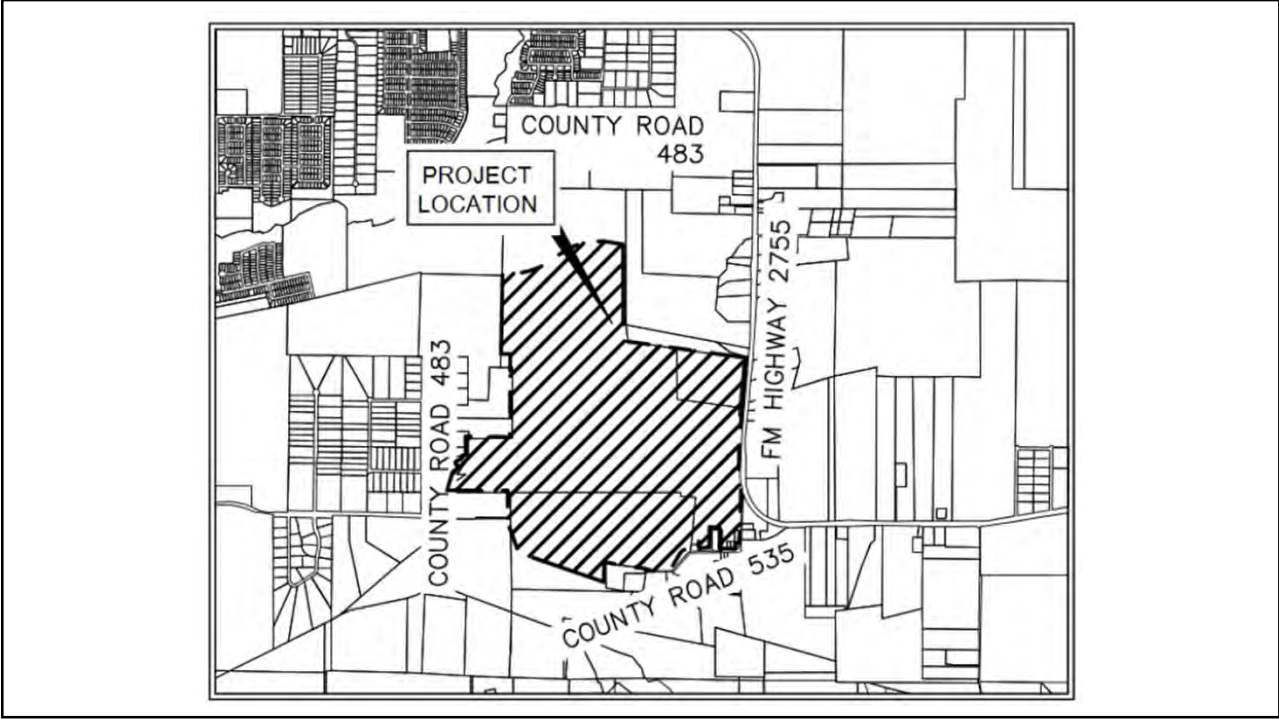
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-9
TWM	CLS	AND	AS SHOWN	OCT 2025	063228111	



11



12



13

November 26, 2025

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Nicholson Ranch Subdivision  
Preliminary Plat Review  
LJA Job No. NTP-40467  
MyGov Submittal: October 23, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions:**

1. **Repeat comment:** Revise the title block to list the plat information in the following format:  
Preliminary Plat  
Subdivision name  
Lots, Blocks  
Common Areas  
Acreage/Abstract Information

**Revise the title block to change the “Open Space” to “Common Areas” and remove the phase references.**

2. Revise the plat to change the Amenity Center lot from (CA1, Block N) to Lot \_\_\_\_, Block N to indicate that it is a buildable lot for an amenity center instead of open space.
3. Separate the Preliminary Plat (and associated approval block) from the engineering plans and submit as a standalone plat document.
4. Pursuant to a meeting held on November 25, 2025, between the City, Kimley-Horn, and the property owner, an approximate 200-foot alignment shift will be required for the proposed southernmost arterial roadway. Due to this necessary realignment of the proposed southernmost arterial roadway, a revised Preliminary Plat will be required prior to any Final Plat submittal for Phases 3, 4C, 5, and 6.

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

Thank you,



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



October 23, 2025

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

**Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*  
Preliminary Plat Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated October 22, 2025. The following items have been addressed as per the referenced review:

*General*

1. Repeat Comment: There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements. It is noted that a waiver is intended to be submitted for City Council consideration.

***Response: Waiver accompanies this resubmittal.***

2. There are several areas outside of the subject property boundary that are included in the boundary lines on sheet P-2. Please clarify why the boundary lines on sheet P-2 extend beyond the property boundary.

***Response: Lines shown on sheet P-2 are for the index map to depict the approximate limit of the viewport boundaries surrounding each of the preliminary plat sheets and are not intended to depict the property boundary.***

3. The lot typicals are provided on the Preliminary Plat phase sheet. Please add the lot typicals to the Preliminary Plat drawing instead of the phase sheet.

***Response: Lot typicals have been added to each preliminary plat sheet.***

4. Revise the Preliminary Plat to add the following note: "Common areas shall be owned and maintained by the Homeowners Association."

***Response: Note has been added to NOTES under the sheet set index on Cover Sheet.***

5. Confirm the right-of-way dedication requirement, along FM 2755 with the City Engineer and dimension and label the right-of-way dedication if required.

***Response: Approved TxDOT Driveway Permit for Nicholson Ranch Trail Driveway and associated turn lanes included a 90' TxDOT ROW. Label is included for this 90' ROW width and will be confirmed with City Engineer.***

6. Revise the title block to list the plat information in the following format: Preliminary Plat, Subdivision name, Lots, Blocks, Common Areas, Acreage/Abstract Information.

***Response: This has been revised.***

7. Revise the plat to provide the Preliminary Plat approval block as required in the Subdivision Ordinance. <https://ecode360.com/40105852#40105852>

***Response: Approval Block has been updated and shown on Cover Sheet.***

8. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

***Response: Comment response letter provided.***

Please contact me at (469)-200-4537 or [Alexandra.Dollahite@kimley-horn.com](mailto:Alexandra.Dollahite@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.

October 15, 2025

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

Re: Nicholson Ranch – 1,683 Lots, 457.84 Acres  
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat, revised Preliminary Drainage Plan and revised Preliminary Utility Plan dated October 2025, as prepared by Kimley-Horn, for the above referenced property. Comments have been provided from the City's Planners. These comments should be considered supplementary to the Planner's comments. The property is located south of the east extension of Lavon Trail Parkway, west of FM 2755 and east of Bear Creek 6.


All previous comments have been satisfactorily addressed.

This concludes our review of the above-referenced revised Preliminary Plat, Preliminary Drainage Plan and Preliminary Utility Plan. **We recommend APPROVAL of the revised Preliminary Plat, subject to addressing comments provided by the City Planners.**

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

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

Sincerely,  
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Nicholson Tract\Nicholson Ranch - Preliminary Plat - Rev 4.docx

August 19, 2025

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Nicholson Ranch Subdivision  
Preliminary Plat Review  
LJA Job No. NTP-40467  
MyGov Submittal: August 1, 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. This amended Preliminary Plat for the Nicholson Ranch Subdivision is proposed to include 1,637 residential lots, 61 open spaces, and one amenity center lot. Review of the Preliminary Plat showed a count of 1,638 lots, 58 common areas, and one amenity center. Review or revise lot count and labeling of common areas to ensure that the description in the title block is correct.
2. Revise the Preliminary Plat to include the lot type counts and phasing, instead of providing on a separate exhibit.
3. The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time. The instances where the new layout is not in conformance with the Subdivision Ordinance, and not consistent with what was previously approved, are detailed below.



**Sheet P-7:** The orange highlighted section has been modified from the original approval. The 1,500-foot length is more than the 1,400-foot maximum block length that can be approved by the City Manager. Revise the block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.



**Sheet P-8:** The orange highlighted sections include block lengths in excess of the 1,000-foot maximum block length regulation of the Subdivision Ordinance. Once the orange highlighted blocks have been revised to provide the required mid-block pedestrian access, then they can be considered by the City Manager as a Block Length Modification. Revise the blocks accordingly.



**Sheet P-9:** The area highlighted in orange was modified from the approved Preliminary Plat. The common area was removed, and this section exceeds the previously approved block length and the current block length regulation of 1000-feet. Modifications up to 1,400 feet can be considered by the City Manager. Revise the orange highlighted block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.



- The Approval Block includes County information and needs an updated date. Revise the Approval Block to meet the City of Lavon specifications:

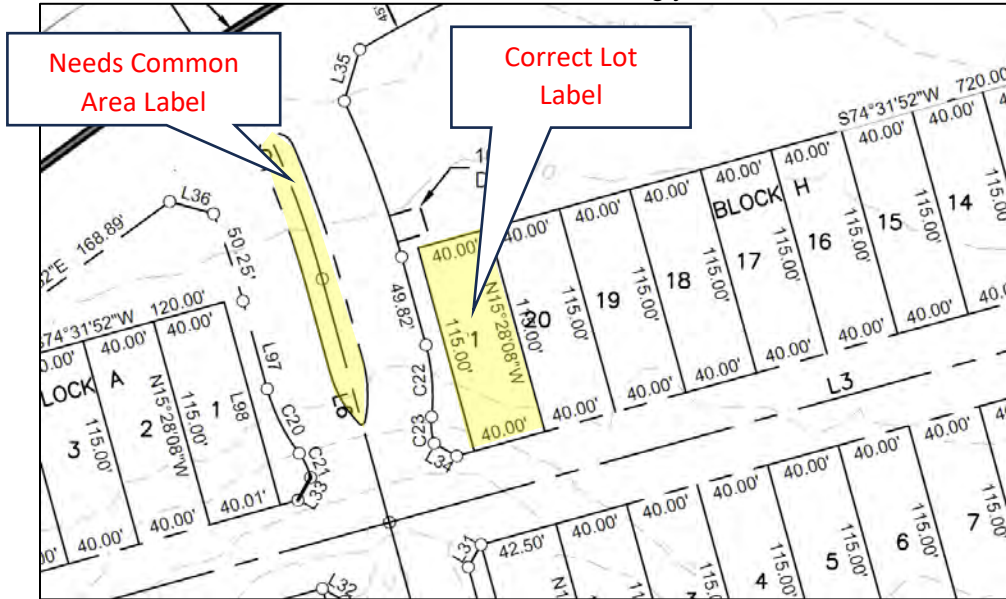
<p>APPROVAL: COUNTY OF COLLIN</p> <p>ON THIS THE _____ DAY OF _____, 2023 THE COLLIN COUNTY COMMISSIONERS COURT VOTED AFFIRMATIVELY TO APPROVE THIS PLAT.</p> <p>APPROVAL: COLLIN COUNTY PLANNING DEPARTMENT</p> <p>_____ DIRECTOR OF COUNTY PLANNING</p> <p>_____ COUNTY JUDGE</p>
---

Recommended for Approval:

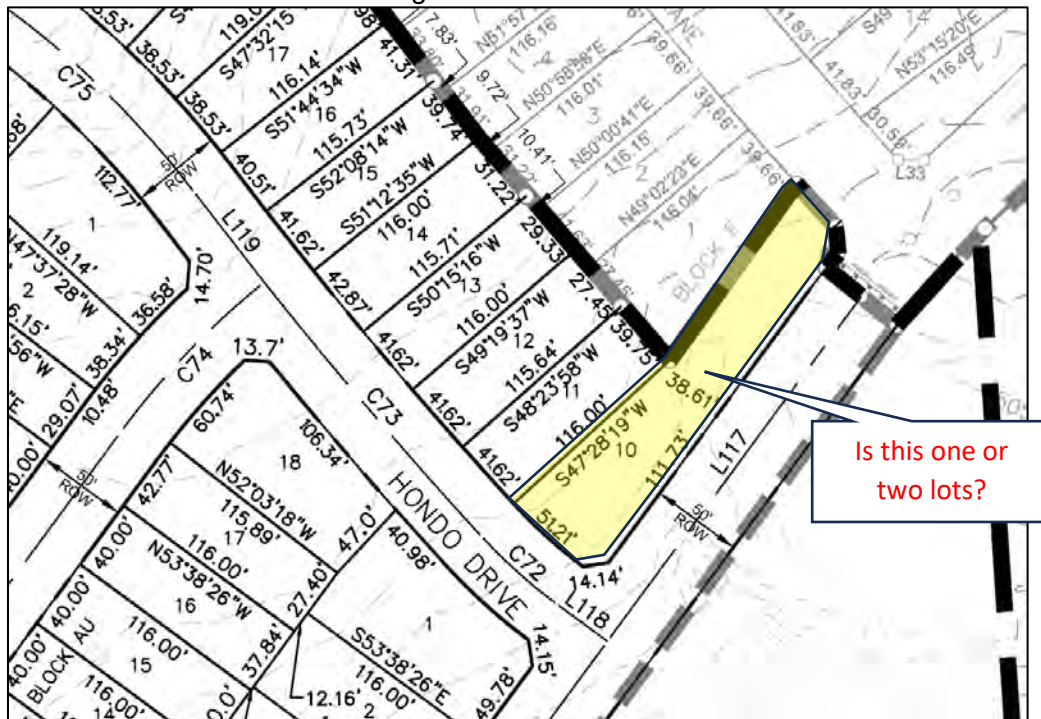
Date: \_\_\_\_\_  
Chairman, Planning and Zoning Commission  
Approved for preparation of Final Plat:

Date: \_\_\_\_\_  
Mayor, City of Lavon, Texas

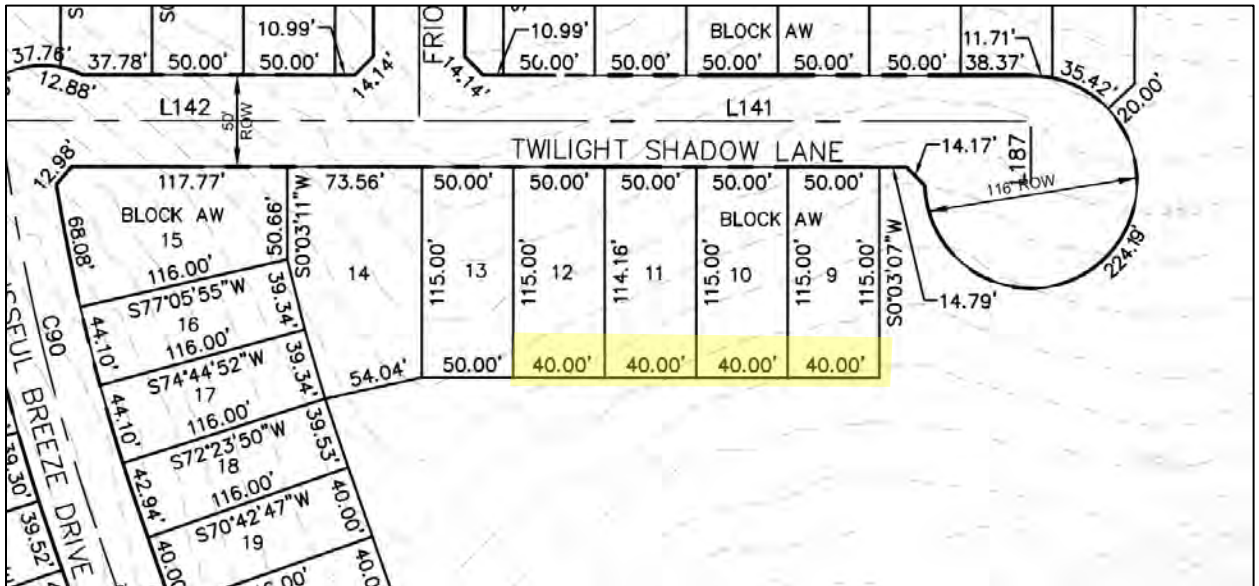
- On Sheet P-3, Lot 1 in Block H should be Lot 21, per the submitted Final Plat for this phase. Revise the Preliminary Plat to correct this lot label to 21. The median in Nicholson Ranch Trail at the intersection with Lavon Trail Parkway does not have a Common Area label. Revise to include a Common Area label, accordingly.



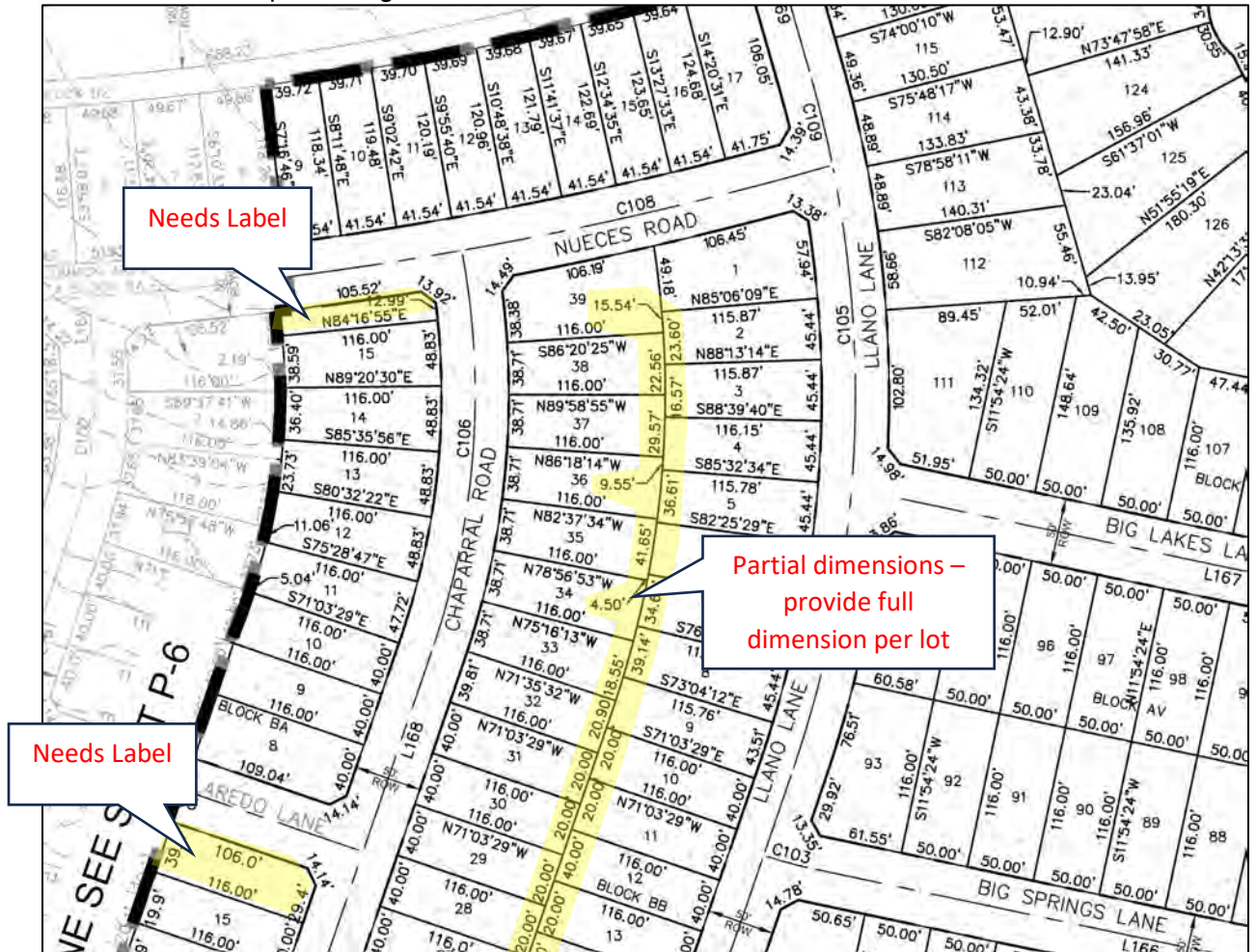
- On Sheet P-5, verify the linework on Lot 10, Block F. If there is a lot line missing, revise and ensure the area to the north along Quail Run Road is labeled.



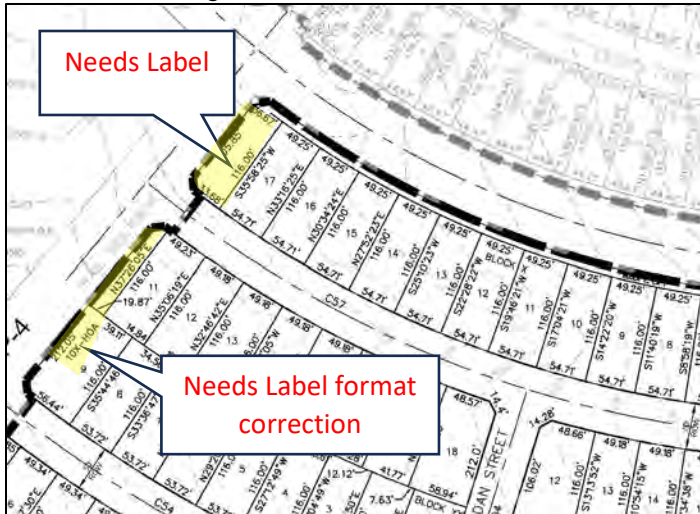
- On Sheet P-6, there appear to be incorrect lot dimensions in Block AW, on the rear lot lines of the lots on the south side of Twilight Shadow Lane. Revise to ensure correct measurements.



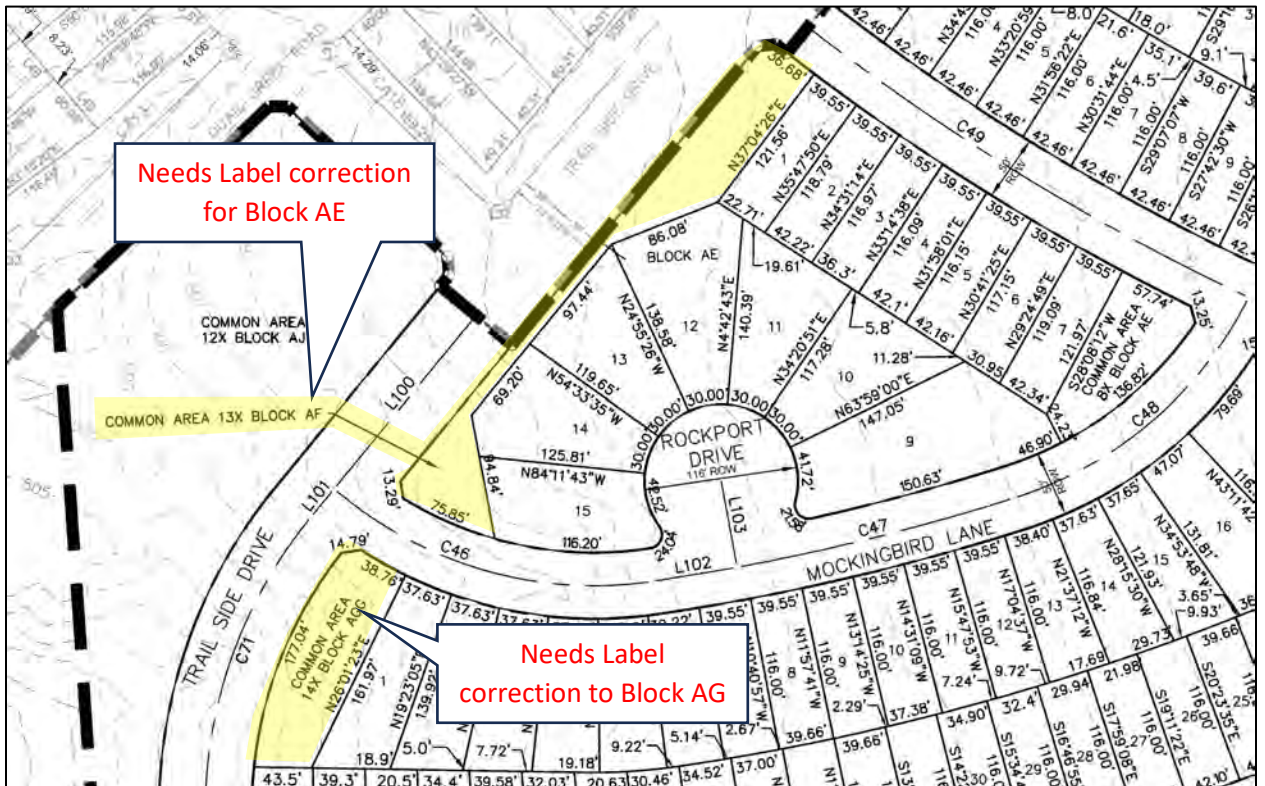
8. On Sheet P-7, the northernmost lot of Block BA needs to be revised to include the Common Area label. The Block to the south of Block BA is missing a label of Block BAA and a lot number is not visible on the northern-most lot. Revise to include the missing labels. Each lot needs to have the dimension for that lot noted. There are incorrect measurements in numerous locations, like Block BB. Revise to ensure that each lot is dimensioned internally and does not have partial segments.



- 9. On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label. The Common Area parcel on Block YY has inconsistent labeling. Revise the 10X-HOA label to the appropriate Common Area – Block YY labeling.



A Common Area on Block AE is labeled as Block AF. Revise to correct label. The Common Area on Block AG is labeled as Block AGG. Revise to correct the label.



10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Amber Pollan, AICP  
Associate Studio Lead at LJA  
Email: [apollan@lja.com](mailto:apollan@lja.com)  
Phone: 214.451.0937  
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](mailto:anusser@lja.com)  
Phone: 972.339.8186  
On behalf of the City of Lavon, TX

August 26, 2025

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

Re: Nicholson Ranch – 1,699 Lots, 457.84 Acres  
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat, revised Preliminary Drainage Plan and revised Preliminary Utility Plan dated June 2025, as prepared by Kimley-Horn, for the above referenced property. Comments have been provided from the City's Planners. These comments should be considered supplementary to the Planner's comments. The property is located south of the east extension of Lavon Trail Parkway, west of FM 2755 and east of Bear Creek 6.

#### GENERAL

1. This revised Preliminary Plat was prepared to adjust the layout to address TxDOT comments regarding the future connection location at FM 2755 as well as adjusting phase lines and some other layout features.
2. This revised layout should not impact the previously submitted TIA.
3. The revised layout should not impact the previously submitted drainage assessment.

#### PRELIMINARY PLAT

4. Street names should be added and/or corrected in the north area of the development.
5. Bearings and distances for the property boundary should be provided on the Plat drawing. These should correlate with the written description on Sheet P-12.
6. Sheet D-0 – The Engineer should verify the "C" values for Area A-1 and School Site.
7. Sheet D-1 – The Engineer should verify that the proposed drainage system accounts for offsite drainage from the School Site.

This concludes our review of the above-referenced revised Preliminary Plat, Preliminary Drainage Plan and Preliminary Utility Plan. A copy of sheets with markups is attached for your convenience.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon. The above referenced documents were not reviewed as to their quality or for errors on the part of the surveyor or engineer.

Ms. Kim Dobbs  
Nicholson Ranch – Preliminary Plat  
August 26, 2025  
Page 2 of 2

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

Sincerely,  
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill, P.E." with a stylized flourish at the end.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\nicholson Tract\nicholson Ranch - Preliminary Plat - Rev 3.docx



October 8, 2025

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

**Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*  
Preliminary Plat Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated August 26, 2025. The following items have been addressed as per the referenced review:

*General*

1. This revised Preliminary Plat was prepared to adjust the layout to address TxDOT comments regarding the future connection location at FM 2755 as well as adjusting phase lines and some other layout features.

***Response: Correct.***

2. This revised layout should not impact the previously submitted TIA.

***Response: Correct.***

3. The revised layout should not impact the previously submitted drainage assessment.

***Response: Correct.***

4. Street names should be added and/or corrected in the north area of the development.

***Response: This has been updated.***

5. Bearings and distances for the property boundary should be provided on the Plat drawing. These should correlate with the written description on Sheet P-12.

***Response: Bearings and distances provided for the property boundary have been checked that they match the written description.***

6. Sheet D-0 – The Engineer should verify the “C” values for Area A-1 and School Site.

***Response: A-1 has been updated. School site has been updated to match boundary and values for the post-project conditions as shown on the Community Middle School # 2 plans dated 1/20/2023 that will be conveyed to the Nicholson Project.***

7. Sheet D-1 – The Engineer should verify that the proposed drainage system accounts for offsite drainage from the School Site.

***Response: Proposed Drainage System is verified to account for the offsite flows entering site through Community ISD tract and recorded drainage easement 2023000043138. Callout has been added on sheet D-1.***

Please contact me at (469)-200-4537 or [Alexandra.Dollahite@kimley-horn.com](mailto:Alexandra.Dollahite@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.



October 8, 2025

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

**Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*  
Preliminary Plat Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated August 19, 2025. The following items have been addressed as per the referenced review:

*General*

1. This amended Preliminary Plat for Nicholson Ranch Subdivision is proposed to include 1,637 residential lots, 61 open spaces, and one amenity center lot. Review of the Preliminary Plat showed a count of 1,638 lots, 58 common areas, and one amenity center. Review or revise lot count and labeling of common areas to ensure that the description in the title block is correct.

***Response: This has been verified and updated.***

2. Revise the Preliminary Plat to include the lot type counts and phasing, instead of providing on a separate exhibit.

***Response: Lot Type Counts and Phasing have been provided on sheet P-1.***

3. The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time. The instances where the new layout is not in conformance with the Subdivision Ordinance, and not consistent with what was previously approved, are detailed below.
  - a. Sheet P-5: The orange highlighted section has been modified from the 2023 approved Preliminary Plat. This block section along Lobo Lane included a break in the block with access to the open space to the west. This section is longer than 1,400 feet and cannot be approved by the City Manager. To be consistent

with the previously approved Subdivision Ordinance Waiver in this area, revise this highlighted block to provide an additional mid-block pedestrian access of at least 30 feet wide. Should the request be different than what was previously approved, then it would need to be reconsidered by the City Council as a new Subdivision Ordinance Waiver request, per the Subdivision Ordinance.

***Response: The western lots back to floodplain that is not suitable to be used for open space. A mid-block pedestrian access has been added along the southern side of block to allow for residents to access the arterial roadway pedestrian facilities for connectivity.***

- b. Sheet P-7: The orange highlighted section has been modified from the original approval. The 1,500-foot length is more than the 1,400-foot maximum block length that can be approved by the City Manager. Revise the block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.

***Response: Street connections to CR 535 have been revised and a mid-block pedestrian access has been added along the northern side of block for residents to access the arterial roadway pedestrian facilities.***

- c. Sheet P-8: The orange highlighted sections include block lengths in excess of the 1,000-foot maximum block length regulation of the Subdivision Ordinance. Once the orange highlighted blocks have been revised to provide the required mid-block pedestrian access, then they can be considered by the City Manager as a Block Length Modification. Revise the blocks accordingly.

***Response: Blocks X, AA, and AH have been revised to include mid-block pedestrian access for residents. A subdivision ordinance waiver is being requested for the 1,145 LF Block AG.***

- d. Sheet P-9: The area highlighted in orange was modified from the approved Preliminary Plat. The common area was removed, and this section exceeds the previously approved block length and the current block length regulation of 1000-feet. Modifications up to 1,400 feet can be considered by the City Manager. Revise the orange highlighted block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.

***Response: Additional street stub has been provided to the northern property as well as 15' pedestrian access in accordance with clock length modification ordinance.***

4. The Approval Block includes County information and needs an updated date. Revise the Approval Block to meet the City of Lavon specifications.

***Response: Approval Block updated.***

5. On Sheet P-3, Lot 1 in Block H should be Lot 21, per the submitted Final Plat for this phase. Revise the Preliminary Plat to correct this lot label to 21. The median in Nicholson Ranch Trail at the intersection with Lavon Trail Parkway does not have a Common Area label. Revise to include a Common Area label, accordingly.

***Response: Labels have been adjusted.***

6. On Sheet P-5, verify the linework on Lot 10, Block F. If there is a lot line missing, revise and ensure the area to the north along Quail Run Road is labeled.

***Response: Linework has been confirmed and street name label has been added.***

7. On Sheet P-6, there appear to be incorrect lot dimensions in Block AW, on the rear lot lines of the lots on the south side of Twilight Shadow Lane. Revise to ensure correct measurements.

***Response: Measurements have been verified and updated.***

8. On Sheet P-7, the northernmost lot of Block BA needs to be revised to include the Common Area label. The Block to the south of Block BA is missing a label of Block BAA and a lot number is not visible on the northern-most lot. Revise to include the missing labels. Each lot needs to have the dimension for that lot noted. There are incorrect measurements in numerous locations, like Block BB. Revise to ensure that each lot is dimensioned internally and does not have partial segments.

***Response: Labels have been adjusted on blocks BA, BAA, and BB.***

9. On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label. The Common Area parcel on Block YY has inconsistent labeling. Revise the 10X-HOA label to the appropriate Common Area – Block YY labeling.

A Common Area on Block AE is labeled as Block AF. Revise to correct label. The Common Area on Block AG is labeled as Block AGG. Revise to correct the label.

***Response: Labels have been revised and corrected.***

10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

***Response: Noted.***

Please contact me at (469)-200-4537 or [Alexandra.Dollahite@kimley-horn.com](mailto:Alexandra.Dollahite@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.

October 13, 2025

Kim Dobbs  
 City of Lavon, TX  
 Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

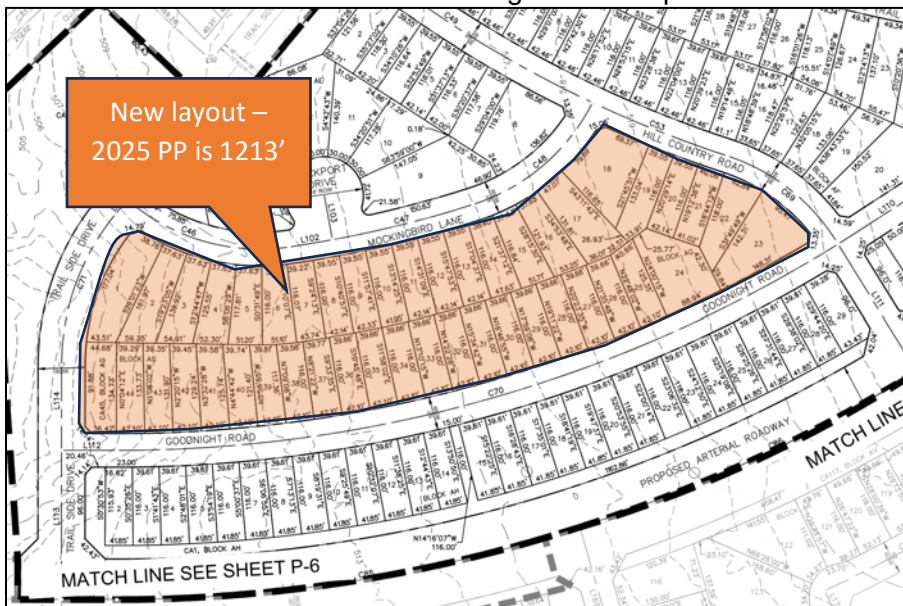
Re: Nicholson Ranch Subdivision  
 Preliminary Plat Review  
 LJA Job No. NTP-40467  
 MyGov Submittal: October 8, 2025

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.

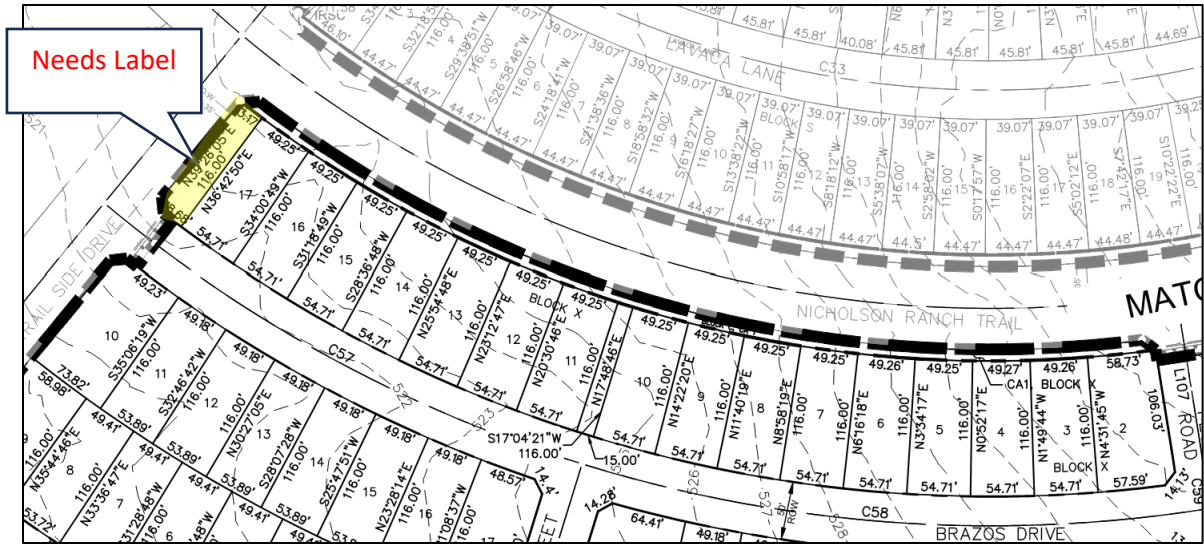
## PLANNING + DESIGN COMMENTS

1. **Repeat Comment:** The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time.

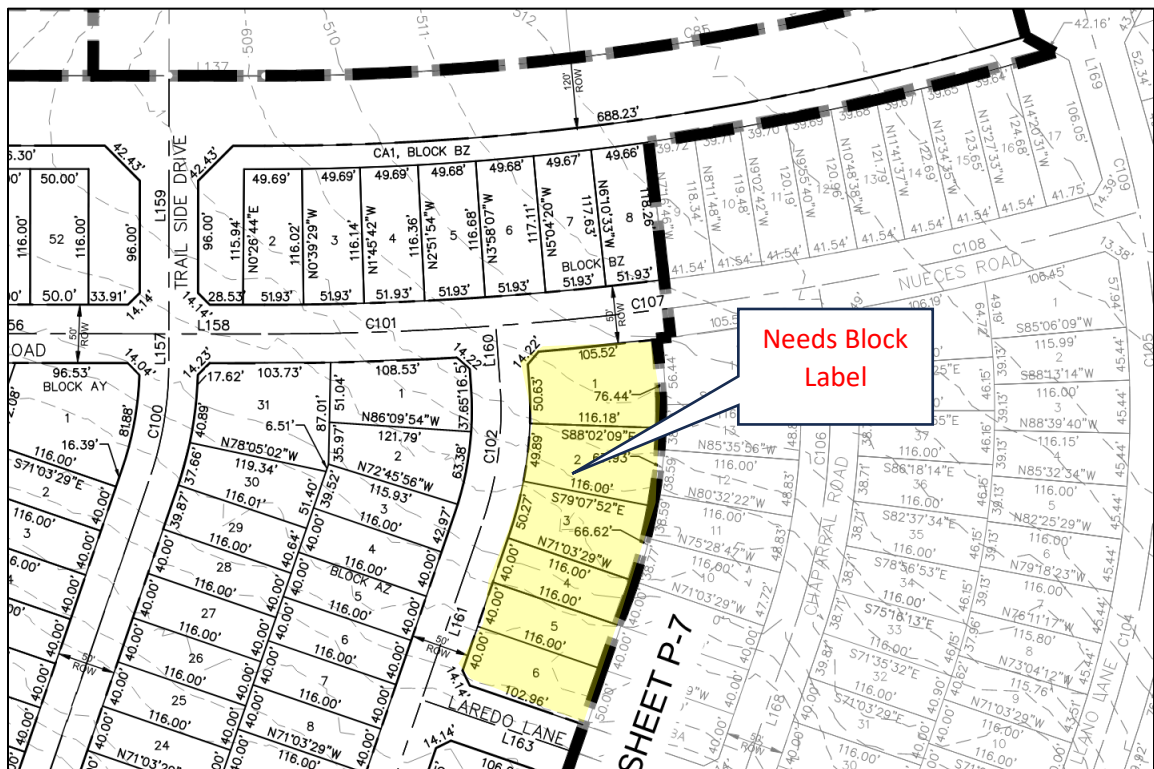
There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements.



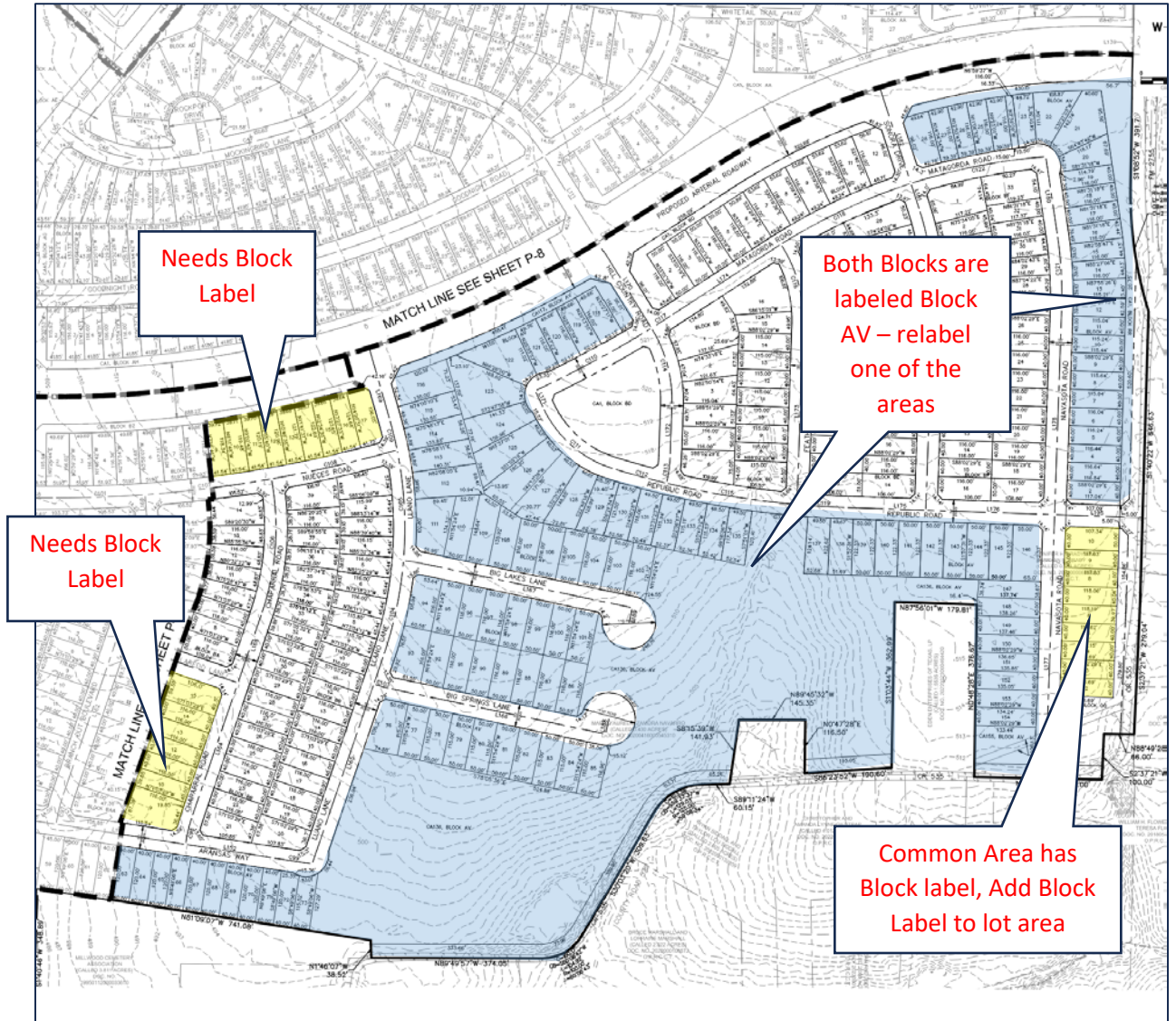
2. **Repeat Comment:** On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label.



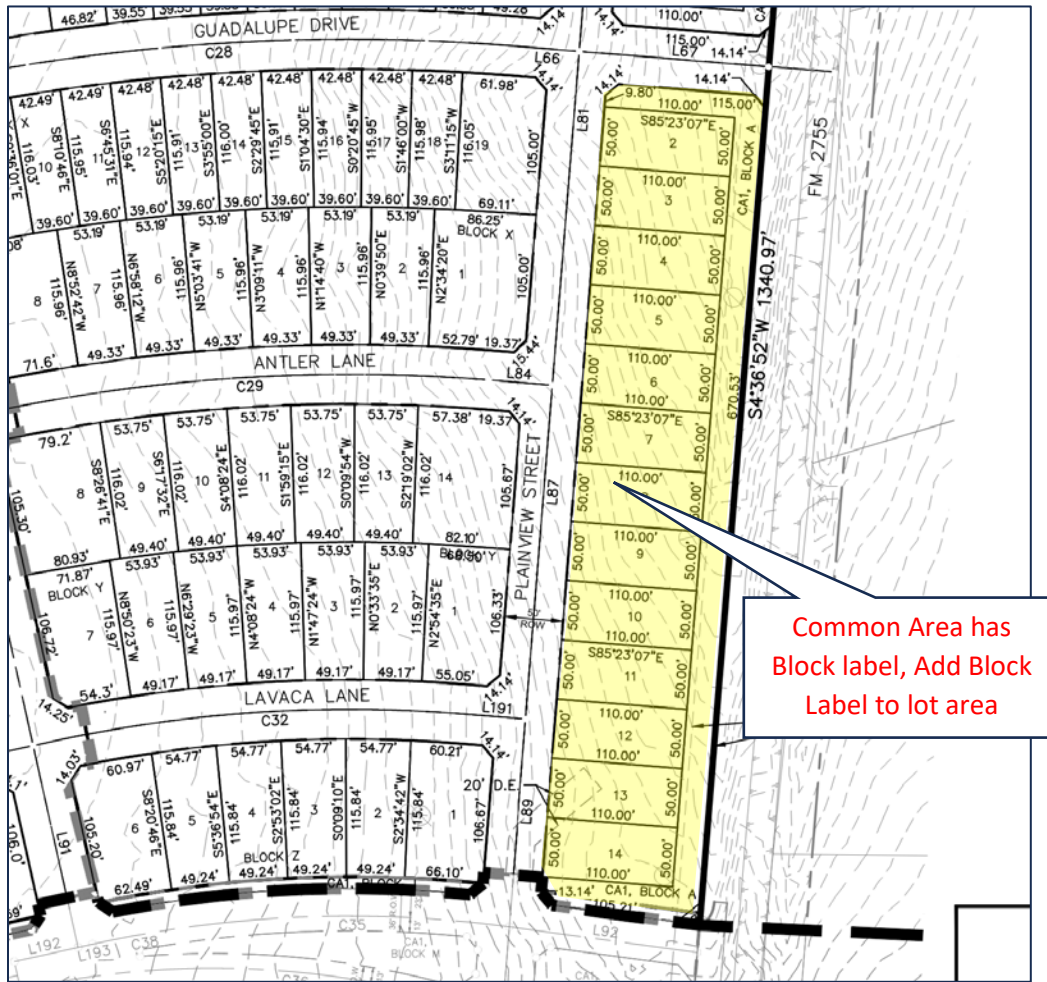
3. On Sheet P-6, there is not a block label on the block section highlighted below. Revise the Preliminary Plat to include a block label.



- On Sheet P-7, there are not block labels on the three block sections highlighted below. There are also two Blocks labeled "AV." Revise the Preliminary Plat to include labels and relabel of one of the AV Blocks.



- On Sheet P-9, there is not a block label on the block section highlighted below. Revise the Preliminary Plat to include a block label.



- Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

*Amber Pollan*

Amber Pollan, AICP  
 Associate Studio Lead at LJA  
 Email: [apollan@lja.com](mailto:apollan@lja.com)  
 Phone: 214.451.0937  
 On behalf of the City of Lavon, TX

Quality check by:

*Abra R Nusser*

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



October 17, 2025

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

**Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*  
Preliminary Plat Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated October 14, 2025. The following items have been addressed as per the referenced review:

*General*

1. Repeat Comment: There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements.

***Response: Per discussion with Kim on 10/16, client will submit Waiver next week to present at the next City Council meeting.***

2. Repeat Comment: On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label.

***Response: Common Area label added, CA1, Block X***

3. On Sheet P-6, there is not a block label on the lock section highlighted below. Revise the Preliminary Plat to include a block label.

***Response: Block label added, Block BA.***

4. On Sheet P-7, there are not block labels on the three block sections highlighted below. There are also two Blocks labeled "AV". Revise the Preliminary Plat to include labels and relabel one of the AV Blocks.

***Response: Block labels have been added to Block BZ, Block BAA, and Block QQ. Block RR labels have been revised to no longer read "Block AV".***

5. On Sheet P-9, there is not a block label on the block section highlighted below. Revise the Preliminary Plat to include a block label.

***Response: Block label added, Block A.***

6. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

***Response: Comment response letter provided.***

Please contact me at (469)-200-4537 or [Alexandra.Dollahite@kimley-horn.com](mailto:Alexandra.Dollahite@kimley-horn.com) should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.

October 22, 2025

Kim Dobbs  
 City of Lavon, TX  
 Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

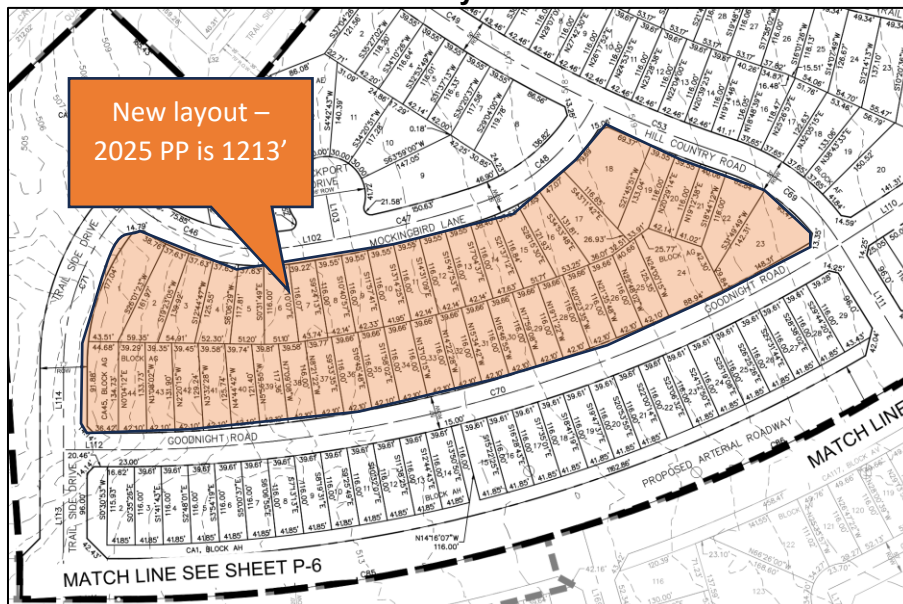
Re: Nicholson Ranch Subdivision  
 Preliminary Plat Review  
 LJA Job No. NTP-40467  
 MyGov Submittal: October 17, 2025

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

- Repeat Comment:** The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time.

There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements. **It is noted that a waiver is intended to be submitted for City Council consideration.**



2. There are several areas outside of the subject property boundary that are included in the boundary lines on sheet P-2. Please clarify why the boundary lines on sheet P-2 extend beyond the property boundary.
3. The lot typicals are provided on the Preliminary Plat phase sheet. Please add the lot typicals to the Preliminary Plat drawing instead of the phase sheet.
4. Revise the Preliminary Plat to add the following note: "Common areas shall be owned and maintained by the Homeowners Association."
5. Confirm the right-of-way dedication requirement, along FM 2755, with the City Engineer and dimension and label the right-of-way dedication if required.
6. Revise the title block to list the plat information in the following format:  
Preliminary Plat  
Subdivision name  
Lots, Blocks  
Common Areas  
Acreage/Abstract Information
7. Revise the plat to provide the Preliminary Plat approval block as required in the Subdivision Ordinance. <https://ecode360.com/40105852#40105852>
8. 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  
Studio Lead, Placemaking + Resilience at LJA  
Email: [tmcleod@lja.com](mailto: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](mailto:anusser@lja.com)  
Phone: 972.339.8186  
On behalf of the City of Lavon, TX

November 7, 2025

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Nicholson Ranch Subdivision  
Preliminary Plat Review  
LJA Job No. NTP-40467  
MyGov Submittal: October 23, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions:**

1. **Repeat comment:** Revise the title block to list the plat information in the following format:  
Preliminary Plat  
Subdivision name  
Lots, Blocks  
Common Areas  
Acreage/Abstract Information

**Revise the title block to change the “Open Space” to “Common Areas” and remove the phase references.**

2. Revise the plat to change the Amenity Center lot from (CA1, Block N) to Lot \_\_\_\_, Block N to indicate that it is a buildable lot for an amenity center instead of open space.
3. Separate the Preliminary Plat (and associated approval block) from the engineering plans and submit as a standalone plat document.

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

Thank you,



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



# CITY OF LAVON

## Agenda Brief

**MEETING:** December 2, 2025

**ITEM:** 5 – C

**Item:**

CONSENT AGENDA

Approve the preliminary plat of Lavon Landing Addition on 5.508 acres at 358 N. SH 78, S. M. Rainer Survey, Abstract No.740, Lavon TX (CCAD Property ID 2542827), subject to city engineer and planner final review and approval.

Application Information

**Owner(s):** Daphdee, LLC

**Applicant:** Daphdee, LLC

**Location:** Northeast of the intersection of SH 78 and Elevon Parkway.

**Description:** Approximately 5.508 acres out of the S.M. Rainer Survey, Abstract No.740, City of Lavon, Collin County, Texas, (CCAD Property ID 2542827)

**Current Zoning:** Retail (R)

**Request:** Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of a commercially zoned area north of Elevon Parkway and east of State Highway 78.

**Code Excerpts:**

**TEXAS LOCAL GOVERNMENT CODE**  
**§ 212.004. PLAT REQUIRED**

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes

and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The property is zoned Retail (R) The preliminary plat is prepared in conformance with the zoning requirements and the Future Land Use Plan.

Water

The development is located within the certificated areas of the Bear Creek Special Utility District (SUD). A conceptual water plan has been submitted and reviewed.

Sewer

The development will be served by the City of Lavon.

Floodplain and Drainage

The conceptual drainage plans have been reviewed by the city engineer.

The application and plans generally satisfy the criteria for approval. Development of the sites will require

***Planning and Zoning Commission Report:***

**MOTION: APPROVE THE PRELIMINARY PLAT OF LAVON LANDING ADDITION ON 5.508 ACRES AT 358 N. SH 78, S. M. RAINER SURVEY, ABSTRACT NO.740, LAVON TX (CCAD PROPERTY ID 2542827), SUBJECT TO CITY ENGINEER AND PLANNER FINAL REVIEW AND APPROVAL.**

MOTION MADE: MCCLENDON

SECONDED: VALLEJO

APPROVED: UNANIMOUS

***Staff Notes:***

The proposed preliminary plat was reviewed by the city engineer, planning consultant, and staff development review committee (DRC).

Approval of the preliminary plat is recommended subject to the city engineer's and planner's approval.

- Attachments:**
1. Application and preliminary plat
  2. Location Exhibits
  3. Engineer correspondence



**CITY OF LAVON**

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
Office 972-843-4220 - - Inspection 972-853-0855  
Email: l.mcclendon@lavontx.gov

**PLAT APPLICATION**

Please type or print clearly. Incomplete applications will not be accepted.

**Authorization of Representation**

Date: 10/28/25

To the City of Lavon  
Collin County, Texas

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

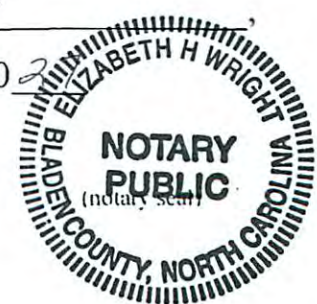
[Signature]  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

The State of ~~Texas~~ NORTH CAROLINA  
County of Bladen

Before me, the undersigned authority, appeared in person  
on this the 28 day of October, 2025



[Signature]

Notary Public in and for Bladen County, Texas North Carolina



**CITY OF LAVON**

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166  
Office 972-843-4220 - Inspection 972-853-0855  
Email: l.mcclendon@lavontx.gov

**PLAT APPLICATION**

Please type or print clearly. Incomplete applications will not be accepted.

**Declaration of Ownership**

Date: 10/28/25

To the City of Lavon  
Collin County, Texas

This letter will serve as notice that I/we, Riley Evans, 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)

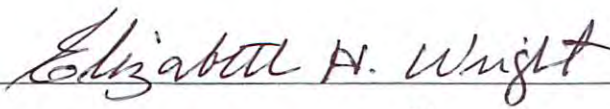
\_\_\_\_\_  
Signature (Owner)

\_\_\_\_\_  
Signature (Owner)

The State of ~~Texas~~ North Carolina  
County of Bladen

Before me, the undersigned authority, appeared in person,  
on this the 28 day of October, 2025



  
Notary Public in and for Bladen

County, Texas North Carolina



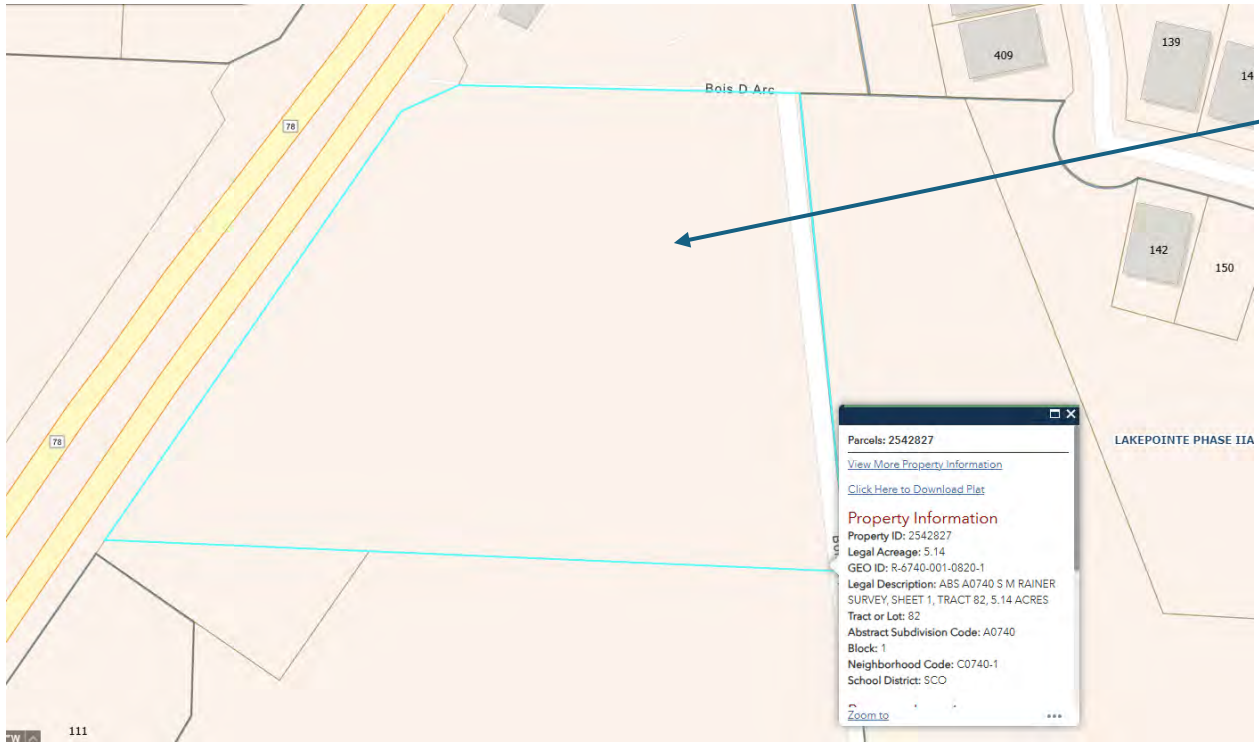
# CITY OF LAVON

P.O. Box 340, School Rd. Lavon, TX 75166  
Office 972-843-4220 – Inspection 972-853-0855

## PLAT APPLICATION

Incomplete applications will not be accepted.

<b>Company Making Submission</b>			<b>Property Owner</b>		
Name: <u>Daphdee LLC</u>			Name: <u>Daphdee LLC</u>		
Address: <u>211 Cyprus Grove Drive (Mailbox H4)</u>			Address: <u>211 Cyprus Grove Drive (Mailbox H4)</u>		
City/State/Zip: <u>Lavon, TX, 75166</u>			City/State/Zip: <u>Lavon, TX, 75166</u>		
Phone #: <u>(910) 876-5424</u>		Fax #: _____	Phone #: <u>(910) 876-5424</u>		Fax #: _____
Authorized Person: <u>Riley Evans</u>			Authorized Person: <u>Riley Evans</u>		
<b>Type of Submission</b>		<b>Date</b>	<b>Check List of Items Submitted</b>		
<input checked="" type="checkbox"/> Preliminary Plat			<input type="checkbox"/> (two) full size sets of plats (24x36)		
<input type="checkbox"/> Final Plat			<input type="checkbox"/> (two) full size construction sets (24x36)		
<input type="checkbox"/> Re-Submittal			<input type="checkbox"/> (one) half size sets of plats (11x17)		
<input type="checkbox"/> Construction Plans			<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)		
<input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)			<input type="checkbox"/> (one) PDF plats (on separate CD's)		
			<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)		
<b>Application Fees</b>					
Preliminary Plat		Per Fee Schedule			
Final Plat		Per Fee Schedule			
Re-Plat		Per Fee Schedule			
Public Infrastructure Inspection		Per Fee Schedule			
<p>To complete the plat please sign up as a collaborator in the MyGov system <a href="https://public.mygov.us/lavon_tx">https://public.mygov.us/lavon_tx</a> request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>					
<p><b>NOTICE TO APPLICANT:</b> Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>					
Authorized Representative (Printed Name)		Authorized Representative (Signature)			Date:
<u>Riley Evans</u>		_____			<u>10/28/2025</u>
<b>To be completed by the City</b>					
In Takers Name: _____					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments: _____					

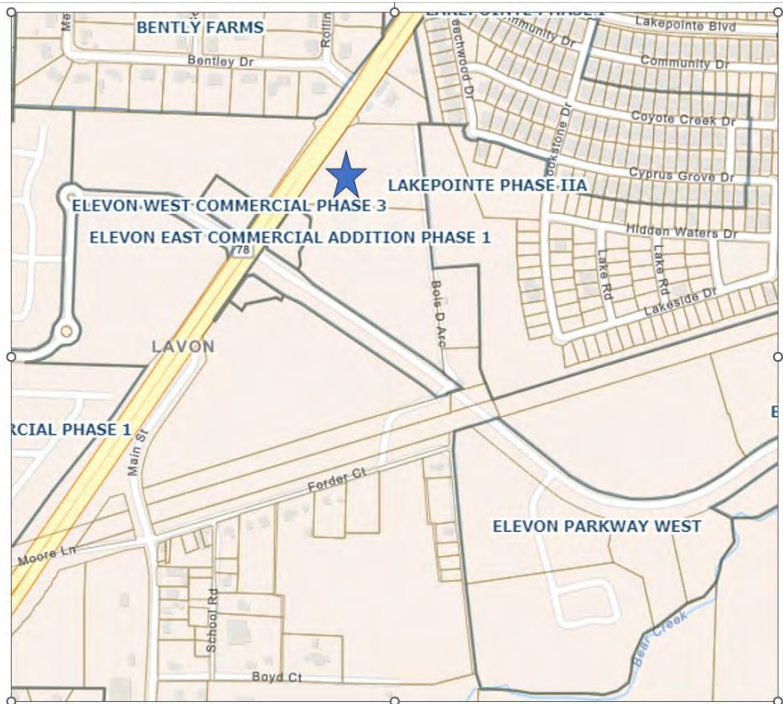
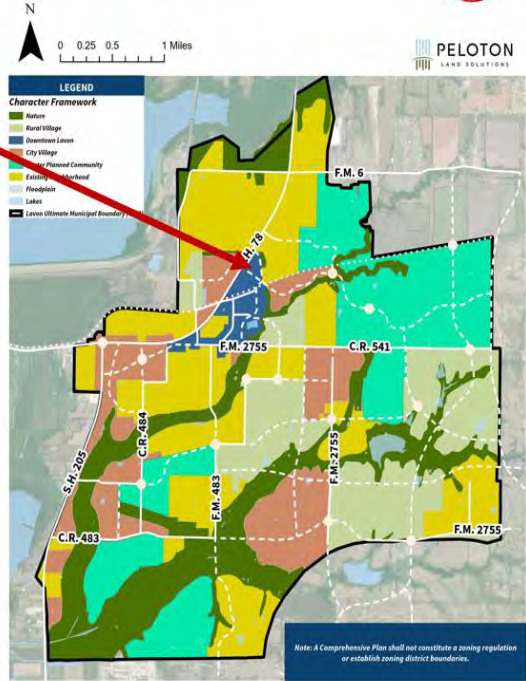


# Future Land Use Plan



# Character Framework

Lavon, Texas | Adopted April 19, 2022



# Future Land Use Plan

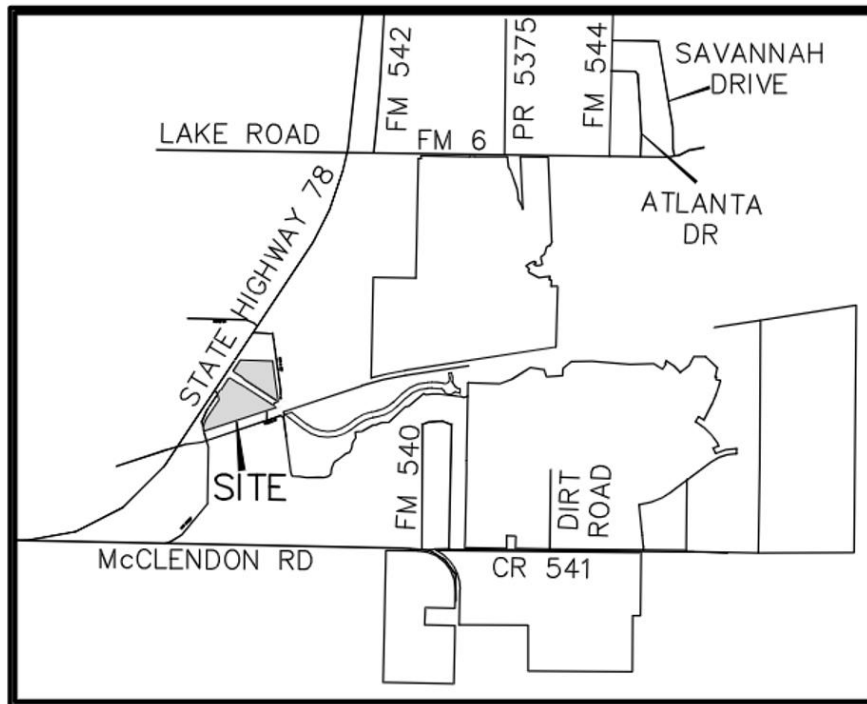
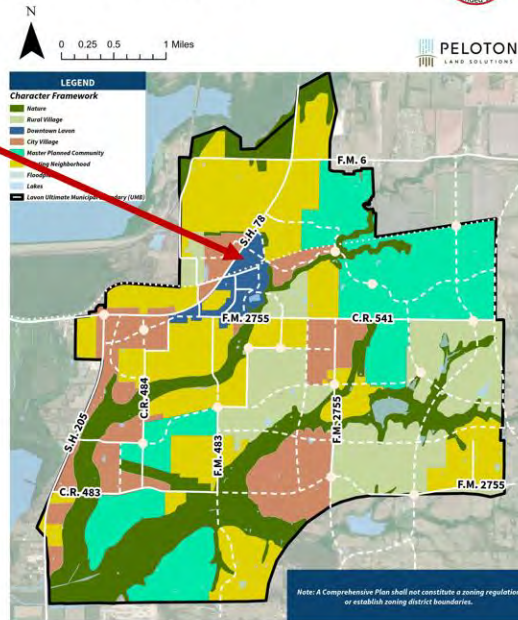


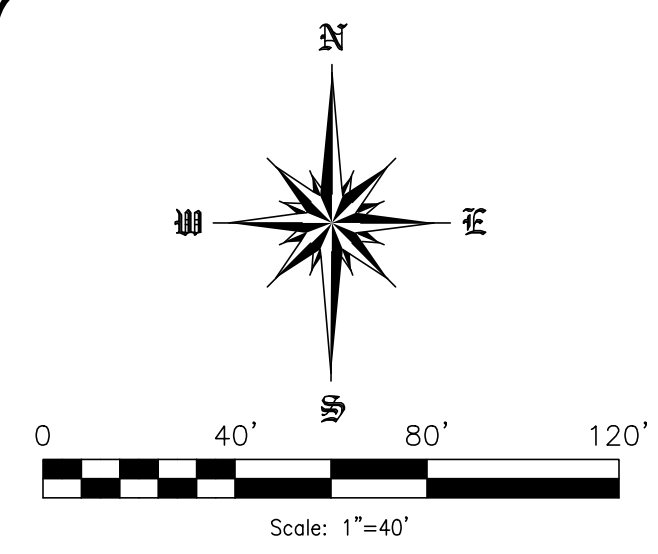
# Character Framework

Lavon, Texas | Adopted April 19, 2022



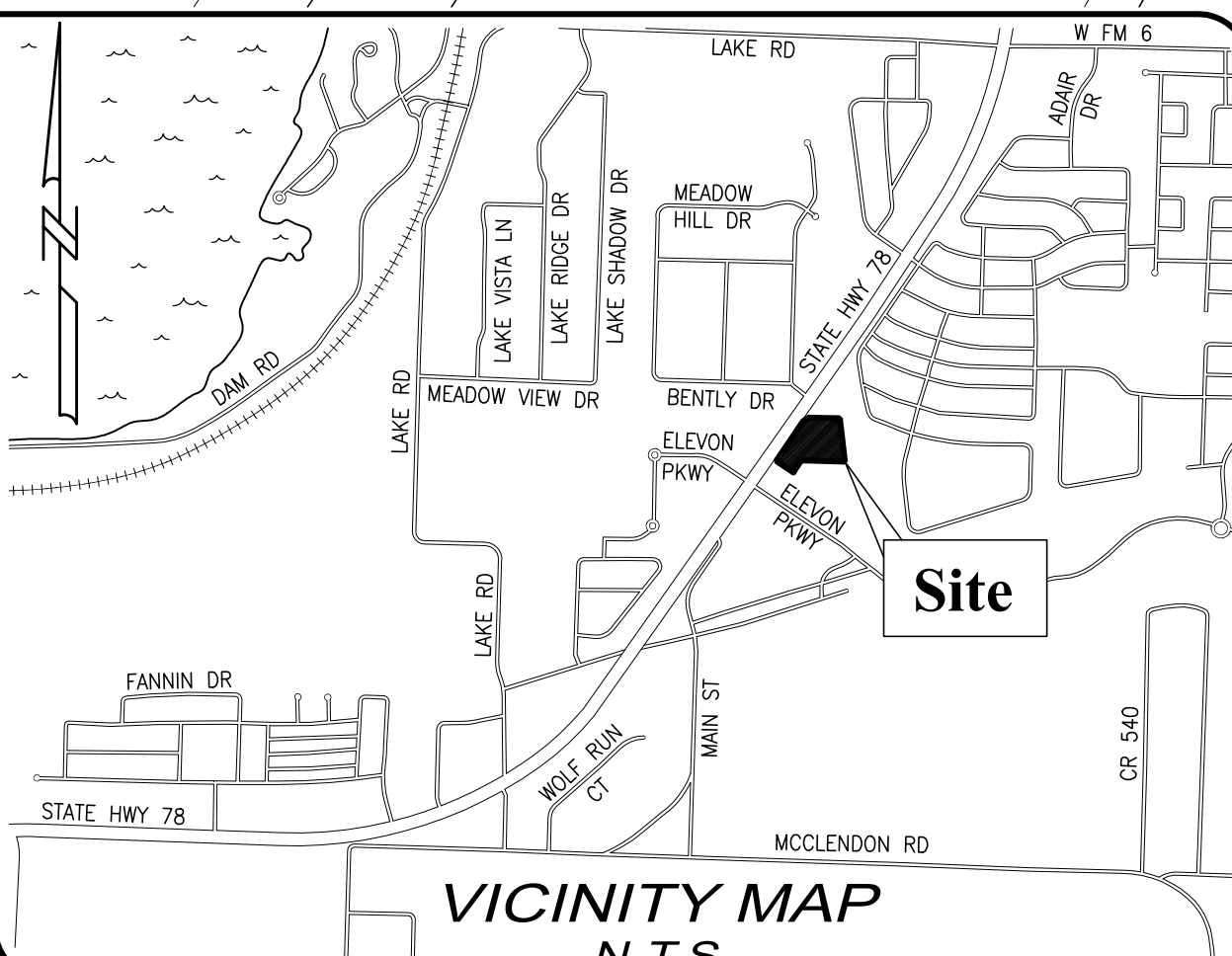
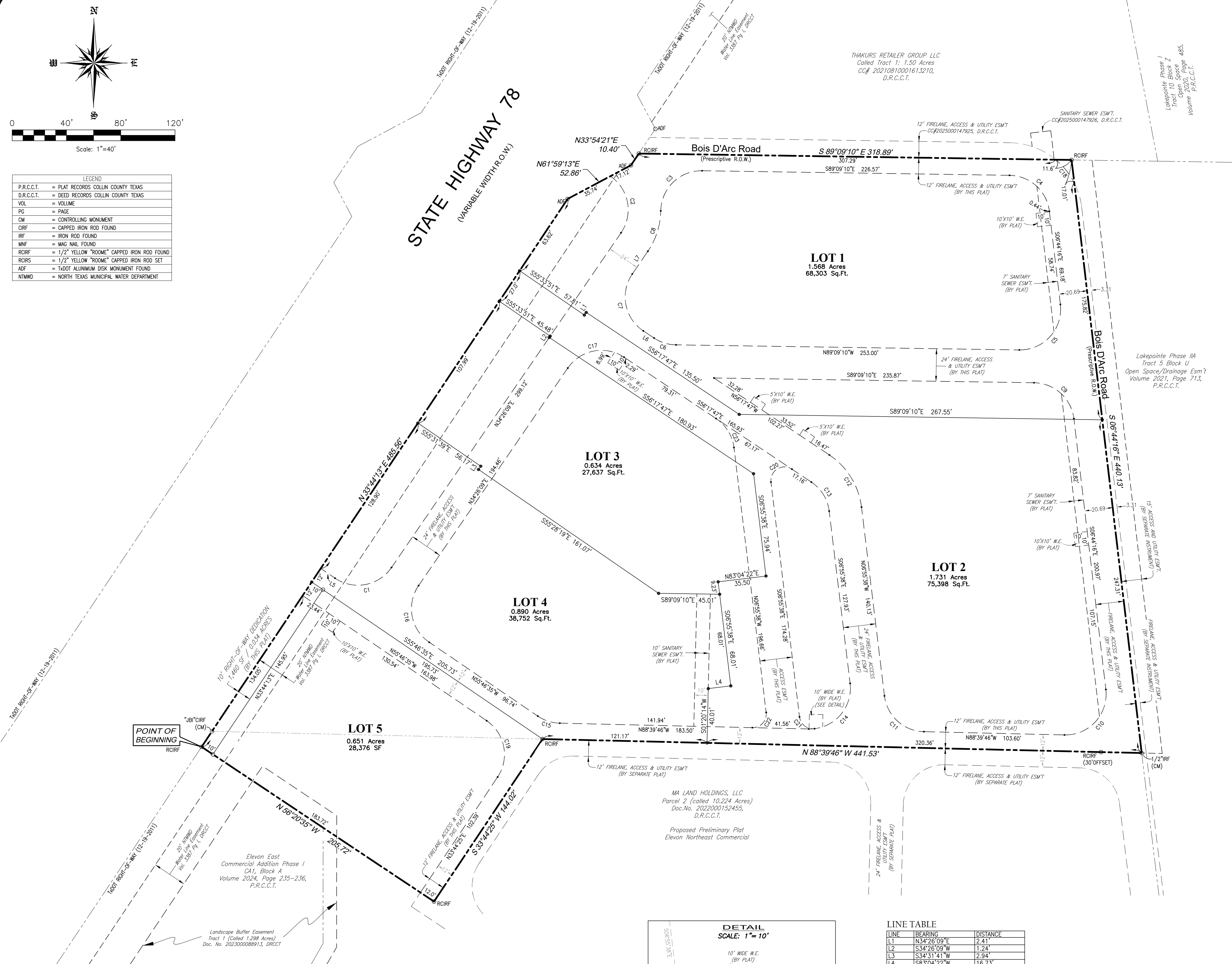
PELTON  
LAND SOLUTIONS





**LEGEND**

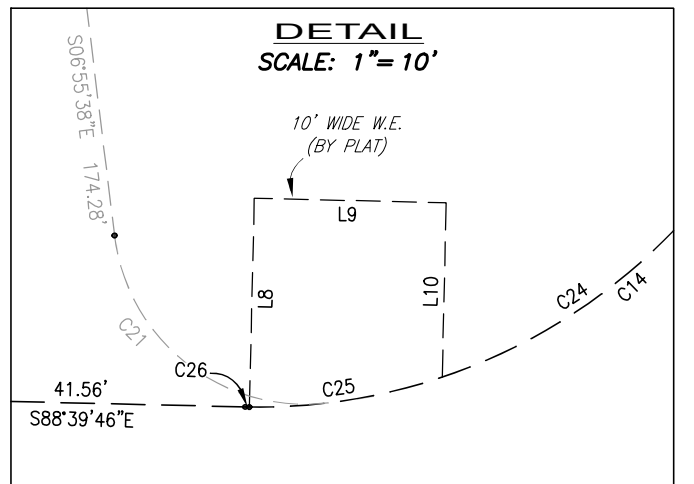
- P.R.C.C.T. = PLAT RECORDS COLLIN COUNTY TEXAS
- D.R.C.C.T. = DEED RECORDS COLLIN COUNTY TEXAS
- VOL. = VOLUME
- PG. = PAGE
- CM = CONTROLLING MONUMENT
- CRF = CAPPED IRON ROD FOUND
- IRF = IRON ROD FOUND
- MNF = MAG NAIL FOUND
- RDRF = 1/2" YELLOW "ROOM" CAPPED IRON ROD FOUND
- RDRS = 1/2" YELLOW "ROOM" CAPPED IRON ROD SET
- ADF = TxDOT ALUMINUM DISK MONUMENT FOUND
- NTMWD = NORTH TEXAS MUNICIPAL WATER DEPARTMENT



- NOTES:**
- 1) CM IS A CONTROLLING MONUMENT.
  - 2) THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT.
  - 3) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NUMBER 48085C0445 J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009 (ZONE X).
  - 4) BEARINGS BASED ON TxDOT RIGHT-OF-WAY MAP, REVISED DECEMBER 19, 2011;
  - 5) ELEVATIONS BASED ON NAVD88;
  - 6) BOIS D'ARC ROAD MAY BE ABANDONED UNDER THE FOLLOWING CONDITION: FIRE LANE AND MUTUAL ACCESS EASEMENT, GENERALLY CONNECTING THE SH 78 ACCESS AT SHELL WITH ELEVEN PARKWAY TO THE SOUTH, AND THEN TO CONNECT TO FORDER COURT FARTHER TO THE SOUTH SHALL BE PROVIDED.
  - \* THE EASEMENT WILL NOT BE LOADED WITH PARKING ON EITHER SIDE.
  - \* THE CONNECTION TO ELEVEN PARKWAY SHOULD BE CONSISTENT BETWEEN THE NORTH SIDE AND SOUTH SIDE SO THAT THE DRIVEWAYS ALIGN.
  - \* CONTINUOUS PEDESTRIAN SYSTEM THROUGHOUT THE SITE, WITH SHADE TREES PROVIDED.

**SERVICE PROVIDERS**

WATER SERVICE: BEAR CREEK SUD
SEWER SOURCE: CITY OF LAVON



**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N34°26'09"E	2.41
L2	S34°26'09"W	1.24
L3	S34°51'41"W	2.84
L4	S53°04'22"W	16.73
L5	S55°46'35"E	12.60
L6	S56°17'47"W	9.50
L7	N34°26'09"E	20.35
L8	N01°20'14"E	10.88
L9	S88°39'46"E	10.00
L10	S01°20'14"W	9.08

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.01	30.00	85°47'18"	N19°19'42"E	42.35
C2	47.18	30.00	90°06'02"	N10°36'52"W	42.46
C3	47.12	30.00	90°00'00"	N45°50'50"E	42.43
C4	43.15	30.00	82°24'54"	S47°56'43"E	39.53
C5	53.10	30.00	97°30'06"	S42°03'18"W	48.14
C6	17.20	30.00	32°51'23"	N72°43'28"W	16.97
C7	47.51	30.00	90°43'55"	N10°55'49"W	42.70
C8	31.66	54.00	133°35'25"	N17°38'33"E	31.21
C9	43.15	30.00	82°24'54"	S47°56'43"E	39.53
C10	51.35	30.00	98°04'30"	S42°17'59"W	45.31
C11	42.80	30.00	81°44'08"	N47°47'42"W	39.26
C12	46.53	54.00	149°22'05"	N31°36'44"W	45.10
C13	25.85	30.00	49°22'09"	S31°36'43"E	25.06
C14	51.45	30.00	98°15'52"	S42°12'18"W	45.37
C15	17.22	30.00	32°53'11"	N72°13'11"W	16.98
C16	47.24	30.00	95°12'44"	N10°40'13"W	42.50
C17	46.74	30.00	89°16'05"	N79°04'11"E	42.15
C18	21.97	54.00	23°18'27"	S38°33'23"E	21.82
C19	46.87	30.00	89°31'00"	N11°01'05"W	42.25
C20	22.80	10.00	130°37'51"	S58°23'17"W	18.17
C21	15.71	10.00	90°00'00"	S51°55'38"E	14.14
C22	17.15	10.00	98°15'52"	N42°12'18"E	15.12
C23	25.85	30.00	49°22'09"	N31°36'43"W	25.06
C24	41.03	30.00	78°21'37"	S32°15'10"W	37.91
C25	10.21	30.00	18°29'48"	S81°10'53"W	10.16
C26	0.21	30.00	0°24'28"	N88°52'00"W	0.21

**OWNER'S DEDICATION & ACKNOWLEDGMENT**

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAPHDEE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LAVON LANDING LOTS 1-5, BLOCK A**, an addition to the City of Lavon, Collin County, Texas, and do hereby dedicate in fee simple, to the public use forever, the streets, alleys, and public use areas 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 pavement line.

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

That DAPHDEE LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and right 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.

Daphdee LLC (Owner)  
Rylie Marie Evans (Signee)

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Rylie Marie Evans**, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for the State of Texas

RECOMMENDED FOR APPROVAL:

DATE: \_\_\_\_\_

CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED FOR PREPARATION OF FINAL PLAT:

DATE: \_\_\_\_\_

MAYOR, CITY OF LAVON, TEXAS

Submitted: October 2025  
Revised: Oct. 24, 2025  
Revised: Nov. 17, 2025  
Revised: Nov. 21, 2025

**Engineer:**  
Randy Helmberger  
1525 Sozoman Rd  
Wylie, TX 75098  
(972) 442-7459  
rhm@rhm-engineering.com

**Owner:**  
Daphdee LLC  
211 Cypress Grove Dr  
Lavon, TX 75098  
(910) 878-5424  
Attn: Rylie Marie Evans  
email: rylie42@gmail.com

**Surveyor:**  
Roome Land Surveying  
1255 W. 15th St., Suite 100  
Plano, TX 75075  
(972) 423-4372  
Attn: Fred Brommeier  
email: fred@roomeinc.com

**OWNER'S CERTIFICATE**

WHEREAS Daphdee LLC, is the owner of two tracts of land situated in the State of Texas, County of Collin, City of Lavon being part of the S.M. Rainer Survey, Abstract No. 740, being all of a called 5.14 acre tract of land as recorded under Document No. 2025000109054 of the Deed Records of Collin County, Texas, being all of a called 0.37 acre tract of land as recorded under Document No. 2025000109055 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Room" capped iron rod found in the southeasterly right-of-way line of State Highway 78 (variable width right-of-way), marking the westerly most northwest corner of Eleven East Commercial Addition Phase I as recorded in Volume 2024, Page 235 of the Plat Records of Collin County, Texas, the westerly most corner of said 0.37 acre tract and the southwest corner of said premises;

THENCE with the southeasterly right-of-way line of State Highway 78, the northwesterly line of said 0.37 acre tract and the northwesterly line of said 5.14 acre tract as follows: North 33°44'13" East, 485.56 feet to a TxDOT Aluminum disk monument found marking an angle break; North 61°59'13" East, 52.86 feet to a TxDOT Aluminum disk monument found for angle break; North 33°54'21" East, 10.40 feet to a "Room" capped iron rod found, marking the southwest corner of a called 1.50 acre tract of land as recorded under Document No. 20210810001613210 of the Deed Records of Collin County, Texas, the northwest corner of said 5.14 acre tract and said premises;

THENCE with the south line of said 1.50 acre tract and the north line of said 5.14 acre tract, South 89°09'10" East, 318.89 feet to a "Room" capped iron rod found, marking the northwest corner of Lakepointe Phase IIA as recorded in Volume 2021, Page 713 of the Plat Records of Collin County, Texas, the northeast corner of said 5.14 acre tract and said premises;

THENCE with the west line of said Lakepointe Phase IIA, and the east line of said 5.14 acre tract, South 06°44'16" East, 440.13 feet to a 1/2" iron rod found, marking the northeast corner of a called 10.224 acre tract of land as recorded under Document No. 2022000152455 of the Deed Records of Collin County, Texas, the southeast corner of said 5.14 acre tract and the easterly most southeast corner of said premises;

THENCE with the north line of said 10.224 acre tract, and the south line of said 5.14 acre tract, North 88°39'46" West, 441.53 feet to a "Room" capped iron rod found, marking the northerly most northwest corner of said 10.224 acre tract, the easterly most corner of the aforementioned 0.37 acre tract, and an interior corner of said premises;

THENCE with the northwest line of said 10.224 acre tract and the southeast line of said 0.37 acre tract, South 33°44'25" West, 144.02 feet to a "Room" capped iron rod found marking an interior corner of said 10.224 acre tract, the most southerly corner of said 0.37 acre tract and said premises;

THENCE with the northeast line of said 10.224 acre tract, the northeast line of the aforementioned Eleven East Commercial Addition Phase I, and the southwest line of said 0.37 acre tract, North 56°20'35" West, 205.72 feet to the place of beginning and containing 239,926 square feet or 5.508 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lavon.

NOT FOR RECORDING  
F.E. Bemenderfer Jr.  
Registered Professional  
Land Surveyor No. 4051

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for the State of Texas

**Preliminary Plat**  
**Lavon Landing**  
**Lots 1-5, Block A**  
**239,926 SF / 5.508 Acres**  
Being a 5.14 acre tract as recorded under Doc. No. 2025000109054, D.R.C.C.T.  
Being a 0.37 acre tract as recorded under Doc. No. 2025000109055, D.R.C.C.T.  
S.M. Rainer Survey, Abstract No. 740  
City of Lavon, Collin County, Texas  
October 2025

**Roome Land Surveying**  
1255 W. 15th St., Suite 100  
Plano, Texas 75075  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomeurveying.com / Firm No. 10013100

November 18, 2025

Kim Dobbs  
City of Lavon, TX  
Via Email Delivery to [kdobbs@lavontx.gov](mailto:kdobbs@lavontx.gov)

Re: Lavon Landing, Lots 1-5 Block A  
Preliminary Plat Review  
LJA Job No. NTP-40467  
MyGov Submittal: November 18, 2025

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions:**

1. Revise the plat to add the following Bois D'Arc Road abandonment condition as a plat note.

“Bois D'Arc Road may be abandoned under the following condition:

Fire lane and mutual access easement, generally connecting the SH 78 access at Shell with Elevon Parkway to the south, and then to connect to Forder Court farther to the south shall be provided.

- The easement will not be loaded with parking on either side
- The connection to Elevon Parkway should be consistent between the north side and south side so that the driveways align
- Continuous pedestrian system throughout the site, with shade trees provided (recognizing that a full street design would've had sidewalks on both sides with street trees).”

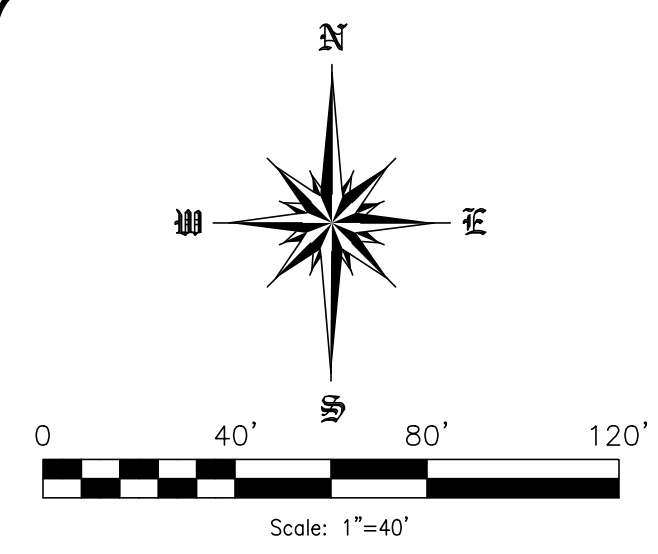
2. Offsite easements by separate instrument will be required prior to filing an associated plat for record, and a potential rezoning may be required for any off-site portions previously anticipated to be residential or common area use or zoning, if applicable.

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

Thank you,

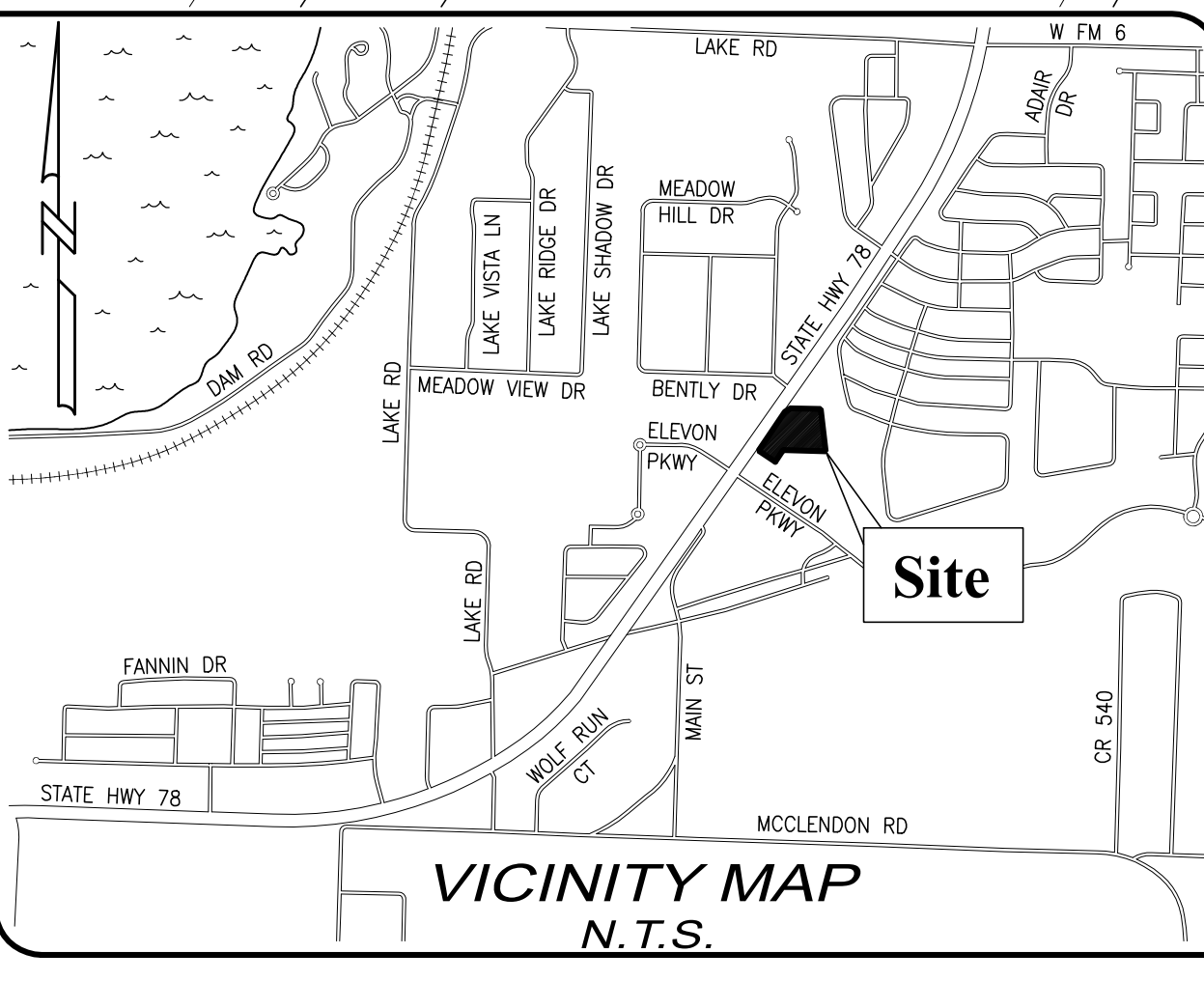
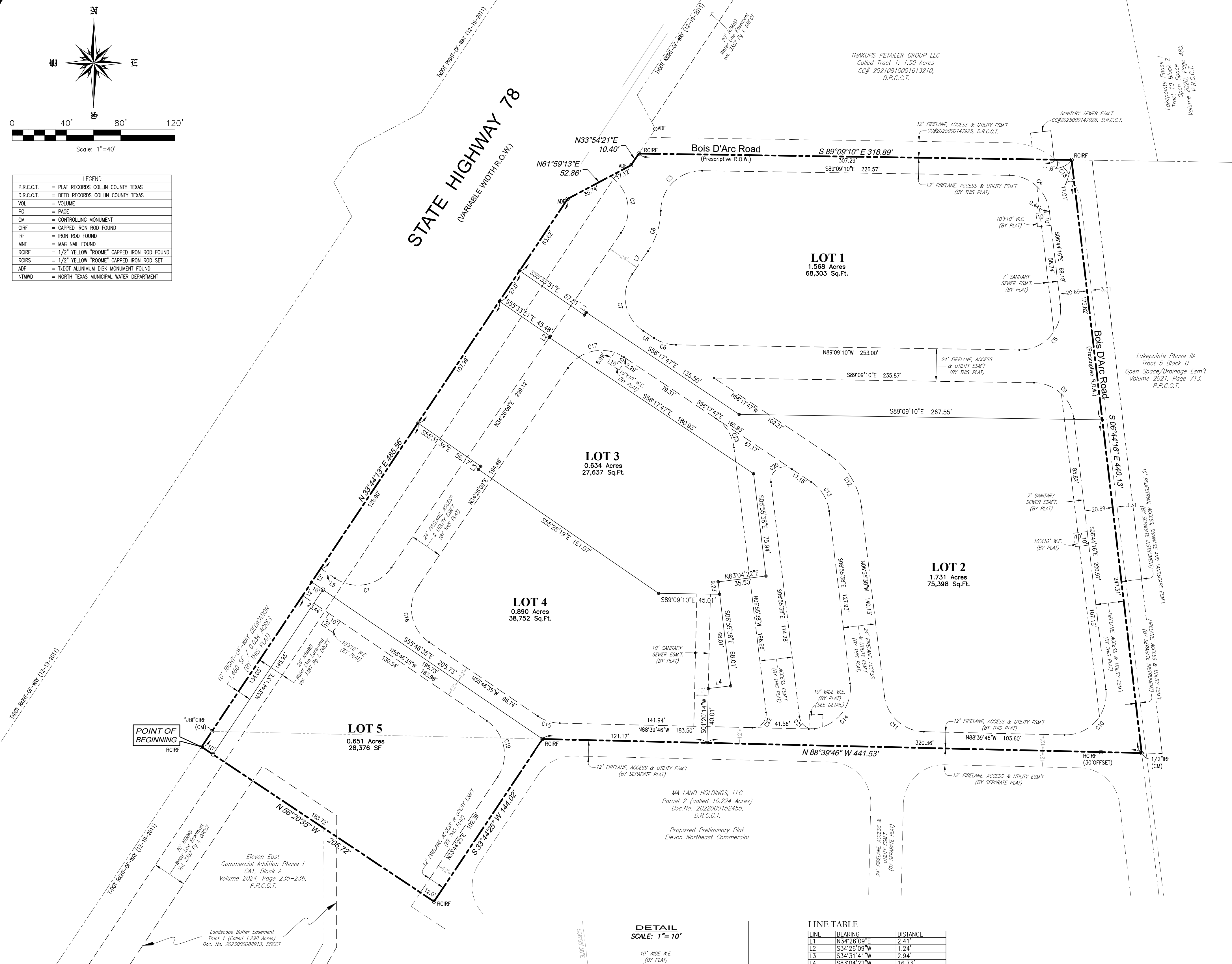


Abra R. Nusser, AICP  
Director of Placemaking + Resilience at LJA  
Email: [anusser@lja.com](mailto:anusser@lja.com)  
Phone: 972.339.8186  
On behalf of the City of Lavon, TX



**LEGEND**

P.R.C.C.T.	= PLAT RECORDS COLLIN COUNTY TEXAS
D.R.C.C.T.	= DEED RECORDS COLLIN COUNTY TEXAS
VOL.	= VOLUME
PG.	= PAGE
CM	= CONTROLLING MONUMENT
CRF	= CAPPED IRON ROD FOUND
IRF	= IRON ROD FOUND
MNF	= MAG. NAIL FOUND
RRF	= 1/2" YELLOW "ROOM" CAPPED IRON ROD FOUND
RRS	= 1/2" YELLOW "ROOM" CAPPED IRON ROD SET
ADF	= TXDOT ALUMINUM DISK MONUMENT FOUND
NTMWD	= NORTH TEXAS MUNICIPAL WATER DEPARTMENT



**NOTES:**

- 1) CM IS A CONTROLLING MONUMENT;
- 2) THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT;
- 3) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NUMBER 48085C0445 J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009 (ZONE X);
- 4) BEARINGS BASED ON TXDOT RIGHT-OF-WAY MAP, REVISED DECEMBER 19, 2011;
- 5) ELEVATIONS BASED ON NAVD88;

**SERVICE PROVIDERS**

WATER SERVICE: BEAR CREEK SUD  
SEWER SOURCE: CITY OF LAVON

**LINE TABLE**

LINE	BEARING	DISTANCE
L1	N34°28'09"E	2.41'
L2	S34°26'09"W	1.24'
L3	S43°31'41"W	2.94'
L4	S83°04'22"W	18.73'
L5	S55°46'35"E	12.60'
L6	N56°17'47"W	9.59'
L7	N34°28'09"E	30.35'
L8	N01°20'14"E	10.88'
L9	S88°39'46"E	10.00'
L10	S01°20'14"W	9.08'

**CURVE TABLE**

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.01'	30.00'	89°47'16"	N79°19'47"E	42.35'
C2	47.18'	30.00'	90°06'02"	N10°36'52"W	42.46'
C3	47.12'	30.00'	90°00'00"	N45°50'50"E	42.43'
C4	43.15'	30.00'	87°24'54"	S47°56'43"E	39.53'
C5	51.10'	30.00'	87°25'06"	S42°03'18"W	45.14'
C6	17.20'	30.00'	32°51'23"	N72°43'28"W	16.97'
C7	47.51'	30.00'	90°43'55"	N10°55'49"W	42.70'
C8	31.68'	54.00'	33°35'25"	N17°38'33"E	31.21'
C9	43.15'	30.00'	82°24'54"	S47°56'43"E	39.53'
C10	51.35'	30.00'	98°04'30"	S42°17'59"W	45.31'
C11	42.80'	30.00'	81°44'08"	N47°47'42"W	39.26'
C12	46.53'	54.00'	49°22'06"	N31°36'44"W	45.10'
C13	25.85'	30.00'	49°22'09"	S31°36'43"E	25.06'
C14	51.45'	30.00'	98°15'52"	S42°12'18"W	45.37'
C15	17.20'	30.00'	32°51'23"	N72°43'28"W	16.97'
C16	47.24'	30.00'	90°12'44"	N10°40'13"W	42.50'
C17	46.74'	30.00'	89°18'05"	N79°04'11"E	42.15'
C18	21.97'	54.00'	23°18'27"	S38°33'23"E	21.82'
C19	46.87'	30.00'	89°31'00"	N11°01'05"W	42.25'
C20	22.80'	10.00'	130°37'51"	S58°23'17"W	18.17'
C21	15.71'	10.00'	90°00'00"	S51°55'38"E	14.14'
C22	17.15'	10.00'	98°15'52"	N42°12'18"E	15.12'
C23	25.85'	30.00'	49°22'09"	N31°36'43"E	25.06'
C24	41.03'	30.00'	78°21'37"	S32°15'10"W	37.91'
C25	10.21'	30.00'	18°29'48"	S81°10'53"W	10.16'
C26	0.21'	30.00'	0°24'28"	N85°52'00"W	0.21'

**OWNER'S DEDICATION & ACKNOWLEDGMENT**

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAPHDEE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LAVON LANDING LOTS 1-5, BLOCK A**, an addition to the City of Lavon, Collin County, Texas, and do hereby dedicate in fee simple, to the public use forever, the streets, alleys, and public use areas 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 pavement line.

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

That DAPHDEE LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and right 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.

Daphdee LLC (Owner)  
Rylie Marie Evans (Signee)

STATE OF TEXAS §  
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Rylie Marie Evans**, 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 consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for the State of Texas

RECOMMENDED FOR APPROVAL:

DATE: \_\_\_\_\_

CHAIRMAN, PLANNING AND ZONING COMMISSION

APPROVED FOR PREPARATION OF FINAL PLAT:

DATE: \_\_\_\_\_

MAYOR, CITY OF LAVON, TEXAS

Submitted: October 2025  
Revised: Oct. 24, 2025  
Revised: Nov. 17, 2025

Engineer:  
Randy Helmberger  
1525 Sozoman Rd  
Lavon, TX 75098  
(972) 442-7459  
Attn: Randy Helmberger  
randyhelmberger@verizon.net

Owner:  
Daphdee LLC  
211 Cypress Grove Dr  
Wylie, TX 75098  
(910) 878-5424  
Attn: Rylie Marie Evans  
email: rylie42@gmail.com

Surveyor:  
Roome Land Surveying  
1225 W. 15th St., Suite 100  
Plano, TX 75075  
(972) 423-4372  
Attn: Fred Brommeier  
email: fred@roomeinc.com

**OWNER'S CERTIFICATE**

WHEREAS Daphdee LLC, is the owner of two tracts of land situated in the State of Texas, County of Collin, City of Lavon being part of the S.M. Rainer Survey, Abstract No. 740, being all of a called 5.14 acre tract of land as recorded under Document No. 2025000109054 of the Deed Records of Collin County, Texas, being all of a called 0.37 acre tract of land as recorded under Document No. 2025000109055 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Room" capped iron rod found in the southeasterly right-of-way line of State Highway 78 (variable width right-of-way), marking the westerly most northwest corner of Eleven East Commercial Addition Phase I as recorded in Volume 2024, Page 235 of the Plat Records of Collin County, Texas, the westerly most corner of said 0.37 acre tract and the southwest corner of said premises;

THENCE with the southeasterly right-of-way line of State Highway 78, the northwesterly line of said 0.37 acre tract and the northwesterly line of said 5.14 acre tract as follows: North 33°44'13" East, 485.56 feet to a TxDOT Aluminum disk monument found marking an angle break; North 61°59'13" East, 52.86 feet to a TxDOT Aluminum disk monument found for angle break; North 33°54'21" East, 10.40 feet to a "Room" capped iron rod found, marking the southwest corner of a called 1.50 acre tract of land as recorded under Document No. 20210810001613210 of the Deed Records of Collin County, Texas, the northwest corner of said 5.14 acre tract and said premises;

THENCE with the south line of said 1.50 acre tract and the north line of said 5.14 acre tract, South 89°09'10" East, 318.89 feet to a "Room" capped iron rod found, marking the northwest corner of Lakepointe Phase IIA as recorded in Volume 2021, Page 713 of the Plat Records of Collin County, Texas, the northeast corner of said 5.14 acre tract and said premises;

THENCE with the west line of said Lakepointe Phase IIA, and the east line of said 5.14 acre tract, South 06°44'16" East, 440.13 feet to a 1/2" iron rod found, marking the northeast corner of a called 10.224 acre tract of land as recorded under Document No. 2022000152455 of the Deed Records of Collin County, Texas, the southeast corner of said 5.14 acre tract and the easterly most southeast corner of said premises;

THENCE with the north line of said 10.224 acre tract, and the south line of said 5.14 acre tract, North 88°39'46" West, 441.53 feet to a "Room" capped iron rod found, marking the northerly most northwest corner of said 10.224 acre tract, the easterly most corner of the aforementioned 0.37 acre tract, and an interior corner of said premises;

THENCE with the northwest line of said 10.224 acre tract and the southeast line of said 0.37 acre tract, South 33°44'25" West, 144.02 feet to a "Room" capped iron rod found marking an interior corner of said 10.224 acre tract, the most southerly corner of said 0.37 acre tract and said premises;

THENCE with the northeast line of said 10.224 acre tract, the northeast line of the aforementioned Eleven East Commercial Addition Phase I, and the southwest line of said 0.37 acre tract, North 56°20'35" West, 205.72 feet to the place of beginning and containing 239,926 square feet or 5.508 acres of land.

**SURVEYOR'S CERTIFICATE**

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lavon.

NOT FOR RECORDING

F.E. Bemenderfer Jr.  
Registered Professional  
Land Surveyor No. 4051

**PRELIMINARY**

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

STATE OF TEXAS §  
COUNTY OF COLLIN §

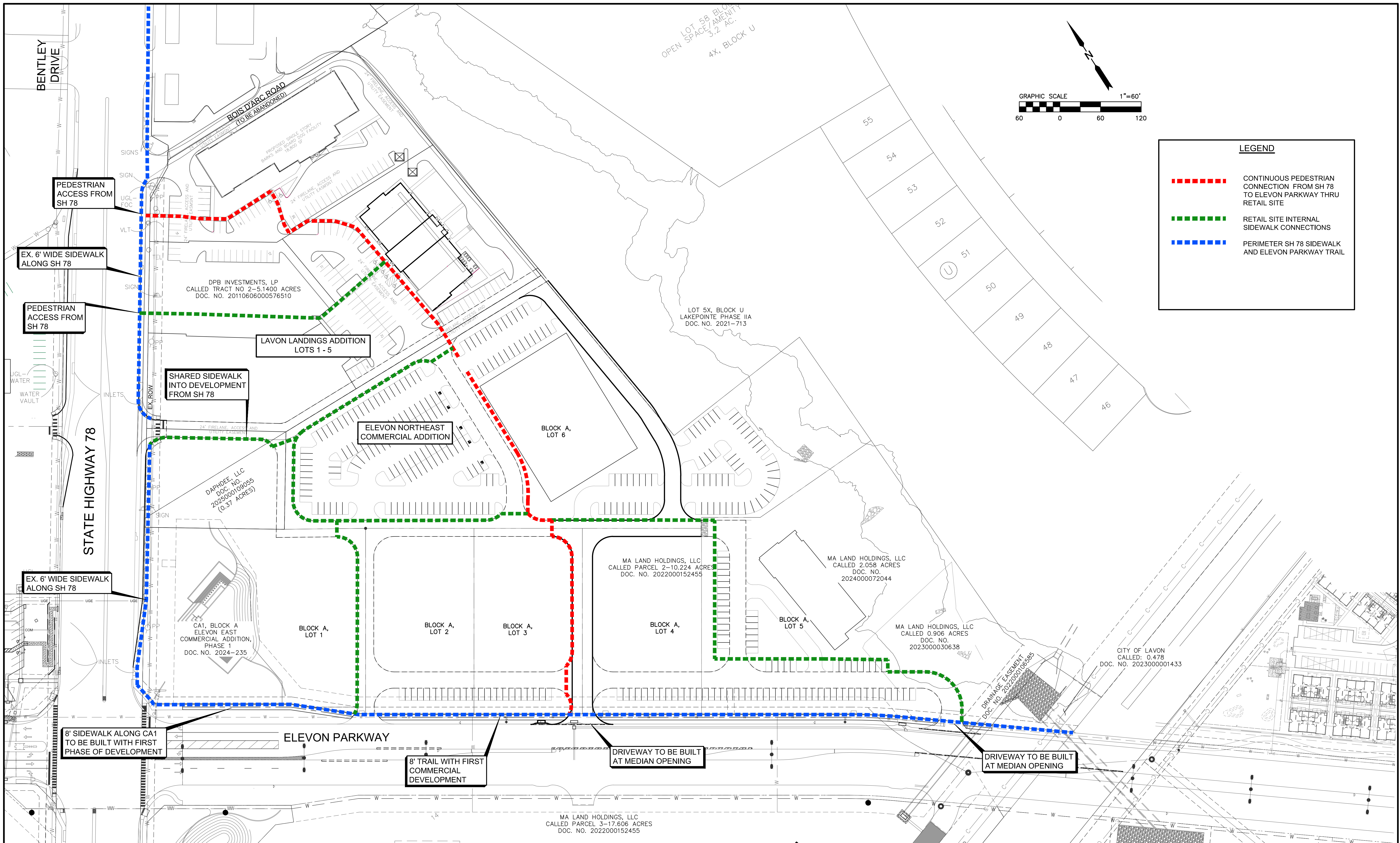
BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this \_\_\_\_ day of \_\_\_\_\_, 2025.

Notary Public for the State of Texas

**Preliminary Plat**  
**Lavon Landing**  
**Lots 1-5, Block A**  
**239,926 SF / 5.508 Acres**  
Being a 5.14 acre tract as recorded under Doc. No. 2025000109054, D.R.C.C.T.  
Being a 0.37 acre tract as recorded under Doc. No. 2025000109055, D.R.C.C.T.  
S.M. Rainer Survey, Abstract No. 740  
City of Lavon, Collin County, Texas  
October 2025

**Roome Land Surveying**  
1225 W. 15th St., Suite 100  
Plano, Texas 75075  
Phone (972) 423-4372 / Fax (972) 423-7523  
www.roomeinc.com / Firm No. 10013100



**BENCHMARKS:**  
 BM 1) "60D NAIL" IN THE CENTER OF VINYL PANEL AERIAL TARGET LOCATED ON SOUTH SIDE OF FARM TO MARKET ROAD NO. 6 APPROXIMATELY 7.00 FEET WEST AND 34 FEET SOUTH OF THE CENTER LINE INTERSECTION OF FARM TO MARKET ROAD NO. 6 AND COUNTY ROAD NO. 976, ELEVATION = 539.39  
 BM 2) "60D NAIL" IN THE CENTER OF VINYL PANEL AERIAL TARGET LOCATED ON NORTH SIDE OF FARM TO MARKET ROAD NO. 6 APPROXIMATELY 6097.00 FEET EAST AND 156.00 NORTH OF THE CENTER LINE INTERSECTION OF FARM TO MARKET ROAD NO. 6 AND COUNTY ROAD NO. 976, ELEVATION = 560.15

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY:  
 DRAWN BY:  
 CHECKED BY:  
**PRELIMINARY FOR REVIEW ONLY**  
 NOT FOR CONSTRUCTION OR PERMIT PURPOSES  
 ENGINEER: Daniel Dewey, P.E.  
 P.E. No. 93961 Date: 11.13.2025

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

**PEDESTRIAN ACCESS PLAN**  
**PAVING PLAN**  
**ELEVON EAST COMMERCIAL ADDITION**  
 City of Lavon, Collin County, Texas

PROJECT NO. MAT029EC  
 SHEET NO. PA-1



## CITY OF LAVON Agenda Brief

**MEETING: December 2, 2025**

**ITEM: 5 - D**

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**Items:**

**CONSENT AGENDA**

Approve Resolution No. **2025-12-01** approving and authorizing the execution of Contract Amendment No. Nineteen (19) to extend the interlocal agreement with Collin County for animal control and animal shelter services for a one (1) year period from October 1, 2025 to September 30, 2026; and providing for an effective date.

**Background:**

In 2006, the City entered into an Interlocal Agreement with Collin County for Animal Control and Animal Shelter Services. Each year, the City Council has extended the term of the Agreement as provided for in the original document. The proposed extension is Contract Amendment Nineteen (19).

**Financial Consideration:**

The total annual contract amount is \$6,250.00, which is the same as in the past eleven years. The allocation of the payment is \$3,100.00 for animal shelter services and \$3,150.00 for animal control services. The City's annual budget includes funding for this contract.

***Staff Notes:***

Approval is recommended.

**Attachments:**      1) Resolution and Proposed Amendment  
                             2) FY 2025 Billing Worksheets

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2025-12-01**

Interlocal Agreement for Animal Control and Animal Shelter Services

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CONTRACT AMENDMENT NO. NINETEEN (19) TO EXTEND THE INTERLOCAL AGREEMENT WITH COLLIN COUNTY FOR ANIMAL CONTROL AND ANIMAL SHELTER SERVICES FOR A ONE (1) YEAR PERIOD FROM OCTOBER 1, 2025, TO SEPTEMBER 30, 2026; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the City Council entered into an Interlocal Agreement with Collin County for the provision of animal control and animal shelter services in 2006; and

**WHEREAS**, the term of the original Interlocal Agreement and the term of each subsequent amendment is one (1) year with a provision for renewal; and

**WHEREAS**, the City Council finds it is in the best interests of the City of Lavon to continue the partnership and desires for Collin County to continue to provide animal control and animal shelter services.

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

**SECTION 1.** That the City Council does hereby approve and authorize the execution of Contract Amendment No. Nineteen (19) to Extend the Interlocal Agreement with Collin County for Animal Control and Animal Shelter Services, which is attached hereto and labeled “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 2<sup>nd</sup> day of December 2025.

\_\_\_\_\_  
Vicki Sanson, Mayor

ATTEST:

\_\_\_\_\_  
Rae Norton, City Secretary

**CITY OF LAVON, TEXAS**  
**RESOLUTION NO. 2025-12-01**

**EXHIBIT A**

Contract Amendment No. Nineteen (19)  
to Extend the Interlocal Agreement with Collin County  
for Animal Control and Animal Shelter Services



Contract Modification Document

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

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

Contract No. 10107-09
Contract: Animal Control and Animal Shelter
Services, City of Lavon

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

Item #1 As provided in section 5.0 of the original agreement, the contract will be renewed for a period of one (1) year, beginning October 1, 2025, through and including September 30, 2026, at the rate specified below.

Item #2 Referencing section 3.1 of the original agreement, in consideration for the performance of the animal control and animal shelter services detailed in Exhibit "A" by County, District, or the Developer on behalf of the District, agrees to make payment to the County in the amount listed below for this contract period only.

Total Amount for fiscal year 2026: \$6,250.00 Shelter: \$3,100.00 and Control: \$3,150.00

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

Amendment No. 19 has been accepted and authorized on \_\_\_\_\_ by authority of the Collin County Commissioners Court by Court Order No. \_\_\_\_\_, to be effective on October 1, 2025.

ACCEPTED BY:

SIGNATURE
(Print Name)
TITLE:
DATE:

SIGNATURE
Michelle Charnoski, NIGP-CPP, CPPB
(Print Name)
TITLE: PURCHASING AGENT
DATE:

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HISTORICAL INFORMATION

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Awarded by Court Order No. 2006-878-09-26

Amendment	<u>No. 1</u>	Court Order No. <u>2007-1010-11-13</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 2</u>	Court Order No. <u>2008-889-10-14</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 3</u>	Court Order No. <u>2009-584-08-10</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 4</u>	Court Order No. <u>2010-919-11-08</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 5</u>	Court Order No. <u>2011-682-09-19</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 6</u>	Court Order No. <u>2012-903-12-10</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 7</u>	Court Order No. <u>2013-939-11-11</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 8</u>	Court Order No. <u>2014-995-12-15</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 9</u>	Court Order No. <u>2016-022-01-04</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 10</u>	Court Order No. <u>2017-036-01-23</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 11</u>	Court Order No. <u>2017-822-10-09</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 12</u>	Court Order No. <u>2018-993-11-19</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 13</u>	Court Order No. <u>2019-894-10-07</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 14</u>	Court Order No. <u>2021-276-04-05</u>	Summary	<u>One year Renewal, fees updated, Added Force Majeure</u>
Amendment	<u>No. 15</u>	Court Order No. <u>2021-807-08-23</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 16</u>	Court Order No. <u>2022-1011-09-29</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 17</u>	Court Order No. <u>2023-966-10-02</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 18</u>	Court Order No. <u>2024-867-09-09</u>	Summary	<u>One year Renewal, fees updated</u>
Amendment	<u>No. 19</u>	Court Order No. <u></u>	Summary	<u>One year Renewal, fees updated</u>

## FY 2026 Animal Control Billing Worksheet

Larger Entities / Original Entities								
	Population* NCTCOG 2025 Estimate	% of Charges	FY 2026 Budgeted M&O and Per.	FY 2026 Capital Contribution**	FY 2026 Total Cost before Adjust.	Less Smaller Entities	Less Adjustments for FY 2024 Budget vs. Actual	FY 2026 Total Billed
Anna	34,100	10.35%	\$ 99,604	\$ 8,797	\$ 108,402	\$ 4,373	\$ (22,772)	\$ 126,800
Celina	61,834	18.77%	\$ 180,614	\$ 15,952	\$ 196,566	\$ 7,930	\$ (41,293)	\$ 229,929
Fairview	11,232	3.41%	\$ 32,808	\$ 2,898	\$ 35,706	\$ 1,440	\$ (7,501)	\$ 41,766
Melissa	26,234	7.96%	\$ 76,628	\$ 6,768	\$ 83,396	\$ 3,364	\$ (17,519)	\$ 97,551
Princeton	43,126	13.09%	\$ 125,969	\$ 11,126	\$ 137,095	\$ 5,531	\$ (28,800)	\$ 160,364
Prosper	46,087	13.99%	\$ 134,618	\$ 11,890	\$ 146,508	\$ 5,911	\$ (30,777)	\$ 171,374
Collin County	101,891	30.92%	\$ 297,619	\$ 26,286	\$ 323,905	\$ 13,067	\$ (68,043)	\$ 378,881
Farmersville	4,976	1.51%	\$ 14,535	\$ 1,284	\$ 15,818	\$ 638	\$ (3,323)	\$ 18,503
<b>Totals</b>	<b>329,480</b>	<b>100%</b>	<b>\$ 962,395</b>	<b>\$ 85,000</b>	<b>\$ 1,047,395</b>	<b>\$ 42,255</b>	<b>\$ (220,027)</b>	<b>\$ 1,225,168</b>

\*\*Yearly Capital Charge Covers Any/All Equipment Replacement Costs

Total cost before adjustments is calculated by taking the adopted operating budget for the upcoming year and adding \$20,000 for Capital Contributions. To get the total billed amount subtract the flat contract amounts for the smaller entities and entities added at a later time and subtract out the adjustments from the last closed fiscal year to true up the expenditures. See below the adjustment calculation.

FY 2026 Billing Breakout	
Total Billed:	\$ 1,047,395
Smaller Entities:	\$ 42,255
<b>Total +/- back</b>	<b>\$ 1,005,140</b>

Adjust. for FY 2024 Budget vs. Actual	
FY 2024 Billed	\$ 656,739
FY 2024 Actual	\$ 876,766
<b>Total +/- back</b>	<b>\$ (220,027)</b>

Smaller Entities / Added Later								
	FY 2026 Budgeted M&O and Per.	FY 2026 Capital Contribution**	FY 2026 Total Cost before Adjust.	Less Smaller Entities	Less Adjustments for FY 2024 Budget vs. Actual	FY 2026 Total Billed		
Lavon			\$ 3,150			\$ 3,150		
Lucas			\$ 19,030			\$ 19,030		
Nevada			\$ 1,575			\$ 1,575		
Weston			\$ 2,500			\$ 2,500		
Blue Meadow MUD No. 1			\$ 2,000			\$ 2,000		
North Collin County MUD No. 1			\$ 2,000			\$ 2,000		
Van Alstyne MUD No. 3			\$ 2,000			\$ 2,000		
Magnolia Pointe MUD No. 1			\$ 2,000			\$ 2,000		
Van Alstyne MUD No. 2			\$ 2,000			\$ 2,000		
East Collin MUD No. 1			\$ 2,000			\$ 2,000		
Raintree MUD No. 1			\$ 2,000			\$ 2,000		
LC MUD No. 1			\$ 2,000			\$ 2,000		
			<b>\$ 42,255</b>			<b>\$ 42,255</b>		

**Grand Total: \$ 1,267,423**

Grand Total is the total billed amount for the larger and smaller entities combined.

## FY 2026 Animal Shelter Billing Worksheet

Larger Entities / Original Entities									
	Population* NCTCOG 2025 Estimate	% of Charges	FY 2026 Budgeted M&O and Per.	FY 2026 Capital Contribution**	FY 2026 Total Cost before Adjust.	Less FY 2024 Fees Collected	Less Adjustments for FY 2024 Budget vs. Actual	FY 2026 Total Billed	
Anna	34,100	4.31%	\$ 75,346	\$ 6,033	\$ 81,379	\$ 1,330	\$ (14,280)	\$ 94,330	
Celina	61,834	7.81%	\$ 136,626	\$ 10,940	\$ 147,566	\$ 2,411	\$ (25,894)	\$ 171,049	
Fairview	11,232	1.42%	\$ 24,818	\$ 1,987	\$ 26,805	\$ 438	\$ (4,704)	\$ 31,071	
Farmersville	4,976	0.63%	\$ 10,995	\$ 880	\$ 11,875	\$ 194	\$ (2,084)	\$ 13,765	
Frisco	235,615	29.78%	\$ 520,604	\$ 41,687	\$ 562,291	\$ 9,186	\$ (98,669)	\$ 651,774	
McKinney	226,181	***City of McKinney is under a new Animal Shelter ILA (Contract 2025-304)***							
Melissa	26,234	3.32%	\$ 57,965	\$ 4,642	\$ 62,607	\$ 1,023	\$ (10,986)	\$ 72,570	
Princeton	43,126	5.45%	\$ 95,289	\$ 7,630	\$ 102,919	\$ 1,681	\$ (18,060)	\$ 119,298	
Prosper	46,087	5.82%	\$ 101,832	\$ 8,154	\$ 109,986	\$ 1,797	\$ (19,300)	\$ 127,489	
Collin County	101,891	12.88%	\$ 225,134	\$ 18,028	\$ 243,161	\$ 3,973	\$ (42,669)	\$ 281,858	
								<b>\$ 1,563,203</b>	

McKinney	226,181	27.84%	\$ 507,722	\$ 38,970				<b>\$ 546,693</b>
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\*\*\*City of McKinney is under new Animal Shelter ILA (Contract 2025-304)\*\*\*

FY 2026 Billing Breakout	
Total Billed:	\$ 1,786,487
Smaller Entities:	\$ 38,120
<b>TOTAL for Original:</b>	<b>\$ 1,748,367</b>

Adjust for FY 2024 Budget vs. Actual	
FY 2024 Billed:	\$ 1,305,329
FY 2024 Actual:	\$ 1,505,998
FY 2024 Difference:	\$ (200,669)
<b>Diff w/ Cap Return</b>	<b>\$ (331,364)</b>

*In FY 2024, Capital Expenditures totaled \$190,694.85 which exceeds the original funds of \$60,000 Capital Contribution. No funds will be returned in FY 2026.*

Smaller Entities / Added Later								
			FY 2026 Budgeted M&O and Per.	FY 2026 Capital Contribution**	FY 2026 Total Cost before Adjust.	Less FY 2024 Fees Collected	Less Adjustments for FY 2024 Budget vs. Actual	FY 2026 Total Billed
Lavon					\$ 3,100			\$ 3,100
Lucas					\$ 14,970			\$ 14,970
Nevada					\$ 1,550			\$ 1,550
Weston					\$ 2,500			\$ 2,500
Blue Meadow MUD No. 1					\$ 2,000			\$ 2,000
North Collin County MUD No. 1					\$ 2,000			\$ 2,000
Van Alstyne MUD No. 3					\$ 2,000			\$ 2,000
Magnolia Pointe MUD No. 1					\$ 2,000			\$ 2,000
Van Alstyne MUD No. 2					\$ 2,000			\$ 2,000
East Collin MUD No. 1					\$ 2,000			\$ 2,000
Raintree MUD No. 1					\$ 2,000			\$ 2,000
LC MUD No. 1					\$ 2,000			\$ 2,000
<b>TOTAL</b>					<b>\$ 38,120</b>			<b>\$ 38,120</b>

**Grand Total: \$ 1,601,323**

*Grand Total is the total billed amount for the larger and smaller entities combined. (This does not include City of McKinney's fee of \$546,693)*