AGENDA
JULY 7, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
6:30 PM

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**

2. **PLEDGE OF ALLEGIANCE AND INVOCATION**

3. **ITEMS OF INTEREST/COMMUNICATIONS**
   Members may identify community events, functions, and other activities.

4. **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 June 16, 2026 meeting.

   B. Approve Resolution No. **2026-07-01** approving and authorizing execution of a Contract Amendment to the Interlocal Jail Services Agreement with Collin County for jail services for a one (1) year period from October 1, 2026 to September 30, 2027; and providing for an effective date.

   C. Approve Resolution No. **2026-07-02** approving and authorizing execution of a License Agreement with Elevon Homeowners Association, Inc. regarding maintenance and liability relating to encroachments in the public right of way in Elevon Parkway in the Elevon, Section 3 - Phase 3A1 Addition.

   D. Approve acceptance of the public infrastructure for the Elevon, Section 3, Phase 3B-1 Addition.

   E. Approve the preliminary plat of the Flex Industrial Park Addition consisting of three commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052), subject to the final approval of the city engineer.

   F. Approve the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates Addition, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092), subject to final approval of the planner.

   G. Approve the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.

   H. Approve the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.

   I. Approve the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Bohannan Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205

and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863), subject to the city engineer's and planner's final approval.

J. Approve the final plat of Elevon, Section 3, Phase 3B-2 Addition consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Elevon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).

6. ITEMS FOR CONSIDERATION

A. Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).

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

B. PUBLIC HEARING TO BE CONTINUED TO AUGUST 4, 2026 Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).

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

C. Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 "Districts and Zoning District Map" Section 9.03.032 "Permitted use table" generally to amend uses and minimum parking requirements; an amendment to Division 2 "Districts and Zoning District Map" Section 9.03.034 "Amendments to the official zoning ordinance and zoning district map" generally to amend the property notification sign requirements; an amendment to Division 3 "Definitions" Section 9.03.061 "General" generally to amend use definitions; an amendment to Division 4 "Regulations Applicable to All Districts" Section 9.03.085 "Home occupation/home based business" generally to amend home occupation/home based business standards; an amendment to Division 4 "Regulations Applicable to All Districts" generally to establish farmers market standards; an amendment to Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" Section 9.03.135 "Dumpster regulations" generally to amend dumpster standards; an amendment to Division 7 "Site Plan Requirements" Section 9.03.156 "Term of the approved site plan" generally to amend the expiration period of site plans; and an amendment to Division 8 "Off-Street Parking and Loading Regulations" Section 9.03.175 "Off-street loading space requirements".

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

D. Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 "Generally" Section 9.02.004 "Procedure" generally to amend the expiration period of construction plans and to establish the expiration for final plats.

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

E. Discussion and action regarding Ordinance No. **2026-07-04** an amendment to Article 4.05 Signs vision Ordinance Division 1 "Generally" Section 9.02.004 "Procedure" amending the City's Code of Ordinances

Chapter 4 “Building Regulations,” Article 4.05 “Signs,” Division 1 “Variances,” to refine the definitions and process and requirements for Flexibility and Relief Procedures.

F. Discussion and action regarding Resolution No. **2026-07-03** of the City of Lavon, Texas determining the costs of certain authorized improvements to be financed by the Heritage Public Improvement District No. 1 (Residential); approving a Preliminary Service and Assessment Plan, including a proposed Assessment Roll; calling a regular meeting and noticing a public hearing for July 21, 2026 to consider an ordinance levying assessments on property located within the Heritage Public Improvement District No. 1 (Residential); directing the filing of the proposed Assessment Roll 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.

G. Discussion and action regarding Resolution No. **2026-07-04** approving and authorizing the appointment of deputy city attorneys to serve as the Municipal Court Prosecutor, execution of an Attorney Employment Agreement for Municipal Prosecutor, and providing an effective date.

H. Discussion and action regarding nominations for the Board of Trustees of the Texas Municipal League (TML) Intergovernmental Risk Pool.

I. Discussion and action regarding an election for creation of a Municipal Development District primarily comprised of non-residential properties adjacent to SH 205, SH 78, and FM 2755.

J. Discussion and action regarding Ordinance No. **2026-07-05** adopting rules and regulations related to amending Article 5.02 “Peddlers and Solicitors”; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

K. Discussion and action regarding Ordinance No. **2026-07-06** adopting rules and regulations related to adding Article 7.05 Prohibiting Public Urination and Defecation; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

L. Discussion and action regarding Ordinance No. **2026-07-07** adopting rules and regulations related to adding Article 8.10 Prohibiting Interference with City Employees; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

M. Discussion and action regarding Ordinance No. **2026-07-08** adopting rules and regulations related to adding Article 8.11 Prohibiting Gate Crashing; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

7. BUDGET INTRODUCTION AND DISCUSSION

Presentation and discussion regarding the goals and objectives identified in the Strategic Plan, City Council budget priorities, new regulatory requirements, budget calendar, anticipated commitments, status of tax rate, status of fee schedule, status of Capital Improvements Plan (CIP).

8. EXECUTIVE SESSION

In accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.087 (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail projects White Feather, Chalkboard 27, Ignite, and Pathways in proximity to SH 78.

9. RECONVENE FROM EXECUTIVE SESSION

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

A. Discussion and action regarding an agreement pertaining to the Ignite project.

10. SET FUTURE MEETINGS AND AGENDA

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

July 21, 2026 – Regular Meeting

July 22, 2026 – Public meeting regarding potential data center development.

11. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall on or before 6:00 PM on June 30, 2026.

/ Rae Norton /

_____

Rae Norton, City Secretary

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

MINUTES
JUNE 16, 2026
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING

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

1. **MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.**
2. **MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION**.
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   - July 2 – City of Lavon celebrates America's 250th Birthday Festival 6:00pm-9:30pm
4. **CITIZENS COMMENTS**

   Presenting comments regarding data center use in the City were: City of Lavon residents Lauren Wedgeworth, Sean Harrison, Jim McClean, Erika Jones, Tammy Stefanovic, Elizabeth Wilson, Clinton McLure, Matthew DaSilva, Emily Cooper; and non-city residents Shelby Strayhorn, Taylor Cage, and Rodney Duplechain.

   ETJ resident Rick Mann complimented the improvements made to the Bear Creek North Trail.
5. **CONSENT AGENDA**

   A. Approve the minutes of the June 2, 2026 meeting.

   B. Approve the second of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to assist in the promotion of new and expanded business, recreational and community development for the acquisition of real property at 121 School Road and 125 School Road, out of the S. M. Rainer Survey, Abstract No. 740, consisting of 0.12 acres of land and 0.16 acres of land respectively (CCAD Parcels # 1291220 and 1291211), northwest of the intersection of Boyd Court and School Road, Lavon, Collin County, TX in the amount of $60,000.00 and associated closing costs, and providing an effective date.

   C. Approve Resolution No. 2026-06-03 approving and authorizing the execution of Change Order No. 2 to the construction contract with Drake General Contractors for the City of Lavon North Wastewater Treatment Plant (WWTP) Construction Project (CIP-38), CMR-008.1 in an amount not to exceed $13,550.00 for pipe correction and repair work; and providing for an effective date.

   D. Approve the acceptance of the public infrastructure for the Lavon North Wastewater Treatment Plant at 360 Elevon Parkway, Lavon, Texas.

   MOTION: APPROVE THE CONSENT AGENDA.
   MOTION MADE: SHEPARD
   SECONDED: JACOB
   APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

A. Discussion and action regarding a meeting to discuss potential data center use in the City.

The City Council discussed scheduling a public meeting independent of a regular City Council meeting focused on discussion of potential data center development.

MOTION: DIRECT STAFF TO SCHEDULE A PUBLIC MEETING INDEPENDENT OF A REGULAR CITY COUNCIL MEETING FOCUSED ON DISCUSSION OF POTENTIAL DATA CENTER DEVELOPMENT.

MOTION MADE: JACOB
SECONDED: SHEPARD
APPROVED: UNANIMOUS

B. Receive presentation, discussion, and action regarding Resolution No. 2026-06-04 approving an amendment to the contract with Community Waste Disposal (CWD) for the collection, hauling and disposal of municipal solid waste to approve a market adjustment to rates.

Nicole Roemer and Wanda Smith, Community Waste Disposal presented updated information on the 2025 upgrades to the CWD Facilities including Community Service Projects they provided. Councilman Mike Shepard noted that the City has not increased garbage collection rates for residents since 2017.

MOTION: APPROVE RESOLUTION NO. 2026-06-04 APPROVING AN AMENDMENT TO THE CONTRACT WITH COMMUNITY WASTE DISPOSAL (CWD) FOR THE COLLECTION, HAULING AND DISPOSAL OF MUNICIPAL SOLID WASTE TO APPROVE A MARKET ADJUSTMENT TO RATES.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

C. Discussion and action regarding Resolution No. 2026-06-05 regarding approval of the renewal of the contingent fee contract with Abernathy, Roeder, Boyd & Hullett, PC pursuant to the Texas Tax Code, Section 6.30, and Government Code 2254.1036 - said contract being for the collection of delinquent government receivables owed to the City of Lavon.

City Manager Kim Dobbs introduced Tracy Pounders with Abernathy, Roeder, Boyd & Hullett, PC who provided information noting that this was the firm's 150th year in business.

MOTION: APPROVE RESOLUTION NO. 2026-06-05 REGARDING APPROVAL OF THE RENEWAL OF THE CONTINGENT FEE CONTRACT WITH ABERNATHY, ROEDER, BOYD & HULLETT, PC PURSUANT TO THE TEXAS TAX CODE, SECTION 6.30, AND GOVERNMENT CODE 2254.1036 - SAID CONTRACT BEING FOR THE COLLECTION OF DELINQUENT GOVERNMENT RECEIVABLES OWED TO THE CITY OF LAVON.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

D. Discussion and action regarding clarification of the conditional approval of the landscape plan of a commercial project on Lot 1 of the proposed 205-78 Addition at 1030 S. SH 78 on 2.414 acres out of the W.A.S. Bohannan Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and east of the intersection of SH 78 and Atlantis Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863).

Ms. Dobbs recapped previous Council action regarding the landscape buffer for the subject site. Mical Stephens, P.E., Pape-Dawson explained that at the previous meeting his colleague had misunderstood their plans when he committed to install twice the landscape required. Mr. Stephens presented an exhibit to show how insufficient the area is to install such dense landscape. Neighboring resident Chris Cyr confirmed that the landscape plan presented and proposed by Mr. Stephens is acceptable.

MOTION: APPROVE the landscape plan as presented for a commercial project on Lot 1 of the proposed 205-78 Addition at 1030 S. SH 78 on 2.414 acres. .

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS

E. Authorize preparation and of an application to the Department of Homeland Security (DHS)/ Federal Emergency Management Agency (FEMA) for the Assistance to Firefighter Grant Program that if awarded the City's required match is expected to be approximately 5% of the total project cost, with the federal government funding the remaining eligible project costs with an estimated maximum match of $25,000.00.

Ms. Dobbs and Fire Lt. Jeff Caquelin provided information regarding the FEMA assistance to Firefighter Grand Program and the match required if awarded.

MOTION: APPROVE AUTHORIZATION OF PREPARATION AND OF AN APPLICATION TO THE DEPARTMENT OF HOMELAND SECURITY (DHS)/ FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FOR THE ASSISTANCE TO FIREFIGHTER GRANT PROGRAM THAT IF AWARDED THE CITY'S REQUIRED MATCH IS EXPECTED TO BE APPROXIMATELY 5% OF THE TOTAL PROJECT COST, WITH THE FEDERAL GOVERNMENT FUNDING THE REMAINING ELIGIBLE PROJECT COSTS WITH AN ESTIMATED MAXIMUM MATCH OF $25,000.00.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

F. Discussion and action regarding Resolution No. 2026-06-06 approving and authorizing execution of a professional services agreement for infrastructure inspection and engineering consulting services with Lina T. Ramey & Associates, Inc; and providing an effective date.

Ms. Dobbs provided information regarding the professional services agreement to cover infrastructure inspections during scheduled time off for employees.

MOTION: APPROVE RESOLUTION NO. 2026-06-06 APPROVING AND AUTHORIZING EXECUTION OF A PROFESSIONAL SERVICES AGREEMENT FOR INFRASTRUCTURE INSPECTION AND ENGINEERING CONSULTING SERVICES WITH LINA T. RAMEY & ASSOCIATES, INC; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS

G. Discussion and action regarding appointment of a primary member representative and an alternate member representative to the Regional Transportation Council, the transportation policy body for the North Texas Council of Governments, the regional Metropolitan Planning Organization.

The City Council discussed representative and alternate representative options.

MOTION: NOMINATE MAYOR MATHEW PORTER, CITY OF WYLIE AS THE PRIMARY MEMBER REPRESENTATIVE AND MAYOR JEFF BICKERSTAFF, CITY OF SACHSE AS THE ALTERNATE MEMBER REPRESENTATIVE TO THE REGIONAL TRANSPORTATION COUNCIL.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

H. Discussion and action regarding Resolution No. 2026-06-07 designating certain officials as being responsible for, acting for and on behalf of the City in dealing with Collin County, herein referred to as the "County", for the purpose of participating in the Collin County Parks & Open Space Project Funding Assistance Program, hereinafter referred to as the "Program"; certifying that the

City is eligible to receive program assistance; certifying that the City matching share is readily available; and dedicating the proposed project for public recreational uses.

Ms. Dobbs provided information regarding the Program.

MOTION: APPROVE RESOLUTION NO. 2026-06-07 DESIGNATING CERTAIN OFFICIALS AS BEING RESPONSIBLE FOR, ACTING FOR AND ON BEHALF OF THE CITY IN DEALING WITH COLLIN COUNTY, HEREIN REFERRED TO AS THE "COUNTY", FOR THE PURPOSE OF PARTICIPATING IN THE COLLIN COUNTY PARKS & OPEN SPACE PROJECT FUNDING ASSISTANCE PROGRAM, HEREINAFTER REFERRED TO AS THE "PROGRAM"; CERTIFYING THAT THE CITY IS ELIGIBLE TO RECEIVE PROGRAM ASSISTANCE; CERTIFYING THAT THE CITY MATCHING SHARE IS READILY AVAILABLE; AND DEDICATING THE PROPOSED PROJECT FOR PUBLIC RECREATIONAL USES.

MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

I. Discussion and action regarding procedures for citizens comments.

The City Council discussed options to organize the "Public Comment" portion of meetings.

MOTION: IMPLEMENT A PROCEDURE FOR THE "PUBLIC COMMENT" PORTION OF MEETINGS INCLUDING SUBMISSION OF A WRITTEN NAME, ADDRESS AND CITY RESIDENCY PRIOR TO SPEAKING.

MOTION MADE: SHEPARD
SECONDED: HEDGE
APPROVED: UNANIMOUS

7. DEPARTMENT REPORTS

A. Police Services – Police Chief Mike Jones referenced provided information regarding reports, programs, and current activities and offered to obtain answers if there were questions.

B. Fire Services – Lavon Fire Department Officer Jeff Caquelin provided information regarding reports, programs and current activities including announcing the delivery of the new Tinder and going live with Wylie Dispatch.

C. Public Works – Director of Public Works David Carter provided general information regarding the public works operations.

D. Administration – Ms. Dobbs referenced reports in the meeting packet including building permits; CWD service; Collin County tax collection; sales tax; finance report; administration, and staff report. And updated the council on the County Road 541 project, SH 78 & Elevon Pkwy signal installation and the SH 205 & County Road 483 signal update.

8. EXECUTIVE SESSION

At 8:12 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the City Council recessed into Executive Session (closed meeting) pursuant to Section 551.087 (1) to discuss or deliberate regarding commercial or financial information that the governmental body has received from business prospect(s) that the governmental body seeks to have locate, stay, or expand in or near the territory of the governmental body and with which the governmental body is conducting economic development negotiations; or (2) to deliberate the offers of a financial or other incentive to business prospects described by Subdivision (1) regarding the retail projects Chalkboard 27, Ignite, and Pathways in proximity to SH 78.

9. RECONVENE FROM EXECUTIVE SESSION

In accordance with the Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the regular meeting at 8:28 p.m., stating no action was taken in the executive session

10. SET FUTURE MEETINGS AND AGENDA

July 7, 2026 – Regular Meeting

Staff were directed to identify and circulate potential dates for the data center meeting.

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:38 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 7th day of July 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _5 – B__**

Item:

CONSENT AGENDA

Approve Resolution No. **2026-07-01** authorizing and approving the execution of a Contract Amendment to the Interlocal Jail Services Agreement with Collin County for jail services for a one (1) year period from October 1, 2026 to September 30, 2027; and providing for an effective date.

Background:

The City has contracted with Collin County for jail services since 2003. The amendment proposes a rate increase from $152.18 to $171.18/day per inmate.

With the interlocal agreement with the City of Wylie for jail services in place, the City of Lavon utilizes the Wylie facility more frequently than Collin County. In FY 2024-25, the City had four (4) inmate days in Collin County and to date in FY 2025-26, there were none.

Contracting with Collin County provides a low-cost alternative and high level of service. The proposed contract extension continues the contract that has been in place for twenty years.

Financial Consideration:

Funding for the services will continue to be provided in the Annual Operating Budget and will adequately provide for the rate increase.

Staff Notes:

Approval is recommended.

Attachments: 1. Resolution and proposed Agreement
2. Worksheet – Entity Costs per inmate/day

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-07-01

Interlocal Jail Services Agreement – Collin County

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE EXECUTION OF A CONTRACT AMENDMENT TO THE INTERLOCAL JAIL SERVICES AGREEMENT WITH COLLIN COUNTY FOR JAIL SERVICES FOR A ONE (1) YEAR PERIOD FROM OCTOBER 1, 2026 TO SEPTEMBER 30, 2027; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council entered into an Interlocal Agreement with Collin County for the provision of jail services in 2003; and

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

WHEREAS, the City Council finds it serves the best interest of the City and the public health, safety, and welfare of the City for Collin County to continue to provide jail services to ensure the confinement of persons accused or convicted of an offense.

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

SECTION 1. That the City Council does hereby authorize the execution of a Contract Amendment to the Interlocal Jail Services Agreement with Collin County for jail services for a one (1) year period from October 1, 2026 to September 30, 2027, 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 7th day of July 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-07-01

EXHIBIT A

Contract Amendment
Interlocal Jail Services Agreement – Collin County

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 304
Lavon, TX 75166

Contract No. 2020-348
Contract: Jail Services, City of Lavon

YOU ARE DIRECTED TO MAKE THE FOLLOWING MODIFICATION TO THIS CONTRACT

Item #1: The agreement will be renewed for a period of one (1) year, beginning October 1, 2026, through and including September 30, 2027.

Item #2: Charges for fiscal year 2027: $ 171.18

Item #3: Update **Section 11. Notices** clause **11.02 Addresses** -

(B) Collin County Administrator, to:
Collin County
Attn: County Administrator
2300 Bloomdale Rd #4192
McKinney, Texas 75071

(C) Collin County Purchasing, to:
Collin County
Attn: Purchasing Agent
2300 Bloomdale Rd #3160
McKinney, Texas 75071

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

Amendment No. 6 has been accepted and authorized on _____ by authority of the Collin County Commissioners Court by Court Order No._____, to be effective on October 1, 2026.

ACCEPTED BY:

SIGNATURE

(Print Name)

TITLE:

DATE:

SIGNATURE

Michelle Charnoski, NIGP-CPP, CPPB
(Print Name)

TITLE: PURCHASING AGENT

DATE:

HISTORICAL INFORMATION

Awarded by Court Order No. 2020-691-08-03

Amendmer	No. 1	Court Order No.	2021-487-05-24	Summary	One year renewal; fees updated
Amendmer	No. 2	Court Order No.	2022-993-09-26	Summary	One year renewal; fees updated
Amendmer	No. 3	Court Order No.	2023-891-09-25	Summary	One year renewal; fees updated
Amendmer	No. 4	Court Order No.	2024-986-09-23	Summary	Renewal, Fees, Sec. 8 updated
Amendmer	No. 5	Court Order No.	2025-951-09-15	Summary	One year renewal; fees updated
Amendmer	No. 6	Court Order No.		Summary	Renewal, Fees, Sec. 11 updated

FY 2027 Inmate Expense

	FY 2025 Fee	FY 2026 Fee	FY 2027 Fee	FY 2028 Estimated Fee	FY 2029 Estimated Fee	FY 2030 Estimated Fee	FY 2031 Estimated Fee	FY 2032 Estimated Fee
	Actual FY 2023	*Actual FY 2024*	*Actual FY 2025*	*Budget FY 2026*	*Projected FY 2027*	*Projected FY 2028*	*Projected FY 2029*	*Projected FY 2030*
Expenditure								
Total Direct Cost	$ 48,335,615	$ 59,417,310	$ 74,194,882	$ 76,552,772	$ 90,720,056	$ 106,913,119	$ 123,766,215	$ 143,120,976
Indirect Cost Allo	10,822,344	10,837,717	9,237,263	9,530,820	11,294,647	13,310,683	15,408,894	17,818,562
Fixed Asset Depr	2,016,953	1,779,098	2,144,082	3,656,435	3,490,276	3,465,234	3,405,581	3,057,792
Total Expenditure	61,174,912	72,034,126	85,576,227	89,740,027	105,504,978	123,689,036	142,580,690	163,997,330
Revenue								
SCORE Grant Pro	350,974	354,492	-	-	-	-	-	-
SCAPP: 04 Interg	-	-	-	-	-	-	-	-
SCAPP: 04 Fed In	-	-	-	-	-	-	-	-
SCAPP: 04 Int Ear	-	-	-	-	-	-	-	-
SCAAP: 51 Invest	13,978	3,018	-	-	-	-	-	-
SCAAP: 51 Estima	-	-	-	-	-	-	-	-
SCAAP: 51 Fed Ea	491,932	-	-	-	-	-	-	-
SCAAP: 51 Texpo	-	-	-	-	-	-	-	-
SCAAP: 51 Depos	112	85	-	-	-	-	-	-
SCAAP: 51 ICS	-	-	-	-	-	-	-	-
Medical Services	35,642	37,135	37,562	34,000	34,850	35,721	36,614	37,530
Pay Phone Comm	833,365	874,716	389,825	90,000	90,000	92,250	94,556	96,920
Meals	20,419	70	437	500	513	525	538	552
Total Revenue	1,746,424	1,269,516	427,824	124,500	125,363	128,497	131,709	135,002
Net Cost of Detention Operations	59,428,488	70,764,610	85,148,404	89,615,527	105,379,616	123,560,539	142,448,981	163,862,328
Capacity	465,010	465,010	497,410	530,710	542,025	597,505	597,505	597,505
Cost Per Inmate - Capacity								
Population	$ 127.80	$ 152.18	$ 171.18	$ 168.86	$ 194.42	$ 206.79	$ 238.41	$ 274.24

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 5 - C**

Item:

Approve Resolution No. **2026-07-02** approving and authorizing execution of a License Agreement with Elevon Homeowners Association, Inc. regarding maintenance and liability relating to encroachments in the public right of way in Elevon Parkway in the Elevon, Section 3 - Phase 3A1 Addition.

Background:

The developer of Elevon proposes to construct a monument in the roundabout located at Elevon Parkway and Four Seasons Boulevard in the Elevon Section 3, Phase 3A-1 Addition. The proposed monument structure is similar to the structures already installed in the roundabouts at Elevon Parkway and Inspiration Grove and Elevon Parkway and Wishing Pond Road.

Unlike the existing roundabouts, the final plat for Section 3, Phase 3A-1 did not reflect that the homeowners association (HOA) would be responsible for the maintenance and liability of the structure. The License Agreement clarifies the roles and removes ambiguity.

Without the proposed agreement, the City would be responsible for structures placed in the City right of way.

Financial Implication:

The financial impact is neutral.

Staff Notes:

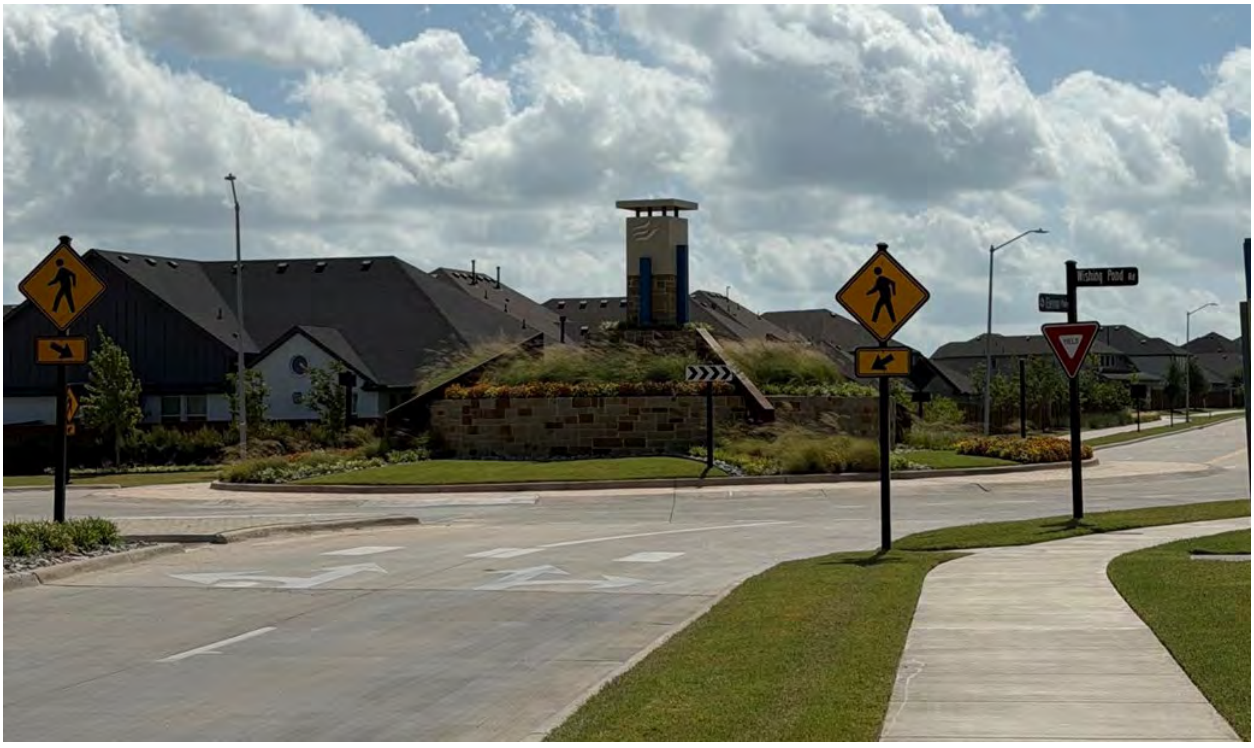
The City Attorney and City Engineer reviewed the agreement and approval is recommended.

Attachments: 1) Existing structures
2) Proposed Resolution and Agreement

Elevon Parkway and Inspiration Grove



Elevon Parkway and Wishing Pond Rd.



CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-07-02

Elevon HOA License Agreement – Elevon Parkway

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING EXECUTION OF A LICENSE AGREEMENT WITH ELEVON HOMEOWNERS ASSOCIATION, INC. REGARDING MAINTENANCE AND LIABILITY RELATING TO ENCROACHMENTS IN THE PUBLIC RIGHT OF WAY IN ELEVON PARKWAY IN THE ELEVON, SECTION 3 - PHASE 3A1 ADDITION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the developer and homeowners association in Elevon have expressed their desire for certain improvements to be constructed in specific locations within the public right of way along Elevon Parkway to enhance neighborhood beautification, branding, wayfinding, and elevated streetscape in the neighborhood; and

WHEREAS, the City Council has considered the proposed agreement and determined that it is in the best interests of the citizens of the City of Lavon to approve the proposal.

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

SECTION 1. The City Council does hereby approve and authorize the execution of a License Agreement with Elevon Homeowners Association, Inc. regarding maintenance and liability relating to encroachments in the public right of way in Elevon Parkway in the Elevon, Section 3 - Phase 3A1 Addition, such agreement being attached hereto and incorporated herein as “Exhibit A”.

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of July 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

RESOLUTION NO. 2026-07-02

EXHIBIT A

LICENSE AGREEMENT

LICENSE AGREEMENT

This License Agreement is made this ____day of _____, 2026, by and between **CITY OF LAVON, TEXAS**, a Texas municipal corporation (hereinafter "Licensor"), and **ELEVON HOMEOWNERS ASSOCIATION, INC.,** a Texas non-profit corporation (hereinafter, "Licensee," whether one or more).

WHEREAS, Licensor is the owner of the real property (hereinafter, "Property"), which is the public right-of-way as depicted in Exhibit "A," attached hereto and incorporated herein; and

WHEREAS, Licensee desires to exercise certain rights and privileges upon public rights- of-way located within the Property; and

WHEREAS, Licensor desires to grant Licensee certain rights and privileges upon public rights-of-way within the Property; and

NOW, THEREFORE, it is agreed as follows:

I. License

1.1 Licensee shall have the right to survey, install, construct, maintain, repair, and replace landscaping, irrigation, and the secondary roundabout tower structure located within the property described and depicted on Exhibit "A" and shown in the following plan sheets from the Construction Plans for Elevon Section 3 – Phase 3A1:

a. Sheet LM-6 Layout and Materials
b. Sheet LD-4 Hardscape Details
c. Sheet HD-3 Hardscape Details
d. Sheet LP-6 Landscape Planting Plan
e. Sheet LI-6 Irrigation Plan

1.2 It is understood that this Agreement creates a license only and that Licensee does not and shall not claim at any time any interest or estate of any kind in the public rights-of-way located within the Property by virtue of this license.

1.3 It is further understood the Licensor has no duty to maintain, operate, replace, upgrade, or repair any improvement in or upon the Property, including the payment of any fees of any kind associated with any improvements.

II. Consideration

2.1 In consideration for this license, Licensee shall pay Licensor $10.00 and other good and valuable consideration.

III. Nonassignability

3.1 The license granted in this Agreement is personal to Licensee. This Agreement is not assignable for the purpose of off-premise advertising or signage. Any assignment in violation of this Agreement will automatically terminate the license. Notwithstanding the foregoing, Licensee shall be permitted to assign Licensee's license under this Agreement to any assignee acquiring all or a portion of Licensee's property adjacent to the Property, or to the respective homeowners or property owner's association, provided such

assignee assumes Licensee's obligations and rights granted under this Agreement, and Licensee shall be released from any and all obligations hereunder accruing after such assignment.

IV. Terminable at Will

4.1 This Agreement is terminable by either party at will by the giving of 60 days actual notice to the other party. Upon termination, if Licensee does not remove any improvements prior to the termination date any improvements to the Property will become the property of Licensor and it is agreed that Licensor will not need to reimburse Licensee for any costs expended for said improvements.

V. Indemnity

5.1 LICENSEE COVENANTS AND AGREES TO INDEMNIFY, AND DOES HEREBY INDEMNIFY, HOLD HARMLESS AND DEFEND LICENSOR, ITS OFFICERS, AGENTS, SERVANTS AND EMPLOYEES, FROM AND AGAINST ANY AND ALL CLAIMS OR SUITS FOR PROPERTY DAMAGE OR LOSS AND/OR PERSONAL INJURY, INCLUDING DEATH, TO ANY AND ALL PERSONS, OR WHATSOEVER KIND OF CHARACTER, WHETHER REAL OR ASSERTED, (INCLUDING, WITHOUT LIMITATION, REASONABLE FEES AND EXPENSES OF ATTORNEYS, EXPERT WITNESSES AND OTHER CONSULTANTS), ARISING OUT OF OR IN CONNECTION WITH DIRECTLY OR INDIRECTLY, THE CONSTRUCTION, MAINTENANCE, OCCUPANCY, USE, EXISTENCE OR LOCATION OF THE IMPROVEMENTS STATED IN PARAGRAPH 1.1 AND RELATED USES GRANTED HEREUNDER, WHETHER OR NOT CAUSED, IN WHOLE OR IN PART, BY ALLEGED NEGLIGENCE OF OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES OR INVITEES OF LICENSOR, AND LICENSEE HERBY ASSUMES ALL LIABILITY AND RESPONSIBILITY FOR SUCH CLAIMS OR SUITS. LICENSEE SHALL LIKEWISE ASSUME ALL LIABILITY AND RESPONSIBILITY AND SHALL INDEMNIFY CITY FOR ANY AND ALL INJURY OR DAMAGE TO LICENSOR'S PROPERTY, ARISING OUT OF OR IN CONNECTION WITH ANY AND ALL ACTS OR OMISSIONS OF LICENSEE, ITS OFFICERS, AGENTS, SERVANTS, EMPLOYEES, CONTRACTORS, SUBCONTRACTORS, LICENSEES, INVITEES, OR TRESPASSERS. THIS INDEMNITY DOES NOT AFFECT RIGHTS OF LICENSEE AGAINST ANY THIRD PARTY, INCLUDING ANY RIGHTS OF CONTRIBUTION OR CLAIMS AGAINST THIRD PARTIES FOR DAMAGES.

VI. Release

6.1 Licensee assumes full responsibility for its exercise of the license, and hereby releases, relinquishes and discharges Licensor, its officers, agents and employees, from all claims, demands, and causes of action of every kind and character, including the cost of defense thereof, for any injury to, including death, of person (whether they be third persons, contractor, or employees of either of the parties hereto) and any loss of or damage to property (whether the same be that either of the parties hereto or of third parties) caused by or alleged to be caused, arising out of, or in connection with Licensee's exercise of the license under this Agreement whether or not said claims, demands and causes of action in whole or in part are covered by insurance.

VII. Venue

7.1 This Agreement shall be construed under and accord with the laws of the State of Texas, and all obligations of the parties created hereunder are performable in City of Lavon, Collin County, Texas. Venue for any dispute under this Agreement shall lie exclusively in the courts of Collin County, Texas.

VIII. Notice

8.1 Notice shall be mailed to the addresses designated herein or as may be designated in writing by the parties from time to time and shall be deemed received when sent postage prepaid U.S. mail to the following addresses:

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

LICENSEE:
Elevon Homeowner's Association
2121 Midway Road, Suite 210
Carrollton, Texas 75006

IN WITNESS WHEREOF, this AGREEMENT is executed on this _____ day of _____, 2026.

ELEVON HOMEOWNERS ASSOCIATION, INC.,
a Texas non-profit corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF DALLAS

This instrument was acknowledged on this the _____day of _____, 2026, by _____, the _____, of Elevon Homeowners Association, Inc., a Texas non-profit corporation, on behalf of said corporation.

_____
Notary Public, State of Texas

SEAL

CITY OF LAVON,
a Texas municipal corporation

By: _____

Name: _____

Title: _____

STATE OF TEXAS

COUNTY OF COLLIN

This instrument was acknowledged on this the _____day of _____, 2026, by _____, _____ of City of Lavon, a Texas municipal corporation, on behalf of said municipal corporation.

_____
Notary Public, State of Texas

SEAL

EXHIBIT A
PAGE 1 OF 2

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of Elevon Parkway dedicated to the City of Lavon as recorded in Document Number 2025000041986, Official Public Records of Collin County, Texas and being further described as follows:

COMMENCING at a one–half inch iron rod with yellow cap stamped "JBI" found in the north right–of–way line of Elevon Parkway (a variable width right–of–way), said point being at the southeast corner of Lot 1X, Block G, Elevon Parkway, an addition to Collin County, as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas, said point also being in the south line of a called 68.006 acre tract of land described in deed to RLS Elevon LLC, as recorded in Document Number 2025000089463, Official Public Records of Collin County, Texas;

THENCE South 89 degrees 29 minutes 28 seconds East, 299.64 feet along the south line of said 68.006 acre tract and the north right–of–way line of Elevon Parkway to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE South 72 degrees 00 minutes 29 seconds East, 116.50 feet to the POINT OF BEGINNING, said point being at the center of a circle having a radius of 31.00 feet and containing 3,019.070 square feet or 0.069 acre of land.

BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.

Mark W. Harp

MARK W. HARP, R.P.L.S. NO. 6425
JUNE 16, 2026



	DATE	DRAWN	PROJECT
	06/16/2026	RV	HOE338

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

Drawing: H:\Projects\MAT030 – Elevon Section 3\Surverying\dwg\0.069 acre (maintenance exhibit agreement).dwg Saved By: rvasquez Save Time: 6/15/2026 4:57 PM

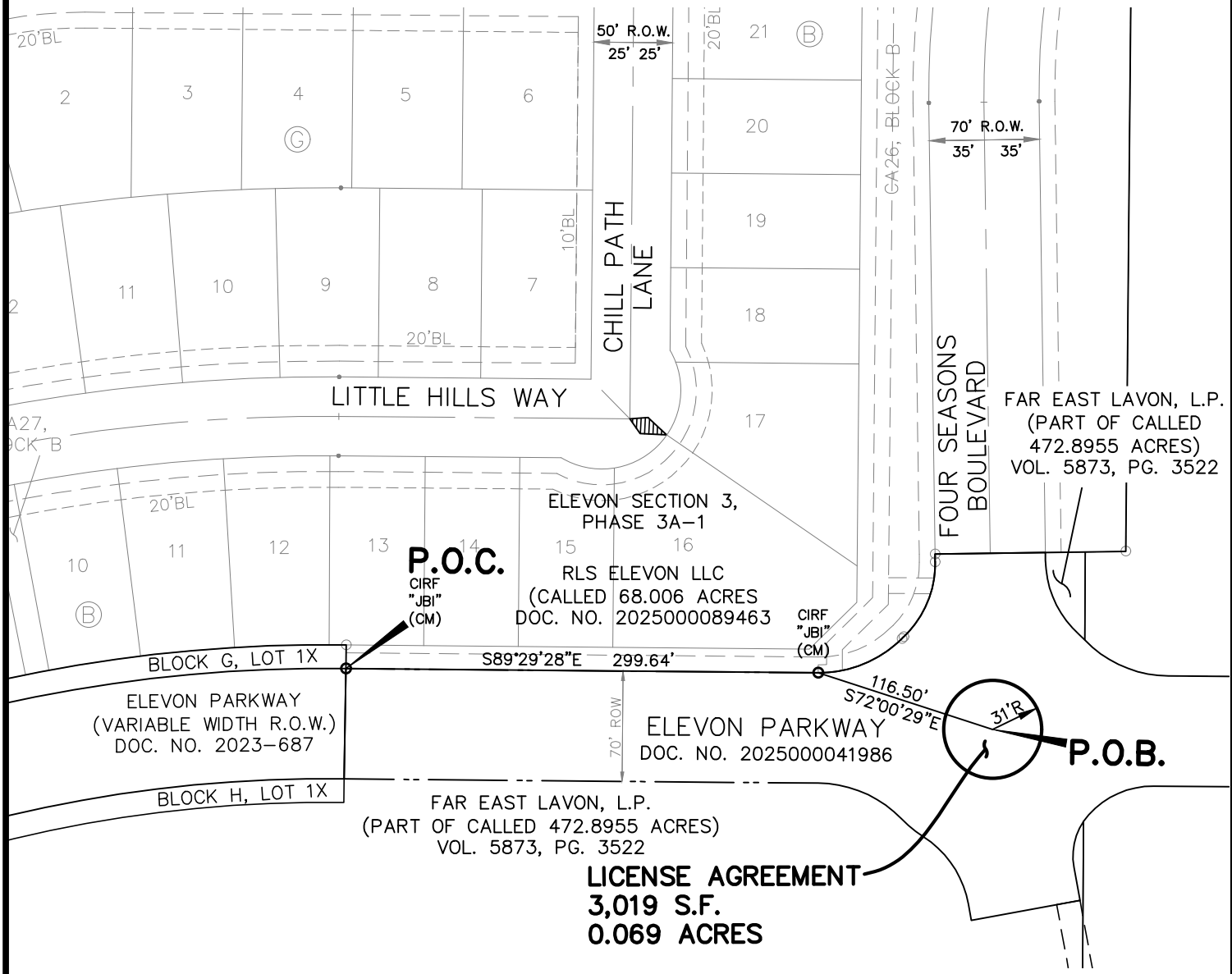
EXHIBIT A
PAGE 2 OF 2

LEGEND

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

N

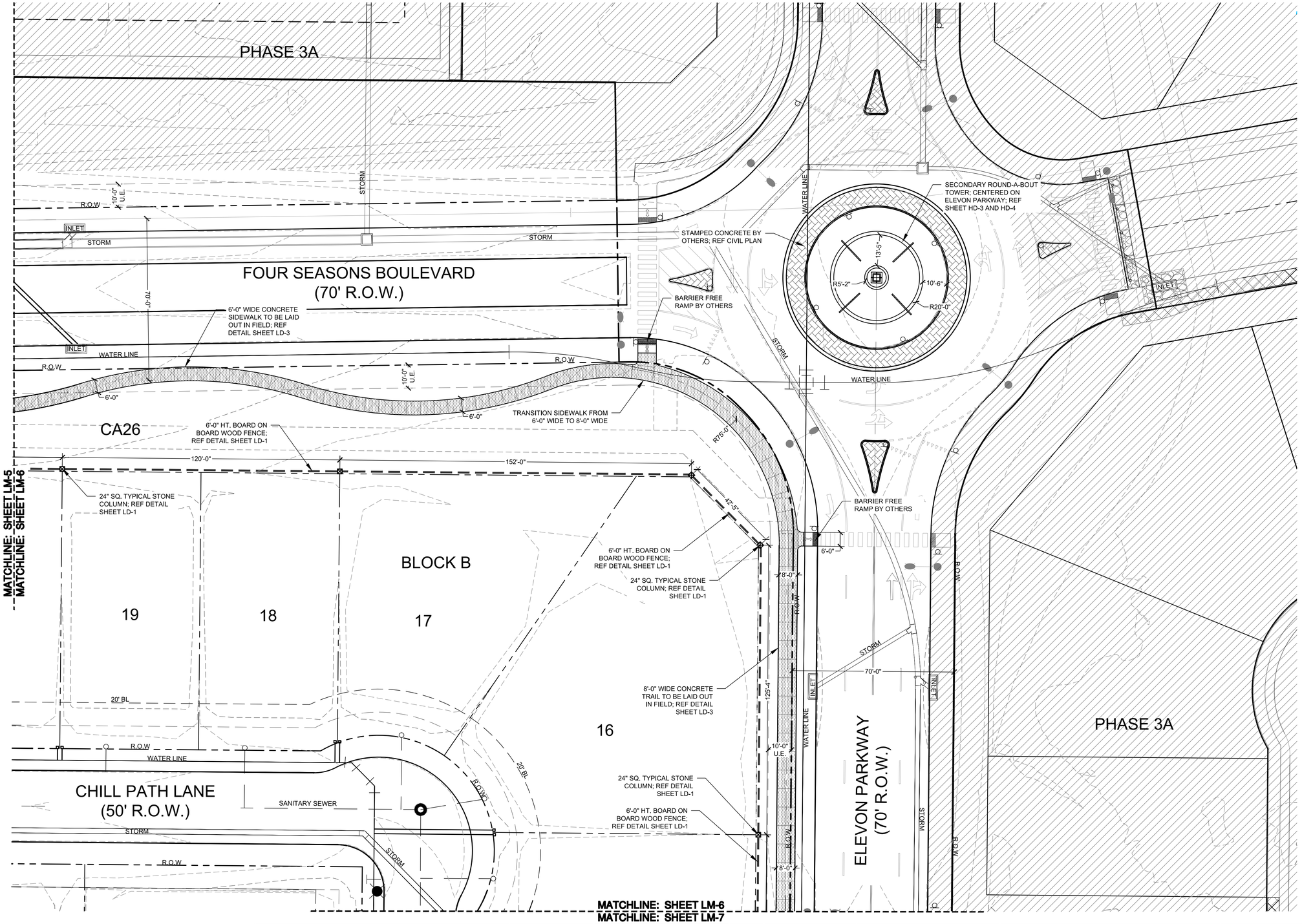
1"=100'



SCALE:	DATE	DRAWN	PROJECT
1" = 100'	06/15/2026	RV	MAT030A

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

Drawing: H:\Projects\MAT030 - Elevon Section 3\Surverying\dwg\0.069 acre (maintenance exhibit agreement).dwg Saved By: ddewey Save Time: 6/22/2026 10:05 AM



GRAPHIC SCALE 1"=20'

20 0 20 40

SCREENING LEGEND

- 6'-0" HT. WOOD FENCE
- NEIGHBORHOOD ENTRANCE SIGN
- 24" SQ. STONE COLUMN (TYP.)
- CONCRETE SIDEWALK PAVING
- PARK BENCH; REF SHEET LD-3
- TRASH RECEPTACLE; REF SHEET LD-3
- DOG WASTE STATION; REF SHEET LD-3
- PRIMARY TRAILHEAD; REF SHEET LD-13
- MILE MARKER; REF SHEET LD-3

CAUTION!!!
EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

DIG TESS: 1-800-344-8377

CALL CITY FOR WATER AND SEWER LINES.

NOTE:
SIDEWALKS TO CONFORM TO TEXAS ACCESSIBILITY STANDARDS (TAS). A MAXIMUM 5% SLOPE WITH A MAXIMUM 2% CROSS SLOPE. CROSS SLOPE TO BE TOWARD STREET.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY: BNS
DRAWN BY: BNS
CHECKED BY: RG

REGISTERED LANDSCAPE ARCHITECT — BRADEN N. GRACY — 2893 — STATE OF TEXAS
FEB 6, 2026

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

LAYOUT AND MATERIALS

ELEVON PARKWAY & CHILL PATH LANE

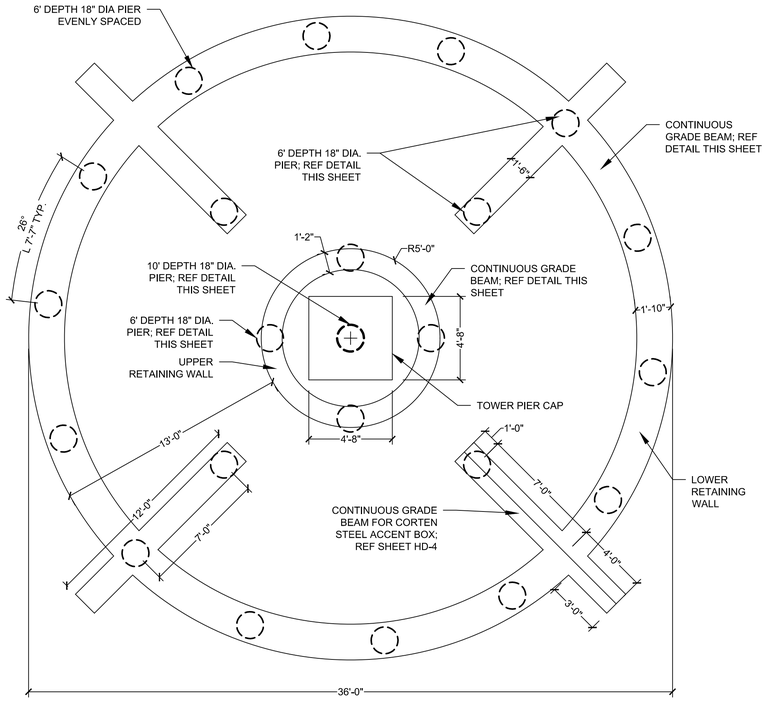
ELEVON SECTION 3 – PHASE 3A1

City of Lavon ETJ, Collin County, Texas

PROJECT NO. MAT 030

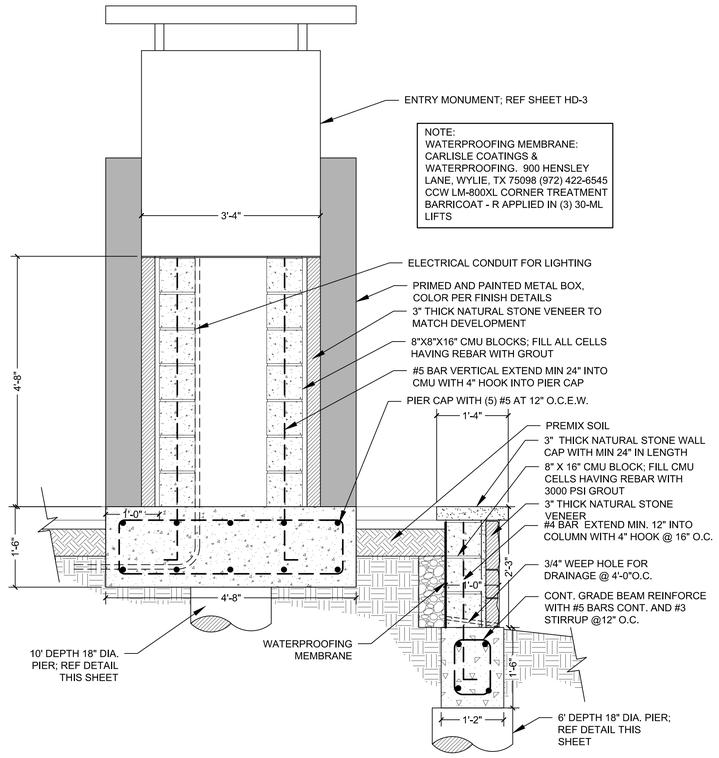
SHEET NO. LM–6

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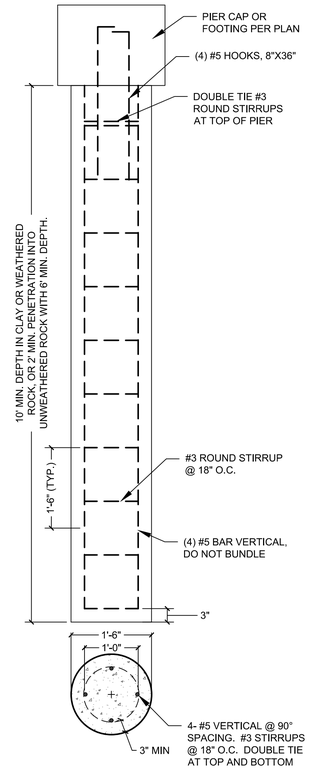
1 LD4 SECINDARY ROUNDABOUT ENTRY PLAN FOUNDATION PLAN

SCALE: 1/4" = 1'-0"



2 LD4 SECONDARY ROUNDABOUT ENTRY SECTION

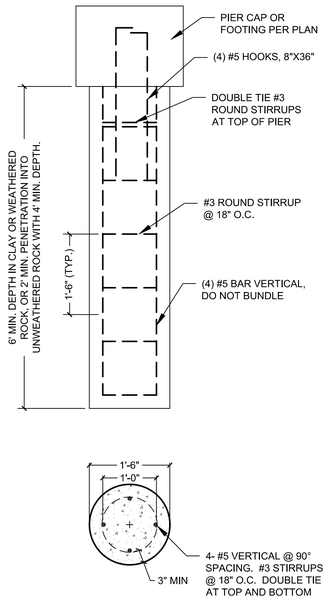
SCALE: 3/4" = 1'-0"



3 LD4 TYPICAL PIER-10' DEPTH DETAIL

SCALE: 3/4" = 1'-0"

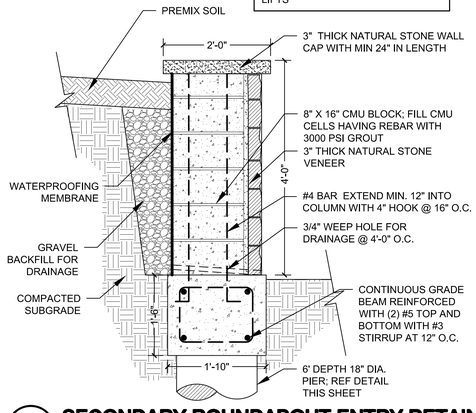
NOTE:
ALL CONCRETE USED IN FOOTINGS AND PIERS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 4000 PSI @ 28 DAYS. GROUT USED IN COLUMNS SHALL HAVE A MINIMUM COMPRESSIVE STRENGTH OF 3,000 PSI @ 28 DAYS.



4 LD4 TYPICAL PIER 6' DEPTH DETAIL

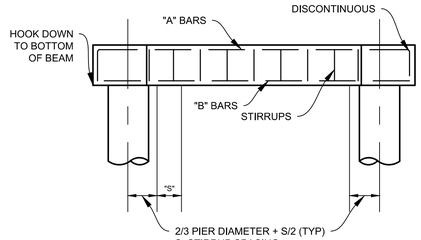
SCALE: 3/4" = 1'-0"

NOTE:
WATERPROOFING MEMBRANE: CARLISLE COATINGS & WATERPROOFING. 900 HENSLEY LANE, WYLIE, TX 75098 (972) 422-6545 CCW LM-800XL CORNER TREATMENT BARRICOAT - R APPLIED IN (3) 30-ML LIFTS



5 LD4 SECONDARY ROUNDABOUT ENTRY RETAINING WALL SECTION

SCALE: 3/4" = 1'-0"



MARK	WIDTH IN INCHES	DEPTH IN INCHES	A BAR	B BAR	STIRRUPS SIZE @ "S"
B-1	14"	18"	2 #5'S	2 #5'S	#3'S @ 12"
B-1	12"	18"	2 #5'S	2 #5'S	#3'S @ 12"

CONCRETE COVER FOR REINFORCEMENT

LOCATION	MINIMUM COVER
CAST AGAINST EARTH	3"
FORMED: # 6 OR LARGER	2"
# 5 OR SMALLER	1-1/2"

6 LD4 TYPICAL WALL GRADE BEAM ELEVATION

NOT TO SCALE

NOTE:
ALL STRUCTURAL ELEMENTS INCLUDING, BUT NOT LIMITED TO REINFORCING BAR SIZES AND LENGTHS, FORMED CONCRETE WIDTHS AND DEPTHS, AND SUBRADE PREPARATION FOR CONCRETE DETAILS ARE GENERAL REPRESENTATIONS ONLY. CONTRACTOR TO PROVIDE SHOP DRAWINGS, SIGNED AND SEALED BY A STRUCTURAL ENGINEER LICENSED IN THE STATE OF TEXAS PRIOR TO CONSTRUCTION FOR REVIEW FOR COMPLIANCE WITH THE OVERALL DESIGN INTENT.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY: AP
DRAWN BY: AP
CHECKED BY: RG

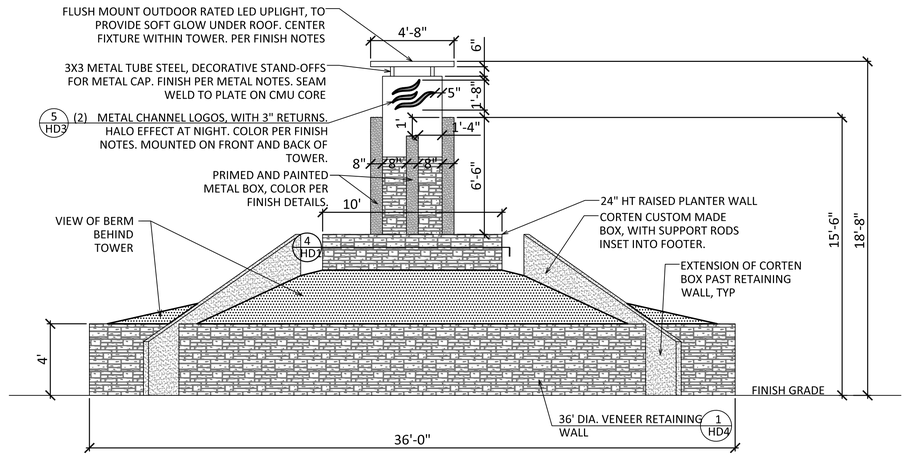
REGISTERED LANDSCAPE ARCHITECT — RUBEN A. GRACIA JR. — 2893 — STATE OF TEXAS
FEB 6, 2026

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

HARDSCAPE DETAILS
ROUNDABOUT ENTRY
ELEVON SECTION 3 – PHASE 3A1
City of Lavon ETJ, Collin County, Texas

PROJECT NO. MAT 030
SHEET NO. LD–4

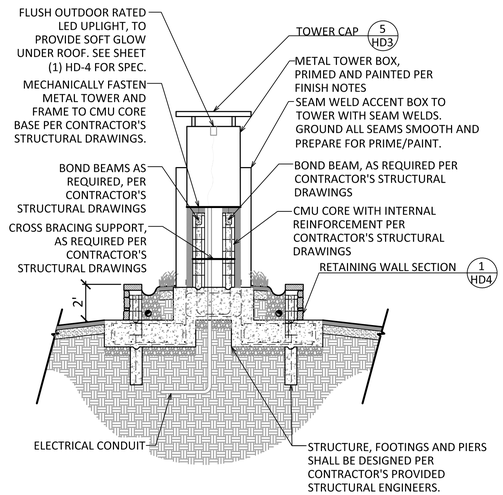
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1 SECONDARY ROUND-A-BOUT TOWER ELEVATION

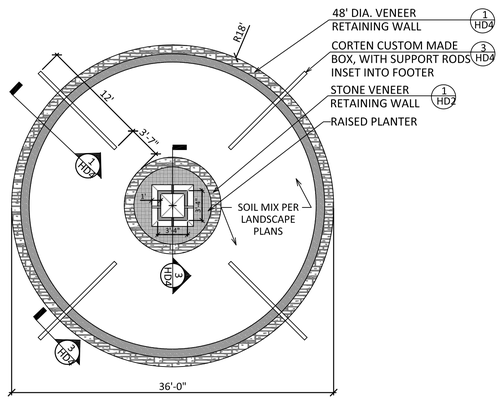
SCALE: 1/4" = 1'-0"

NOTE: CONTRACTOR TO PROVIDE STRUCTURAL SHEETS FOR ALL STRUCTURES, FOOTINGS & FOUNDATION DESIGN PRIOR TO CONSTRUCTION.



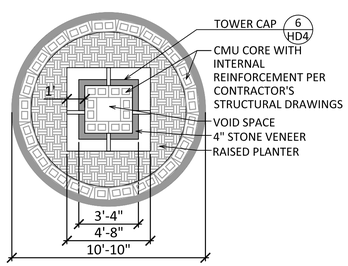
4 SECONDARY ROUND-A-BOUT TOWER SECTION

SCALE: 1/4" = 1'-0"



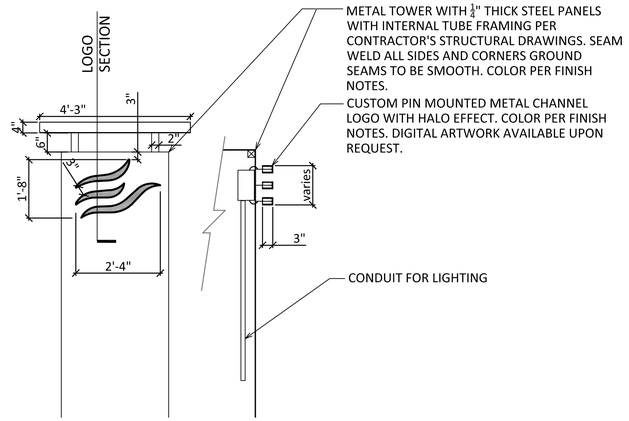
2 SECONDARY ROUND-A-BOUT TOWER PLAN OVERALL

SCALE: 1/8" = 1'-0"



3 SECONDARY ROUND-A-BOUT TOWER PLAN

SCALE: 1/4" = 1'-0"



5 SECONDARY TOWER LOGO DETAILS

SCALE: 1/2" = 1'-0"

SEC Planning, LLC
Austin, Texas
LAND PLANNING
LANDSCAPE ARCHITECTURE
COMMUNITY BRANDING
4201 W. Parmer Lane Bldg A Suite 220
Austin, TX 78727
T 512.246.7003
www.secplanning.com
Email : info@secplanning.com

MA PARTNERS, LLC
15443 KNOLL TRAIL ROAD
SUITE 130
DALLAS, TEXAS 75248

REGISTERED LANDSCAPE ARCHITECT CYNTHIA A. MCCARTHY 3014 STATE OF TEXAS

08/17/2023

ELEVON

PHASE 2i PLANS
LANDSCAPE IMPROVEMENT PLANS
LEVON, TEXAS 75166
COLLIN COUNTY

Drawing File Name
I:\210113-MAGR\Cadfiles\LA\Round-about Tower\Entry Tower_2i Plans.dwg

Issued:
1. CLIENT REVIEW 10/25/2022
2. CLIENT REVIEW 03/14/2023
3. BID SET 07/13/2023
4. BID SET 08/17/2023
5.

Revisions:
1.
2.
3.
4.
5.

Issue Date: 08/17/2023

Drawn By: ES, AO
Reviewed By: CM

Project No.
210113-MAGR

HARDSCAPE DETAILS

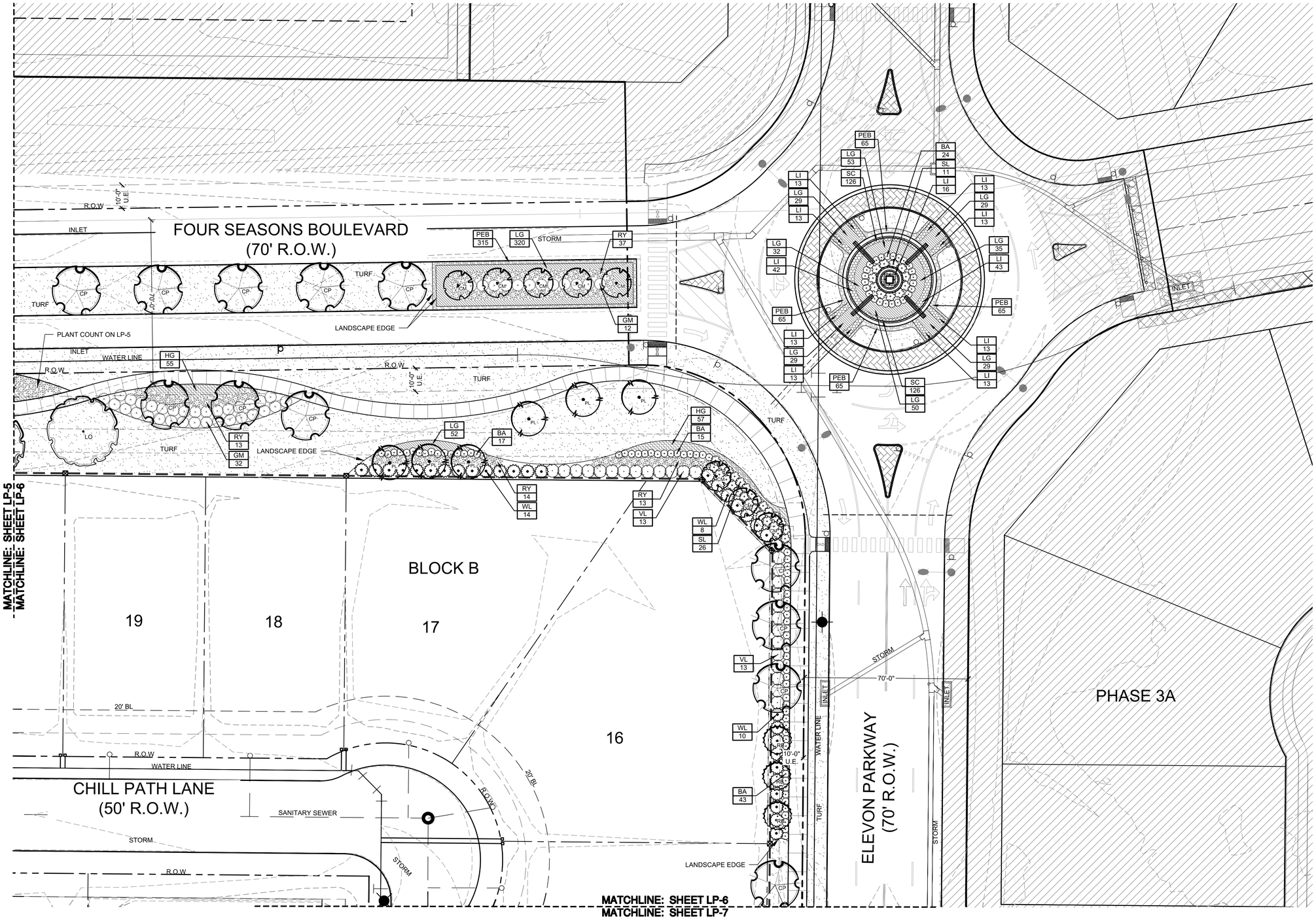
Sheet No.
HD-3 _____ of _____

TEXAS LAW REQUIRES 48 HOURS OF NOTICE PRIOR TO DIGGING, EXCLUDING WEEKENDS AND HOLIDAYS. ALL BEFORE YOU DIG, WAIT THE REQUIRED AMOUNT OF TIME, RESPECT THE MARKS, AND DIG WITH CARE! THE LOCATION OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK. THE CONTRACTOR AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MAY OCCUR BY A FAILURE TO EXACTLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

811 Know what's below. Call before you dig.

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©2023
SEC Planning, LLC



GRAPHIC SCALE 1"=20'

20 0 20 40

LANDSCAPE LEGEND

LO	LO	LIVE OAK/QUERCUS VIRGINIANA
SO	SO	SHUMARD RED OAK/QUERCUS SHUMARDII
LE	LE	LACEBARK ELM/ULMUS PARVIFOLIA
CP	CP	CHINESE PISTACHE/PISTACIA CHINENSIS
PL	PL	PURPLE LEAF PLUM/PRUNUS CERASIFERA
DW	PL	PURPLE LEAF PLUM/PRUNUS CERASIFERA
RB	RB	PURPLE LEAF PLUM/PRUNUS CERASIFERA
CM	CM	CREPE MYRTLE/LARGERSTROEMIA INDICA 'NATCHEZ'
WL	WL	WAXLEAF LIGUSTRUM/LIGUSTRUM JAPONICUM
VL	VL	VARIEGATED CHINESE PRIVET
GM	GM	GULF MUHLY /MUHLENBERGIA CAPILLARIS
RY	RY	RED YUCCA/HESPERALOE PARVIFLORA
SL	SL	SUNSHINE LIGUSTRUM/LIGUSTRUM SINENSE
AN	AN	ADAM'S NEEDLE/ YUCCA FILAMENTOSA
BAC	BAC	JAPANESE BARBERRY/BERBERIS THUNBERGII
LG	LG	WEEPING LOVE GRASS/EROGRATIS CURVULA
HG	HG	HAMELN GRASS/PENNISETUM ALOPECUROIDES 'HAMELN'
MF	MF	MEXICAN FEATHER GRASS/NASSELLA TENUISSIMA
LI	LI	LIRIOPE/LIRIOPE MUSCARI 'MAJESTIC'
SC	SC	SEASONAL COLOR
TURF	TURF	BERMUDAGRASS / CYNODON DACTYLON
PEB	PEB	RIVER ROCK

CAUTION!!!
EXISTING UNDERGROUND POWER, GAS, CABLE, & TELEPHONE IN PROJECT AREA. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING AND LOCATING EXISTING UTILITIES PRIOR TO BEGINNING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO ALL EXISTING UTILITIES AND STRUCTURES WHETHER OR NOT THEY ARE SHOWN ON THE PLANS.

DIG TESS: 1-800-344-8377

CALL CITY FOR WATER AND SEWER LINES.

NOTE:
SIDEWALKS TO CONFORM TO TEXAS ACCESSIBILITY STANDARDS (TAS). A MAXIMUM 5% SLOPE WITH A MAXIMUM 2% CROSS SLOPE. CROSS SLOPE TO BE TOWARD STREET.

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

NO.	REVISIONS DURING PLAN REVIEW	BY	DATE

DESIGNED BY: BNS
DRAWN BY: BNS
CHECKED BY: RG

REGISTERED LANDSCAPE ARCHITECT — RUBEN S. GRACIANO — 2893 — STATE OF TEXAS
FEB 6, 2026

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

LANDSCAPE PLANTING PLAN

ELEVON PARKWAY & CHILL PATH LANE

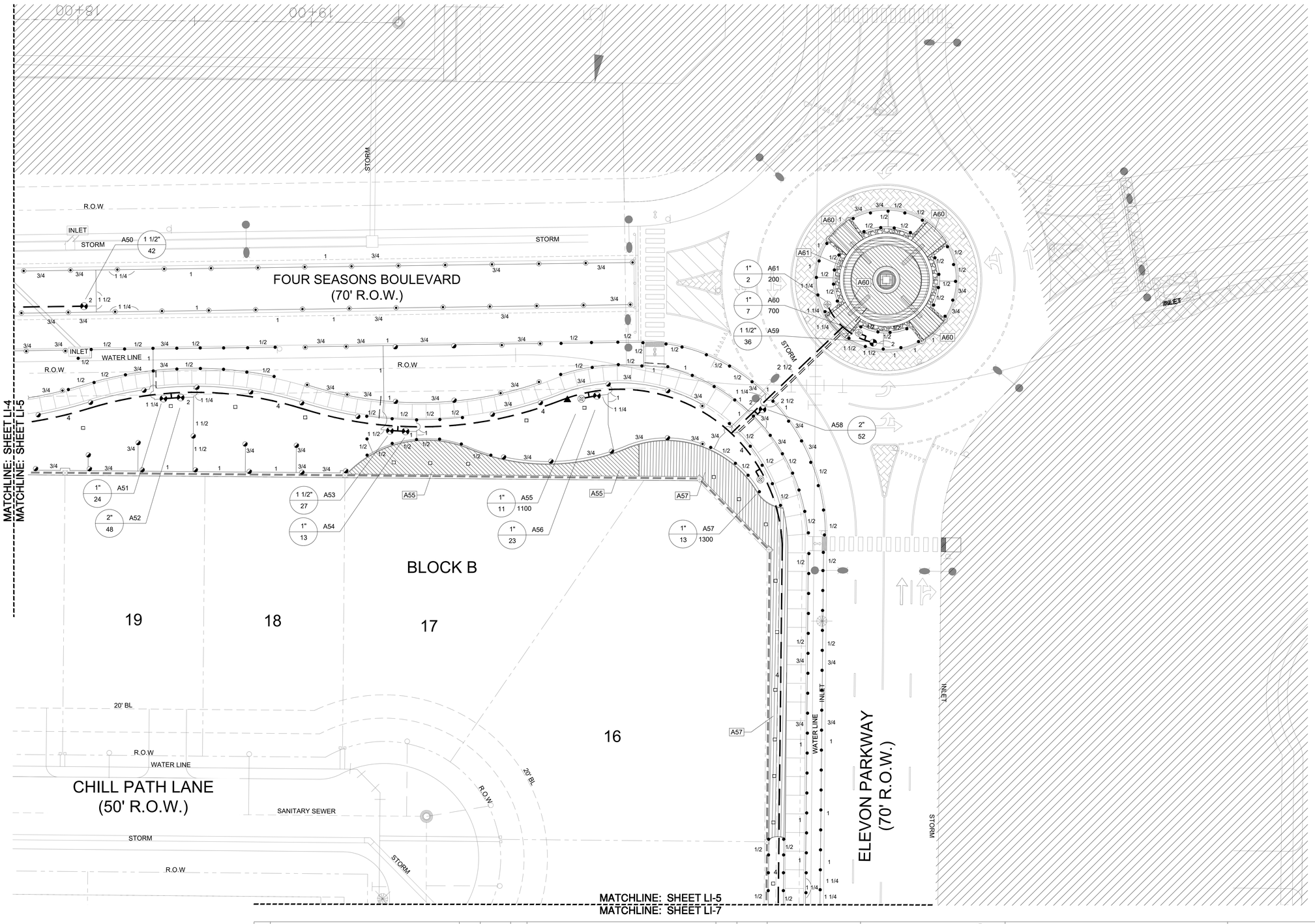
ELEVON SECTION 3 – PHASE 3A1

City of Lavon ETJ, Collin County, Texas

PROJECT NO. MAT 030

SHEET NO. LP–6

Drawing: H:\Projects\MAT030 – Elevon Section 3\Landscape\DWG\section 3A\phase 3A–1\MAT030–Elevon 3A1–LSP.dwg Saved By: gdroger Save Time: 6/17/2026 9:39 AM Plotted by: gdroger Plot Date: 6/17/2026 9:43 AM


00+81
00+81
STORM
R.O.W
INLET
STORM
A50
1 1/2"
42
FOUR SEASONS BOULEVARD
(70' R.O.W.)
STORM
INLET
WATER LINE
R.O.W
R.O.W
1 1/2
1 1/4
1 1/4
1 1/4
1 1/2
1 1/2
1 1/2

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _5 – D__**

Item:

CONSENT AGENDA

Approve acceptance of the public infrastructure for the Elevon, Section 3, Phase 3B-1 addition.

Background:

The developer of the Elevon Section 3, Phase 3B-1 Addition has completed construction of the public infrastructure improvements. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication of the public infrastructure.

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

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

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

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

Attachments: 1) City Engineer Letter
2) Final Plat

June 30, 2026

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

Re: Elevon Section 3, Phase 3B-1
Final Acceptance

Dear Ms. Dobbs:

On Wednesday, June 17, 2026, a final walkthrough of the Development was conducted with representatives of the Developer, Contractor, Development Engineer, City Inspector and City Engineer. A “punch list” was created to identify items that required completion prior to final acceptance.

All punch list items have been satisfactorily addressed.

To our knowledge, all Maintenance Bonds have been provided.

A copy of Nevada SUD acceptance has been provided (see attached).

A copy of Record Drawings has been provided.

We recommend acceptance of Elevon Section 3, Phase 3B-1.

The 2-year Maintenance Warranty period will commence upon acceptance of the Development.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

Cc: David Carter, Matt Policano

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3B\3B-1\Elevon Section 3, Phase 3B-1 - Final Acceptance.docx

May 27, 2026

KCK Utility Construction, INC
2104 FM 1827
McKinney, TX 75071
(972) 547-9152

RE: "Acceptance Letter"

KCK Utility Construction INC,

This letter is to certify that:

Nevada Special Utility District has inspected and approved the "Improvement to Public Water" project hereby known as Elevon Section 3 Phase 3B-1. Therefore, Nevada Special Utility District accepts and takes ownership of the said waterline.

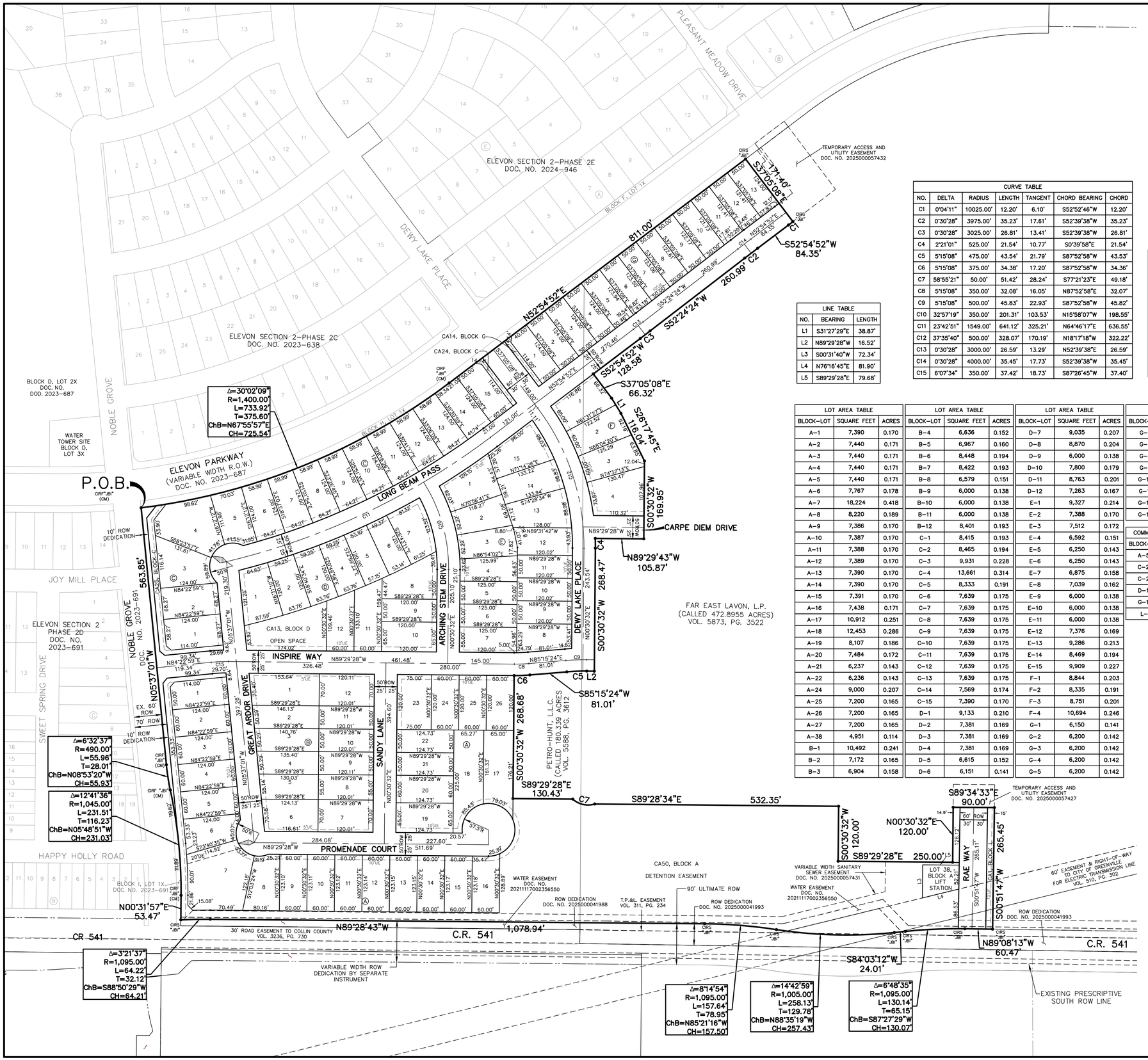
The above-mentioned waterline improvement project is located on the north side of County Road 541 east of FM 540 in Lavon Texas located in Collin County. The said waterlines are located within the certificated service area (CCN # 12175) of Nevada Special Utility District.

As per Nevada Special Utility District guidelines, this "acceptance" letter is specific in nature to the stated section of Elevon Section 3 Phase 3B-1 listed above. This letter can be forwarded to the appropriate officials as it may be necessary for the city/ developer/ contractor to complete their agreements/ requirements.

If there are any questions or concerns, please let me know.

Sincerely,

Johnny Rudisill
Johnny Rudisill
General Manager



LINE TABLE		
NO.	BEARING	LENGTH
L1	S31°27'29"E	38.87'
L2	N89°29'28"W	16.52'
L3	S00°31'40"W	72.34'
L4	N76°16'45"E	81.90'
L5	S89°29'28"E	79.68'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	0°04'11"	10025.00'	12.20'	6.10'	S52°52'46"W	12.20'
C2	0°30'28"	3975.00'	35.23'	17.61'	S52°39'38"W	35.23'
C3	0°30'28"	3025.00'	26.81'	13.41'	S52°39'38"W	26.81'
C4	2°21'01"	525.00'	21.54'	10.77'	S0°39'58"E	21.54'
C5	5°15'08"	475.00'	43.54'	21.79'	S87°52'58"W	43.53'
C6	5°15'08"	375.00'	34.38'	17.20'	S87°52'58"W	34.36'
C7	58°55'21"	50.00'	51.42'	28.24'	S77°21'23"E	49.18'
C8	5°15'08"	350.00'	32.08'	16.05'	N87°52'58"E	32.07'
C9	5°15'08"	500.00'	45.83'	22.93'	S87°52'58"W	45.82'
C10	32°57'19"	350.00'	201.31'	103.53'	N15°58'07"W	198.55'
C11	23°42'51"	1549.00'	641.12'	325.21'	N64°46'17"E	636.55'
C12	37°35'40"	500.00'	328.07'	170.19'	N18°17'18"W	322.22'
C13	0°30'28"	3000.00'	26.59'	13.29'	N52°39'38"E	26.59'
C14	0°30'28"	4000.00'	35.45'	17.73'	S52°39'38"W	35.45'
C15	6°07'34"	350.00'	37.42'	18.73'	S87°26'45"W	37.40'

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
A–1	7,390	0.170
A–2	7,440	0.171
A–3	7,440	0.171
A–4	7,440	0.171
A–5	7,440	0.171
A–6	7,767	0.178
A–7	18,224	0.418
A–8	8,220	0.189
A–9	7,386	0.170
A–10	7,387	0.170
A–11	7,388	0.170
A–12	7,389	0.170
A–13	7,390	0.170
A–14	7,390	0.170
A–15	7,391	0.170
A–16	7,438	0.171
A–17	10,912	0.251
A–18	12,453	0.286
A–19	8,107	0.186
A–20	7,484	0.172
A–21	6,237	0.143
A–22	6,236	0.143
A–24	9,000	0.207
A–25	7,200	0.165
A–26	7,200	0.165
A–27	7,200	0.165
A–38	4,951	0.114
B–1	10,492	0.241
B–2	7,172	0.165
B–3	6,904	0.158

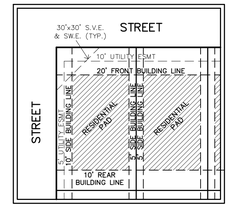
LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
B–4	6,636	0.152
B–5	6,967	0.160
B–6	8,448	0.194
B–7	8,422	0.193
B–8	6,579	0.151
B–9	6,000	0.138
B–10	6,000	0.138
B–11	6,000	0.138
B–12	8,401	0.193
C–1	8,415	0.193
C–2	8,465	0.194
C–3	9,931	0.228
C–4	13,661	0.314
C–5	8,333	0.191
C–6	7,639	0.175
C–7	7,639	0.175
C–8	7,639	0.175
C–9	7,639	0.175
C–10	7,639	0.175
C–11	7,639	0.175
C–12	7,639	0.175
C–13	7,639	0.175
C–14	7,569	0.174
C–15	7,390	0.170
D–1	9,133	0.210
D–2	7,381	0.169
D–3	7,381	0.169
D–4	7,381	0.169
D–5	6,615	0.152
D–6	6,151	0.141

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
D–7	9,035	0.207
D–8	8,870	0.204
D–9	6,000	0.138
D–10	7,800	0.179
D–11	8,763	0.201
D–12	7,263	0.167
E–1	9,327	0.214
E–2	7,388	0.170
E–3	7,512	0.172
E–4	6,592	0.151
E–5	6,250	0.143
E–6	6,250	0.143
E–7	6,875	0.158
E–8	7,039	0.162
E–9	6,000	0.138
E–10	6,000	0.138
E–11	6,000	0.138
E–12	7,376	0.169
E–13	9,286	0.213
E–14	8,469	0.194
E–15	9,909	0.227
F–1	8,844	0.203
F–2	8,335	0.191
F–3	8,751	0.201
F–4	10,694	0.246
G–1	6,150	0.141
G–2	6,200	0.142
G–3	6,200	0.142
G–4	6,200	0.142
G–5	6,200	0.142

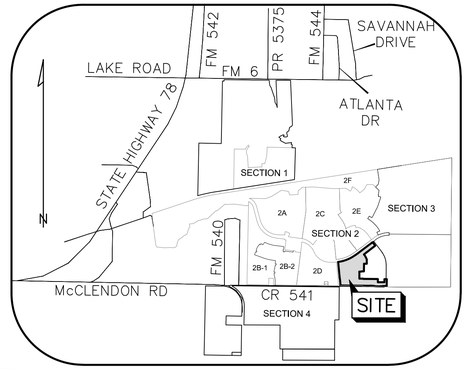
LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
G–6	6,186	0.142
G–7	6,164	0.142
G–8	6,142	0.141
G–9	6,120	0.140
G–10	6,097	0.140
G–11	6,077	0.140
G–12	6,071	0.139
G–13	6,071	0.139

COMMON AREA LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
A–50	253,009	5.808
C–24	1,240	0.028
C–25	6,323	0.145
D–13	14,173	0.325
G–14	1,240	0.028
L–1	3,981	0.091

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 inch = 100 ft.



TYPICAL LOT SETBACK & ESMT DETAIL
(N.T.S.)



VICINITY MAP (N.T.S.)

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
PP	POWER POLE
OHE	OVERHEAD ELECTRIC
UGL	UNDERGROUND LINE MARKER
WV	WATER VALVE
WM	WATER METER
SSWR	SANITARY SEWER
MH	MANHOLE
CMP	CORRUGATED METAL PIPE
FM	FARM–TO–MARKET
S.F.	SQUARE FEET
S.V.E.	SIGHT VISIBILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
3. ALL COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.
5. LOT 38, BLOCK A WILL BE DEDICATED TO THE CITY OF LAVON UPON FINAL ACCEPTANCE OF THE WATKINS ROAD LIFT STATION.

FINAL PLAT
ELEVON SECTION 3B PHASE 3B–1

97 RESIDENTIAL LOTS,
6 COMMON AREAS,
AND 1 LIFT STATION LOT

BEING 30.073 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Petro–Hunt, LLC. — **OWNER**
2101 Cedar Springs Road, Suite 600
Dallas, Texas 75201 — (214) 880–8400

Far East Lavon, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600
Dallas, Texas 75201 — (214) 880–8434

Landsea Homes of Texas, LLC — **DEVELOPER**
1320 Greenway Drive, Suite 400
Irving, Texas 75038 — (214) 289–3143
Contact: Aubrey Dym

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

Date: July 17, 2025

Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\MAT030PT–(Section 3B–1).dwg Saved By: dbell Save Time: 7/17/2025 12:36 PM
Plotted by: mgarcia Plot Date: 7/17/2025 3:03 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 180.339 acre tract of land described in deed to PETRO–HUNT, LLC as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and being a part of that called 472.8955 acre tract of land described in deed to FAR EAST LAVON, LP as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the south line of Lot 1X, Block H, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas;

THENCE along the south line of said Lot 1X as follows:
Northeasterly, 733.92 feet along a curve to the left, having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet and whose chord bears North 67 degrees 55 minutes 57 seconds East, 725.54 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 52 degrees 54 minutes 52 seconds East, 811.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 171.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 12.20 feet along a curve to the right, having a central angle of 00 degrees 04 minutes 11 seconds, a radius of 10,025.00 feet, a tangent of 6.10 feet, and whose chord bears South 52 degrees 52 minutes 46 seconds East, 12.20 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 84.35 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 35.23 feet along a curve to the left, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,975.00 feet, a tangent of 17.61 feet, and whose chord bears South 52 degrees 39 minutes 38 seconds West, 35.23 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 24 minutes 24 seconds West, 260.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 26.81 feet along a curve to the right, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,025.00 feet, a tangent of 13.41 feet, and whose chord bears South 52 degrees 39 minutes 38 seconds West, 26.81 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 52 degrees 54 minutes 52 seconds West, 128.58 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 37 degrees 05 minutes 08 seconds East, 66.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 31 degrees 27 minutes 29 seconds East, 38.87 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 26 degrees 17 minutes 45 seconds East, 116.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 169.95 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 43 seconds West, 105.87 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 21.54 feet along a curve to the right, having a central angle of 02 degrees 21 minutes 01 seconds, a radius of 525.00 feet, a tangent of 10.77 feet, and whose chord bears South 00 degrees 39 minutes 58 seconds East, 21.54 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 268.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 16.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 43.54 feet along a curve to the left, having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 475.00 feet, a tangent of 21.79 feet, and whose chord bears South 87 degrees 52 minutes 58 seconds West, 43.53 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 85 degrees 15 minutes 24 seconds West, 81.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 34.38 feet along a curve to the right, having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 375.00 feet, a tangent of 17.20 feet, and whose chord bears South 87 degrees 52 minutes 58 seconds West, 34.36 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 268.68 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 130.43 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southeasterly, 51.42 feet along a curve to the left, having a central angle of 58 degrees 55 minutes 21 seconds, a radius of 50.00 feet, a tangent of 28.24 feet, and whose chord bears South 77 degrees 21 minutes 23 seconds East, 49.18 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 28 minutes 34 seconds East, 532.35 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 250.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 34 minutes 33 seconds East, 90.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 51 minutes 47 seconds West, 265.45 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the north line of a right–of–way dedication to the City of Lavon, as recorded in Document Number 2025000041993, Official Public Records of Collin County, Texas;

THENCE along the north line of said right–of–way dedication as follows:
North 89 degrees 08 minutes 13 seconds West, 60.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly, 130.14 feet along a curve to the left, having a central angle of 06 degrees 48 minutes 35 seconds, a radius of 1,095.00 feet, a tangent of 65.15 feet and whose chord bear South 87 degrees 27 minutes 29 seconds West, 130.07 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 84 degrees 03 minutes 12 seconds West, 24.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Northwesterly, 258.13 feet along a curve to the right, having a central angle of 14 degrees 42 minutes 59 seconds, a radius of 1,005.00 feet, a tangent of 129.78 feet and whose chord bear North 88 degrees 35 minutes 19 seconds West, 257.43 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Northwesterly, 157.64 feet along a curve to the left, having a central angle of 08 degrees 14 minutes 54 seconds, a radius of 1,095.00 feet, a tangent of 78.95 feet and whose chord bear North 85 degrees 21 minutes 16 seconds West, 157.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 89 degrees 28 minutes 43 seconds West, 1,078.94 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the north line of a right–of–way dedication to the City of Lavon, as recorded in Document Number 2025000041988, Official Public Records of Collin County, Texas;

THENCE Southwesterly, along the north line of said right–of–way dedication recorded in Document Number 2025000041988, 64.22 feet along a curve to the left, having a central angle of 03 degrees 21 minutes 37 seconds, a radius of 1,095.00 feet, a tangent of 32.12 feet and whose chord bear South 88 degrees 50 minutes 29 seconds West, 64.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the east line of Lot 1X, Block I, Elevon Parkway, an addition to the City of Lavon, as recorded in Document Number 2023–687, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 31 minutes 57 seconds East, 53.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

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

THENCE Northwesterly, 55.96 feet along a curve to the right, having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet and whose chord bears North 08 degrees 53 minutes 20 seconds West, 55.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 05 degrees 37 minutes 01 seconds West, 563.85 feet to the POINT OF BEGINNING and containing 1,310,000 square feet or 30.073 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **PETRO–HUNT, LLC and EAST LAVON PARTNERS, L.P.**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3B, PHASE 3B–1**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

PETRO–HUNT, LLC and EAST LAVON PARTNERS, L.P., does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2025.

PETRO–HUNT, LLC and EAST LAVON PARTNERS, L.P.

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2025.

_____
Notary Signature

Recommended for Approval:

_____

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

_____

Date: _____

Mayor, City of Lavon, Texas

Accepted:

_____

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 3–Phase 3B–1 subdivision or addition to the City of Lavon ETJ was submitted to the city council on the _____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

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

_____

City Secretary, City of Lavon, Texas

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2025.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this ____ day of _____, 2025.

_____
Notary Public in and for the State of Texas

FINAL PLAT
ELEVON SECTION 3B
PHASE 3B–1

97 RESIDENTIAL LOTS,
6 COMMON AREAS,
AND 1 LIFT STATION LOT

BEING 30.073 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Petro–Hunt, LLC. **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880–8400
Dallas, Texas 75201

Far East Lavon, LP. **OWNER**
2101 Cedar Springs Road, Suite 600 (214) 880–8434
Dallas, Texas 75201

Landsea Homes of Texas, LLC **DEVELOPER**
1320 Greenway Drive, Suite 400 (214) 289–3143
Irving, Texas 75038
Contact: Aubrey Dym

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

Date: July 17, 2025 Sheet 2 of 2

Plotted by: mgarcia Plot Date: 7/17/2025 3:04 PM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\MAT030PT–(Section 3B–1).dwg Saved By: dbell Save Time: 7/17/2025 12:36 PM

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 5 - E**

Item:

CONSENT AGENDA

Approve the preliminary plat of the Flex Industrial Park Addition consisting of three commercial lots on 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052), subject to final approval of the city engineer.

Application Information

Owner(s): Mark D. Jenkins

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

Location: North of and adjacent to 17253 FM 2755

Description: Approximately 30.039 acres out of the Drury Anglin Survey, Abstract No. 2, north of and adjacent to 17253 FM 2755 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2582051 and 2582052)

Current Zoning: None in the extraterritorial jurisdiction (ETJ)

Request: Preliminary Plat

Background

The applicant is seeking approval of the preliminary plat of a subdivision consisting of three commercial lots on 30.039 acres. The project is proposed to be developed in multiple phases. There is no zoning as the property is in the ETJ and will be permitting will be done at Collin County.

***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 preliminary plat is prepared in accordance with the City's Subdivision Ordinance.

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

Sewer
The development will be served by on-site sewage facilities (OSSF) permitted through Collin County.

Roads
There are two access points.

Parks and Trails
None

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

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE FLEX INDUSTRIAL PARK ADDITION CONSISTING OF THREE COMMERCIAL LOTS ON 30.039 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, NORTH OF AND ADJACENT TO 17253 FM 2755 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL APPROVAL OF THE CITY ENGINEER.
MOTION MADE: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: Clifton)

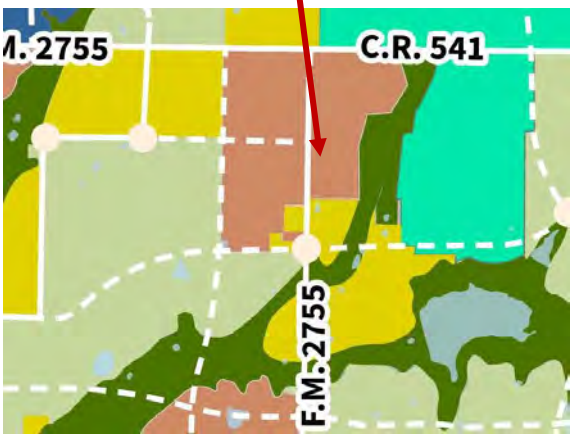
Staff Notes:

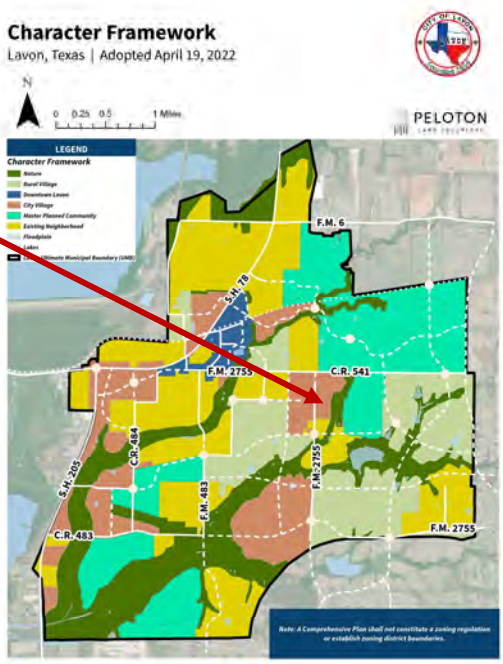
The application and plans generally satisfy the criteria for approval.

Conditional approval is recommended.

Attachments: 1. Location Exhibits
2. Application and plat
3. Planning and engineering correspondence

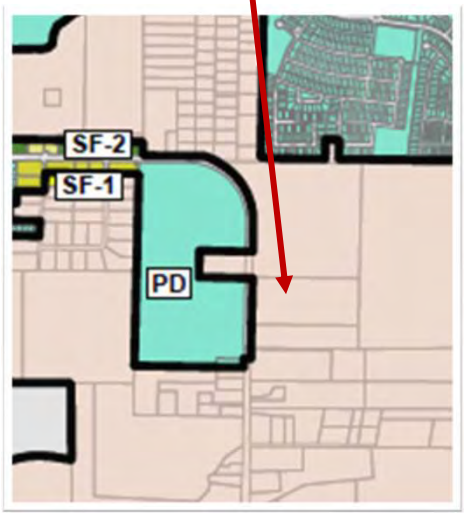
Future Land Use Plan

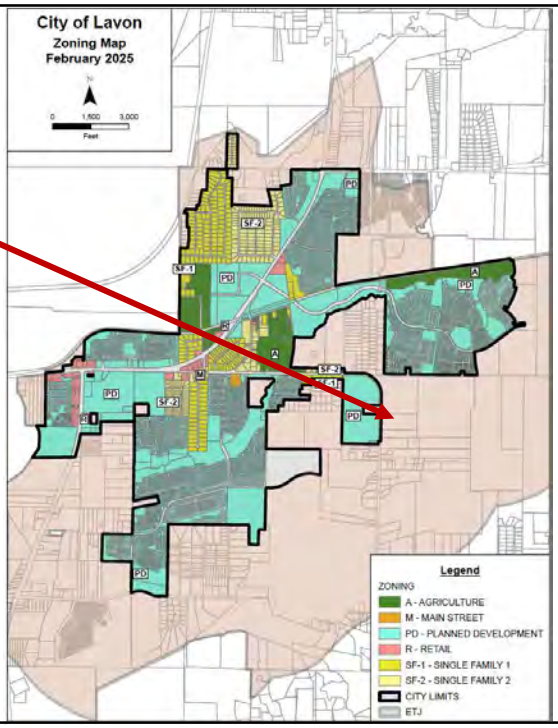




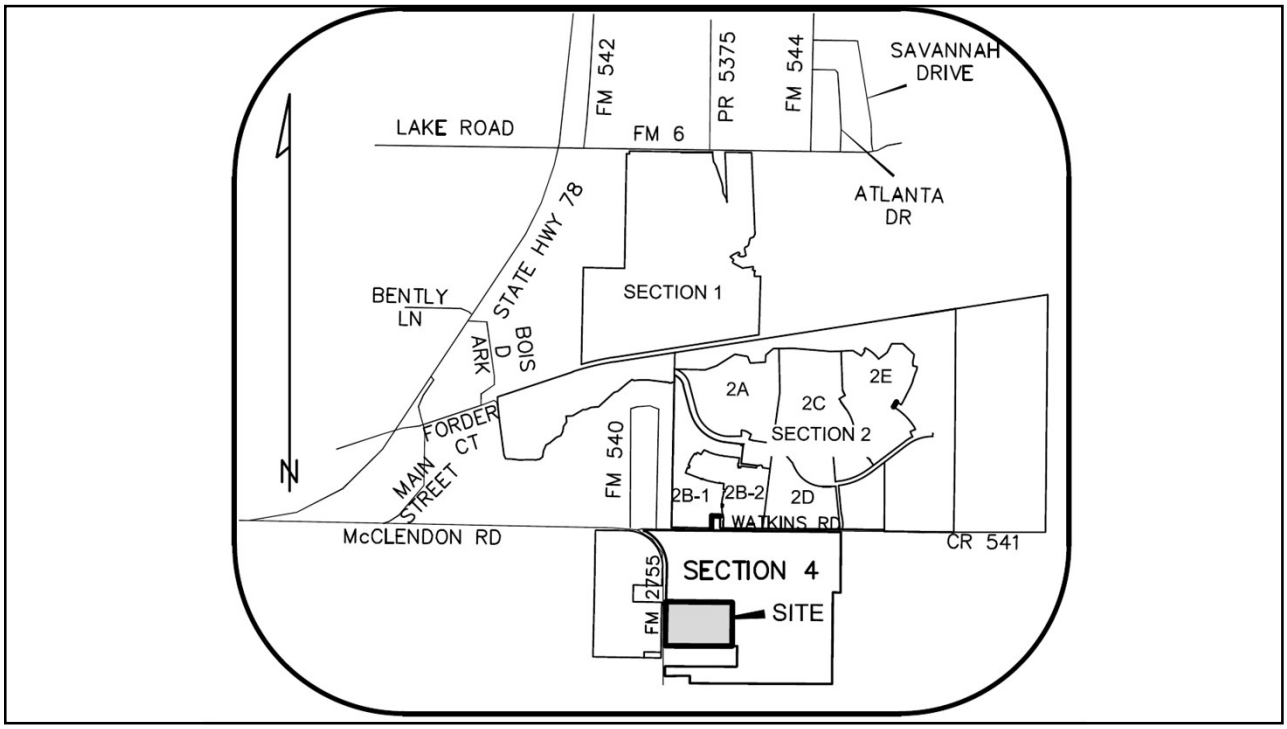
27

Zoning Map

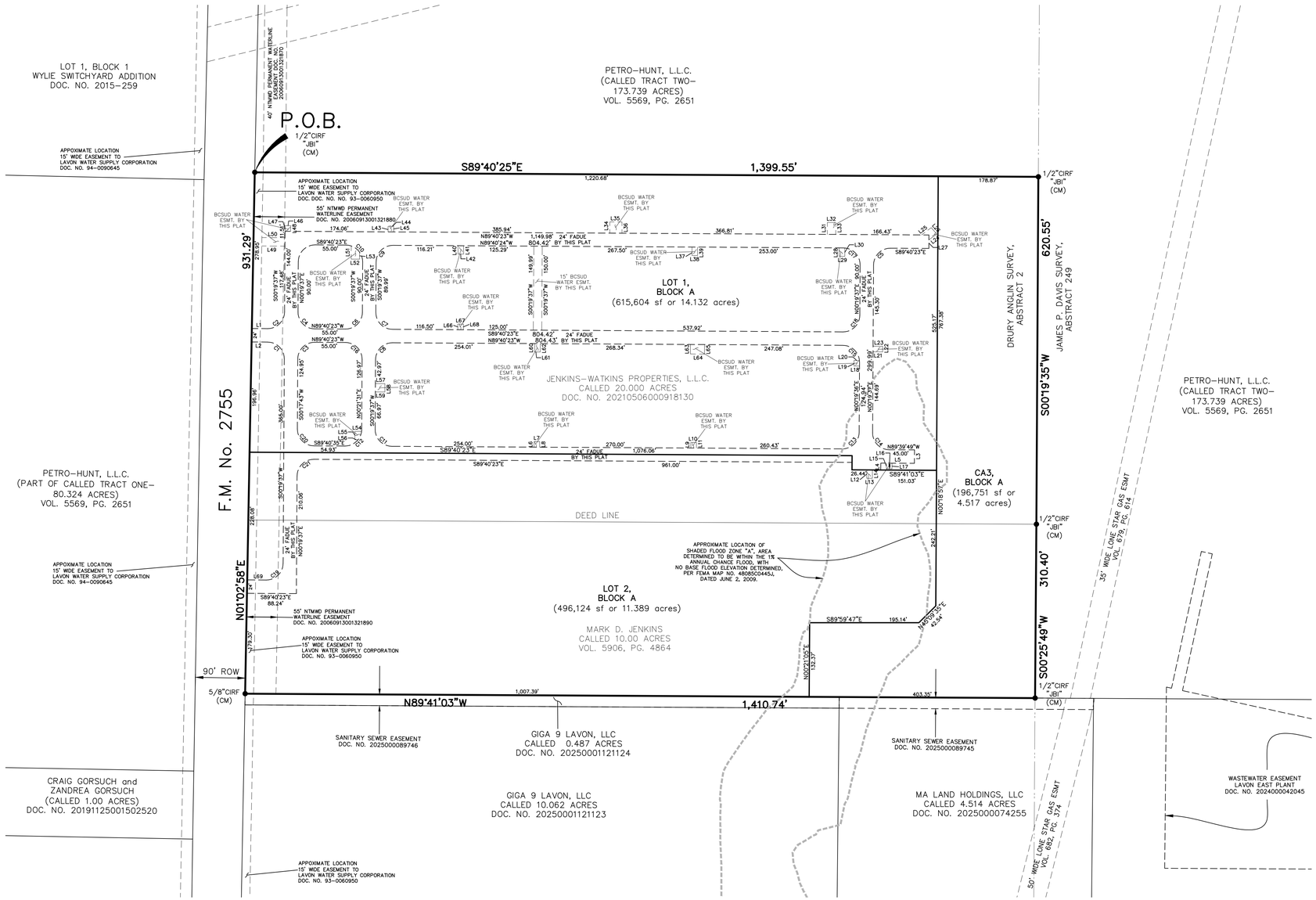




28


FM 542
PR 5375
FM 544
SAVANNAH DRIVE
LAKE ROAD
FM 6
ATLANTA DR
STATE HWY 78
BOIS D ARK
BENTLY LN
SECTION 1
2A
2C
2E
SECTION 2
FORDER
MAIN STREET CT
FM 540
2B-1
2B-2
2D
WATKINS RD
McCLENDON RD
CR 541
SECTION 4
FM 2755
SITE
N

29



LEGEND

P.O.B.	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
CM	CONTROL MONUMENT
R.O.W.	RIGHT-OF-WAY
S.F.	SQUARE FEET
UGL	UNDERGROUND LINE
FOC	FIBER OPTIC CABLE
PP	POWER POLE
ESMT	EASEMENT
OHE	OVERHEAD ELECTRIC LINE
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
FADUE	FIRELANE, ACCESS, DRAINAGE AND UTILITY EASEMENT

NOTES:

1. FLOOD STATEMENT: According to Community Panel No. 48085C0445J, dated June 2, 2009 of the Federal Emergency Management Agency, National Flood Insurance Program Map, a portion of this property is within shaded flood zone "A", area determined to be within the 1% annual chance flood, with no base flood elevation determined.
2. The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.
3. All property corners not labeled are a one-half inch iron rod set with yellow cap stamped "JBI".
4. Common Area Lot CA3 will be dedicated as a Drainage and Detention Easement and be owned and maintained by a Property Owner's Association.

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°40'23"W	28.27'
L2	S89°40'23"E	28.58'
L3	S00°19'37"W	24.00'
L4	N00°19'37"E	12.26'
L5	S89°40'23"E	60.02'
L6	N00°19'33"E	10.00'
L7	S89°40'23"E	10.00'
L8	N00°19'33"E	10.00'
L9	N00°19'33"E	10.00'
L10	S89°40'23"E	10.00'
L11	N00°19'33"E	10.00'
L12	N00°19'34"E	15.02'
L13	S89°40'26"E	10.00'
L14	N00°19'34"E	15.02'
L15	S00°18'57"W	10.00'
L16	S89°40'23"E	10.00'
L17	S00°18'57"W	10.00'
L18	N89°40'23"W	10.00'
L19	N00°19'37"E	10.00'
L20	N89°40'23"W	9.80'

LINE TABLE		
NO.	BEARING	LENGTH
L21	S89°30'11"E	17.00'
L22	N00°19'37"E	10.00'
L23	S89°30'11"E	17.00'
L24	N52°49'26"E	17.61'
L25	N52°49'26"E	21.44'
L26	N41°23'36"W	15.04'
L27	N00°16'42"E	24.01'
L28	S00°19'38"W	15.00'
L29	S89°40'22"E	10.00'
L30	S00°19'38"W	14.89'
L31	N00°19'37"E	21.35'
L32	N89°40'23"W	15.00'
L33	N00°19'37"E	21.35'
L34	S00°19'37"W	20.07'
L35	N89°40'23"W	21.75'
L36	S00°19'37"W	20.02'
L37	S00°19'38"W	15.00'
L38	S89°40'22"E	10.00'
L39	S00°19'38"W	15.00'
L40	S00°19'38"W	15.00'

LINE TABLE		
NO.	BEARING	LENGTH
L41	S00°19'38"W	15.00'
L42	S89°40'22"E	10.00'
L43	S00°19'37"W	10.00'
L44	N89°40'23"W	10.00'
L45	S00°19'37"W	10.00'
L46	N89°40'23"W	10.00'
L47	S00°19'37"W	10.00'
L48	S00°19'37"W	10.00'
L49	S89°39'19"E	41.41'
L50	S89°39'19"E	41.22'
L51	S00°10'56"W	23.53'
L52	S89°40'23"E	15.00'
L53	S00°10'56"W	12.39'
L54	N89°38'29"W	11.91'
L55	S00°21'31"W	15.00'
L56	N89°38'29"W	5.66'
L57	N89°40'23"W	17.00'
L58	S00°19'37"W	15.00'
L59	N89°40'23"W	17.00'
L60	S00°15'40"W	15.00'

LINE TABLE		
NO.	BEARING	LENGTH
L61	S89°44'20"E	10.00'
L62	S00°15'40"W	15.00'
L63	S00°19'37"W	17.00'
L64	N89°40'23"W	25.00'
L65	S00°19'37"W	17.00'
L66	N00°16'36"E	10.00'
L67	S89°40'23"E	10.00'
L68	N00°16'36"E	10.00'
L69	N89°40'23"W	33.94'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	47.12'	090°00'00"	30.00'	30.00'	N44°40'23"W	42.43'
C2	47.12'	090°00'00"	30.00'	30.00'	N45°19'37"E	42.43'
C3	47.12'	090°00'00"	30.00'	30.00'	S45°19'37"W	42.43'
C4	47.12'	090°00'00"	30.00'	30.00'	S44°40'23"E	42.43'
C5	47.12'	090°00'00"	30.00'	30.00'	S45°19'37"W	42.43'
C6	47.12'	090°00'00"	30.00'	30.00'	N45°19'37"E	42.43'
C7	47.12'	089°59'59"	30.00'	30.00'	S44°40'23"E	42.43'
C8	47.12'	090°00'00"	30.00'	30.00'	S45°19'37"W	42.43'
C9	47.12'	089°59'59"	30.00'	30.00'	S45°19'36"W	42.43'
C10	47.12'	090°00'00"	30.00'	30.00'	N44°40'23"W	42.43'
C11	47.12'	089°59'59"	30.00'	30.00'	S44°40'23"E	42.43'
C12	45.07'	086°04'42"	30.00'	28.01'	N47°17'04"E	40.95'
C13	47.12'	090°00'01"	30.00'	30.00'	N45°19'37"E	42.43'
C14	47.12'	089°59'26"	30.00'	30.00'	S44°40'06"E	42.42'
C15	47.12'	089°59'59"	30.00'	30.00'	N44°40'24"W	42.43'
C16	47.14'	090°01'54"	30.00'	30.02'	N44°39'26"W	42.44'
C17	47.12'	090°00'01"	30.00'	30.00'	N44°40'24"W	42.43'
C18	47.12'	090°00'01"	30.00'	30.00'	N45°19'37"E	42.43'
C19	47.12'	090°00'00"	30.00'	30.00'	N45°19'37"E	42.43'
C20	47.11'	089°58'18"	30.00'	29.99'	S44°41'26"E	42.42'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C21	47.12'	090°00'00"	30.00'	30.00'	S45°19'37"W	42.43'

PRELIMINARY PLAT

FLEX INDUSTRIAL PARK ADDITION

LOT 1 & 2, CA3, BLOCK A
30.039 ACRES OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT 2;
CITY OF LAVON, ETJ
COLLIN COUNTY, TEXAS
2 LOTS, 1 COMMON AREA LOT

BUTTRY & BROWN DEVELOPMENT, LLC — DEVELOPER
5801 Tennyson Parkway, Suite 150 — (214) 315-3844
Plano, Texas 75024
Contact: Steve Buttry

JENKINS-WATKINS PROPERTIES, LLC AND MARK D. JENKINS — OWNER
133 Shannon Road
Lafayette, Louisiana 70503
Contact: Lisa Jenkins

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

MAY 13, 2026

Drawing: H:\Projects\WA1028 - Elevon Section 4\surveying\dwg\xBAB001-PPT.dwg Saved By: ddewey Save Time: 5/13/2026 3:11 PM
Plotted by: ddewey Plot Date: 5/13/2026 3:59 PM

LEGAL DESCRIPTION

BEING a parcel of land located in Collin County, Texas, a part of the Drury Anglin Survey, Abstract Number 2, and being all of that called 20.000 acre tract of land described in deed to Jenkins–Watkins Properties, L.L.C as recorded in Document Number 20210506000918130, Official Public Records of Collin County, Texas, and being all of that called 10.00 acre tract of land described in deed to Mark D. Jenkins as recorded in Volume 5906, Page 4864, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found at the northwest corner of said 20.000 acre tract of land, said point also being the most westerly southwest corner of that called Tract Two – 173.739 acre tract of land described in deed to Petro–Hunt, L.L.C. as recorded in Volume 5569, Page 2651, Official Public Records of Collin County, Texas, said point also being in the east right–of–way line of Farm–To–Market Road (FM) 2755 (a 90 foot wide right–of–way);

THENCE along the common line of said 20.000 acre tract and said 173.739 acre tract as follows:
South 89 degrees 40 minutes 25 seconds East, 1,399.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 20.000 acre tract;
South 00 degrees 19 minutes 35 seconds West, 620.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of said 20.000 acre tract, said point also being the northeast corner of said 10.00 acre tract;

THENCE South 00 degrees 25 minutes 49 seconds West, 310.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of said 10.00 acre tract, said point being the most southerly southwest corner of said 173.739 acre tract, said point also being in the north line of that called 4.514 acre tract of land described in deed to MA Land Holdings, LLC as recorded in Document Number 2025000074255, Official Public Records of Collin County, Texas;

THENCE North 89 degrees 41 minutes 03 seconds West, 1,410.74 feet along the south line of said 10.00 acre tract, said point being the northwest corner of that called 0.487 acre tract of land described in deed to GIGA 9 LAVON, LLC as recorded in Document Number 20250001121124, Official Public Records of Collin County, Texas, said point also being in the east right–of–way line of said Farm–To–Market Road (FM) 2755;

THENCE North 01 degrees 02 minutes 58 seconds East, 931.29 feet along the east right–of–way line of said Farm–To–Market Road (FM) 2755 to the POINT OF BEGINNING and containing 1,308,479 square feet or 30.039 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

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

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

1. The 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.

JENKINS–WATKINS PROPERTIES, LLC and **MARK D. JENKINS,** does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

JENKINS–WATKINS PROPERTIES, LLC a Louisiana limited liability Company
and **MARK D. JENKINS**

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Signature

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

Date: _____

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2026.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this ____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

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

Approved For Preparation of Final Plat

_____ _____
Mayor Date
City of Lavon,
Collin County, Texas

PRELIMINARY PLAT

FLEX INDUSTRIAL PARK ADDITION

LOT 1 & 2, CA3, BLOCK A
30.039 ACRES OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT 2;
CITY OF LAVON, ETJ
COLLIN COUNTY, TEXAS
2 LOTS, 1 COMMON AREA LOT

BUTTRY & BROWN DEVELOPMENT, LLC — **DEVELOPER**
5801 Tennyson Parkway, Suite 150 (214) 315–3844
Plano, Texas 75024
Contact: Steve Buttry

JENKINS–WATKINS PROPERTIES, LLC AND MARK D. JENKINS — **OWNER**
133 Shannon Road
Lafayette, Louisiana 70503
Contact: Lisa Jenkins

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

MAY 13, 2026

Sheet 2 of 2

Plotted by: ddewey Plot Date: 5/13/2026 3:44 PM

Drawing: H:\Projects\WA1028 – Elevon Section 4\surveying\dwg\xBAB001–PPT.dwg Saved By: ddewey Save Time: 5/13/2026 3:11 PM

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	**Property Owner**
Name: JBI Partners	Name: Mark D. Jenkins
Address: 2121 Midway Road, Suite 240	Address: 6348 DELMONT AVE.
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: DALLAS, TX. 75214
Phone #: 972.738.0243 Fax #:	Phone # 214-454-1421 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Mark D. Jenkins

Type of Submission	Date
☒ Preliminary Plat (Flex Industrial Park Addition)	04-01-2026
☐ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☒ (one) PDF plats (on separate CD's) (Via MyGov)
- ☐ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		04-01-2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

www.cityoflavon.com

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 4-8-26

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Mark Jenkins.
on this the 8th day of April, 2026.

FIONA JASMINE FRENCH
My Notary ID # 135524499
Expires September 12, 2029

Notary Public in and for Dallas County, Texas

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

PLAT APPLICATION

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Declaration of Ownership

Date: 4-8-26

To the City of Lavon
Collin County, Texas

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Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Mark Jenkins,
on this the 8th day of April, 2026.

FIONA JASMINE FRENCH
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Notary Public in and for Dallas County, Texas

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission		Property Owner	
Name:	JBI Partners	Name:	Jenkins-Watkins Properties, LLC
Address:	2121 Midway Road, Suite 240	Address:	133 SHANNON RD
City/State/Zip:	Carrollton, Texas 75006	City/State/Zip:	LAFAYETTE, LA 70508
Phone #:	972.738.0243	Phone #	337-344-8222
Fax #:		Fax #	
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	D. Jenkins Lisa Watkins

Type of Submission	Date
☒ Preliminary Plat (Flex Industrial Park Addition)	04-01-2026
☐ Final Plat	
☐ Re-Submittal	
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Application Fees

Preliminary Plat	Per Fee Schedule
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Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

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Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		04-01-2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ 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: 04/04/2026

To the City of Lavon
Collin County, Texas

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

D. Jenkins
Signature (Owner)

Lisa Jenkins
Signature (Owner)

Signature (Owner)

The State of Texas
County of COLLIN

Before me, the undersigned authority, appeared DAVID JENKINS, LISA JENKINS,
on this the 4TH day of APRIL, 2026.

Notary Public in and for COLLIN County, Texas

DAVID LANNING
NOTARY PUBLIC
STATE OF TEXAS
ID # 135222131
My Comm. Expires 01-08-2029

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: 04/04/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Jenkins-Watkins Properties, 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.

D. Jenkins
Signature (Owner)

Lisa Jenkins
Signature (Owner)

Signature (Owner)

The State of Texas
County of COLLIN

Before me, the undersigned authority, appeared DAVID JENKINS, LISA JENKINS,

on this the 4TH day of APRIL, 2026.

DAVID LANNING
NOTARY PUBLIC
STATE OF TEXAS
ID # 135222131
My Comm. Expires 01-08-2029

Notary Public in and for COLLIN County, Texas

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

May 20, 2026

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

Re: Flex Industrial Park Addition
Preliminary Plat
LJA Job No. NTP-40467
MyGov Submittal: May 14, 2026

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

We have no further comments and recommend approval.

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

Thank you,

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

May 19, 2026

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

Re: Flex Industrial, 3 Total Lots, 30.039 Acres
Lavon ETJ
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and Preliminary Engineering Plans dated May 13 15, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally east of FM 2755 south of future Elevon Section 4 and north of the Giga 9 Lavon development. The property is located in the Lavon ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. An analysis showing the impact to traffic along FM 2755 should be provided for review. This should include necessity of any deceleration lanes.

PRELIMINARY PLAT

2. All previous comments have been satisfactorily addressed.

PRELIMINARY ENGINEERING PLANS

3. Sheet 1.0 – The driveway connections to FM 2755 will require a TxDOT permit. Since this is not within the City of Lavon, the Engineer will be responsible for TxDOT permitting. A driveway spacing exhibit per TxDOT Standards has been provided as requested.

4. Sheet 3.2 – The full hydrological analysis should be provided supporting the floodplain modifications, detention pond calculations and detention requirements.

This concludes our review of the above referenced Preliminary Plat and Preliminary Engineering Plans. **We recommend APPROVAL of the Preliminary Plat, subject to review of the hydrological analysis.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Flex Indistrial\Flex Industrial - Preliminary Plat - Rev 1.docx

May 13, 2026

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

Re: Flex Industrial, 3 Total Lots, 30.039 Acres
Lavon ETJ
Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 23, 2026 from Preston Loper and Abra for the first submittal review of the Flex Industrial Addition.

Below is a summary of how each comment is addressed.

Planning + Design Comments

1. Revise the Title Block to reflect the following:
   PRELIMINARY PLAT
   FLEX INDUSTRIAL PARK ADDITION LOT 1
   & 2, CA3, BLOCK A
   30.039 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT 2 COLLIN COUNTY, TEXAS
   2 LOTS, 1 COMMON AREA
   Title Block has been modified.

2. Revise Note number four to state the following: “Common Area CA3 will be dedicated as a Drainage and Detention Easement and will be owned and maintained by the Property Owner’s Association.” *Note has been modified.*

3. Revise the Preliminary Plat to remove the Floodplain, as it is shown on a separate Drainage Concept Plan. *The Floodplain being shown on the preliminary plat is an engineering requirement, so this was not done.*

4. Revise the Legal Description to correct the following error:
   THENCE North 01 degrees 02 minutes 58 seconds East, 931.29 feet along the east right-of-way line of said Farm-To-Market Road (FM) 2755 t the POINT OF BEGINNING and containing 1,308,479 square feet or 30..039 acres of land.
   The legal description has been corrected.

5. Revise the Preliminary Plat to dimension and label the ultimate right-of-way width along FM 2755. *TxDot does not have a schematic for the north-south portion of FM 2755. The Lavon MTP shows this section of roadway to be a 4-lane divided arterial with a 90’ ROW. The existing right-of-way is 90’ and a dimension has been added.*

6. FYI - The Common Area is required to be platted prior to or with the last buildable lot. *Noted.*

7. FYI - There is a shared 24’ Firelane, Access, Drainage, and Utility Easement along the boundaries of Lots 1 and 2. If it is proposed to Final Plat Lots 1 and 2 separately, a separate instrument easement, for the offsite portion of the Firelane, may be required to ensure the ability to construct the entire Firelane. *We will most likely plat all of the lots at one time to avoid running the multiple separate instrument documents which are more difficult to track.*

8. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgment or clarification of how each comment has been addressed. *Included.*

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

Thank you,

Daniel Dewey
Daniel Dewey, PE
JBI Partners, Inc.

May 13, 2026

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

Re: Flex Industrial, 3 Total Lots, 30.039 Acres
Lavon ETJ
Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 15, 2026 from Mark Hill at Freeman-Millican, Inc. for the first submittal review of the Flex Industrial Addition.

Below is a summary of how each comment is addressed.

GENERAL

1. Water service to be provided by Bear Creek SUD. *Correct. Once the preliminary plat is approved, final plat and civil drawings will be submitted to the City of Lavon and Bear Creek SUD.*

2. Sanitary Sewer service is to be provided by onsite facilities (OSSF) to be permitted through Collin County. *BBD has hired Sugar Hill Engineering, Inc. to design and permit the OSSF through Collin County.*

3. An analysis showing the impact to traffic along FM 2755 should be provided for review. This should include necessity of any deceleration lanes. *We have contacted Traffic Impact and will provide the TxDot Form 2534 with the driveway permit plans. We do have traffic counts from our TIA update for Section 3-5 of Elevon to reference.*

PRELIMINARY PLAT

4. City of Lavon ETJ should be included in the title block. *Added.*

5. There is a line along the west side of FM 2755 that is not identified. *Added note identifying line as the 15' Lavon Water Supply Corporation easement.*

6. The Dedication Statement should include provisions as required by Bear Creek SUD. *Updated owner's dedication, easement notes, and added BCSUD signature block.*

PRELIMINARY ENGINEERING PLANS

7. Sheet 1.0 – The driveway connections to FM 2755 will require a TxDOT permit. The Engineer shall provide the permit application for submission by the City to TxDOT. The submission should include a driveway spacing exhibit per TxDOT Standards. *Noted. We will provide TxDOT driveway permit plan and permit forms with final engineering plans. The*

driveway spacing exhibit has been included in the resubmittal.

8. Sheet 1.0 – The Fire Marshal will need to approve the use of flex base for the temporary fire lane connection as part of Phase 1. If acceptable, it shall be designed to support 85,000 lbs. Upkeep and maintenance of the fire lane will be the responsibility of the Property Owners Association. *Noted. Added notes to the plan for clarity of this requirement.*

9. Sheet 2.0 – Per the Fire Marshal, to meet Fire Code, fire hydrant spacing should be a maximum of 300' (hose lay length) unless the buildings are sprinkled. *The plan is to not have the buildings sprinklered, so additional fire hydrants have been added.*

10. The location of any OSSF facilities should be shown. *OSSF system has been shown for reference. The plans and permitting of the OSSF is being done by Sugar Hill Engineering.*
11. Sheet 3.1 – The data/calculations for all of the outfall locations should be provided.

12. Sheet 3.2 – The full hydrological analysis should be provided supporting the floodplain modifications, detention pond calculations and detention requirements. *The H&H study was provided prior to the submission of the preliminary plat. We have included the study with the resubmittal.*

13. Sheet 3.3 – The note regarding the driveway culvert and bypass of Areas I and H does not appear to be pointed to the correct location, nor does it, and the driveway culvert shown, appear to conform to Sheet 3.1. *We updated the Hyrdolink plans since some of the drainage areas did not print correctly. We have been working with Nic Grieco at Hyrdolink and previously submitted the flood study models as a miscellaneous review item on MyGov. We have not included that with this submittal.*

14. Sheet 3.4 – The page number for this sheet is incorrect. *Corrected.*

15. This project is to be constructed with the Elevon Southeast Commercial Phase 1 project. *The grocery anchor for the Elevon Southeast Commercial Addition (SEC) will need the Eastbound Elevon Parkway completed for the store opening. MA Partners is planning on starting the construction of the Eastbound Lanes and the major infrastructure on the SEC corner concurrently.*

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

Thank you,

Daniel Dewey
Daniel Dewey, PE
JBI Partners, Inc.

Plan Review Report

Project Name:	Fire Site
Address:	FM 2755 S of Elevon Sec 4
City:	City of Lavon
Status:	Peer Review Complete
Date:	05-12-2026
Plans Examiner:	Ally Strehler

Comments. Please provide a response document to this comment report addressing each of the following comments with updated applicable sheets:

Fire:

- Payne Randell TSBPE 4080

Provide preliminary fire hydrant layout demonstrating compliance with maximum hose lay requirements. Current layout does not appear to provide coverage to all portions of the proposed buildings. (2021 IFC 507.5.1 as amended)

Provide location of future fire riser room(s) and fire department connection (FDC) locations for buildings proposed to be equipped with fire sprinkler systems.

Temporary fire lane connection proposed for Phase 1 shall be designed to support 85,000-pound imposed loads and remain accessible during all phases of construction. (2021 IFC 503.2.3 as amended)

Other:

- Payne Randell TSBPE 4080

Review is for preliminary ETJ plat only

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

April 23, 2026

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

Re: Flex Industrial Park Addition
Preliminary Plat
LJA Job No. NTP-40467
MyGov Submittal: April 17, 2026

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. Revise the Title Block to reflect the following:
   PRELIMINARY PLAT
   FLEX INDUSTRIAL PARK ADDITION
   LOT 1 & 2, CA3, BLOCK A
   30.039 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT 2
   COLLIN COUNTY, TEXAS
   2 LOTS, 1 COMMON AREA

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8. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgment or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 5 - F**

Item:

CONSENT AGENDA

Approve the replat of Lots 1, 2, and 3 to form Lots 1R and 2R, Block F, Lake Breeze Estates, consisting of 3 acres southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St., City of Lavon, Collin County, Texas, (CCAD Parcel IDs 2918090, 2918091, and 2918092) subject to final approval of the planner.

Application Information

Owner(s): Lone Star Lavon Estates, L.L.C.

Applicant: Britton & Crawford, L.L.C.

Location: Southwest of the intersection of Oak St. and SH 78 and southeast of the intersection of Oak St. and Cedar St.

Description: Lake Breeze Estates, Block F, Lots 1, 2, and 3
Lavon, Collin County, Texas (CCAD Parcel IDs 2918090, 2918091, and 2918092).

Current Zoning: Planned Development District (PD) – Lake Breeze

Request: Replat three commercial lots into two

Request Details

The applicant is seeking approval of the replat of Lake Breeze Estates, Lots 1, 2, and 3, Block F into two commercial lots, Lot 1-R and Lot 2R. The previous replat of the property was approved on April 2, 2024.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or

other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water and will be served by the City of Lavon sanitary sewer service.

Floodplain: The proposed replat does not impact floodplain in the region.

Road Connection: The property will take access from Cedar Street.

The replat is prepared in accordance with the City's Subdivision Ordinance and conforms to the zoning. The application satisfies the criteria for approval.

Planning and Zoning Commission Report:

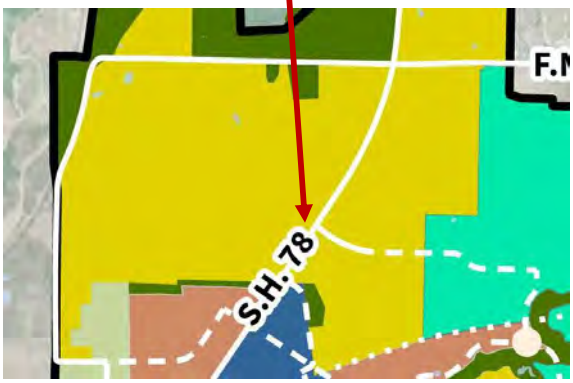
MOTION: RECOMMEND APPROVAL OF THE REPLAT OF Lots 1, 2, AND 3 TO FORM LOTS 1R AND 2R, BLOCK F, LAKE BREEZE ESTATES, CONSISTING OF 3 ACRES SOUTHWEST OF THE INTERSECTION OF OAK ST. AND SH 78 AND SOUTHEAST OF THE INTERSECTION OF OAK ST. AND CEDAR ST., CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL APPROVAL OF THE CITY PLANNER.
MOTION MADE: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

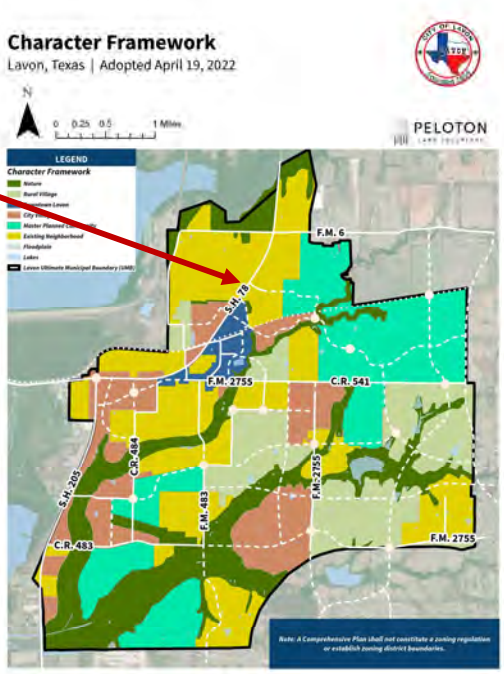
Staff Notes:

Conditional approval is recommended.

Attachments:
1. Location Exhibit
2. Application and Replat
3. Engineering and planning correspondence

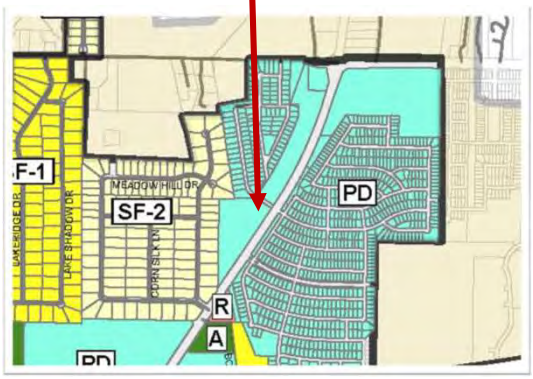
Future Land Use Plan

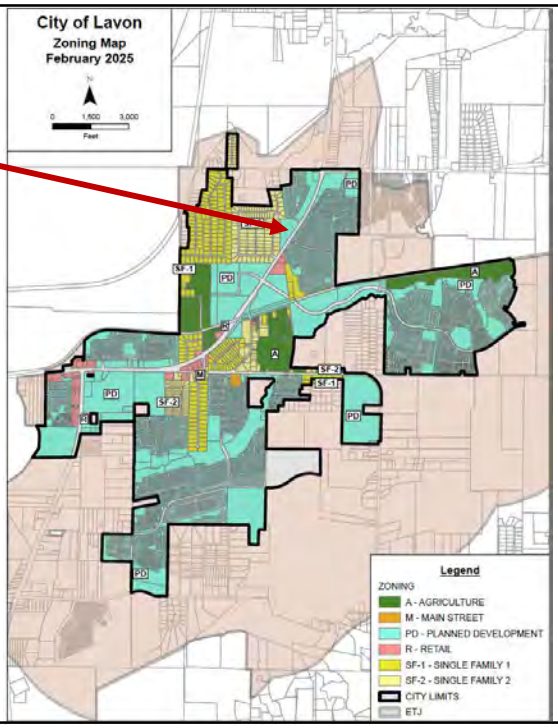




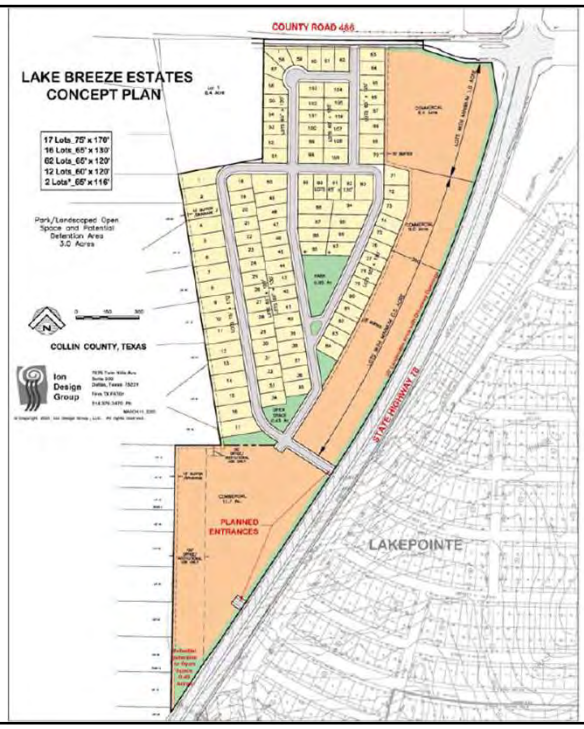
32

Zoning Map





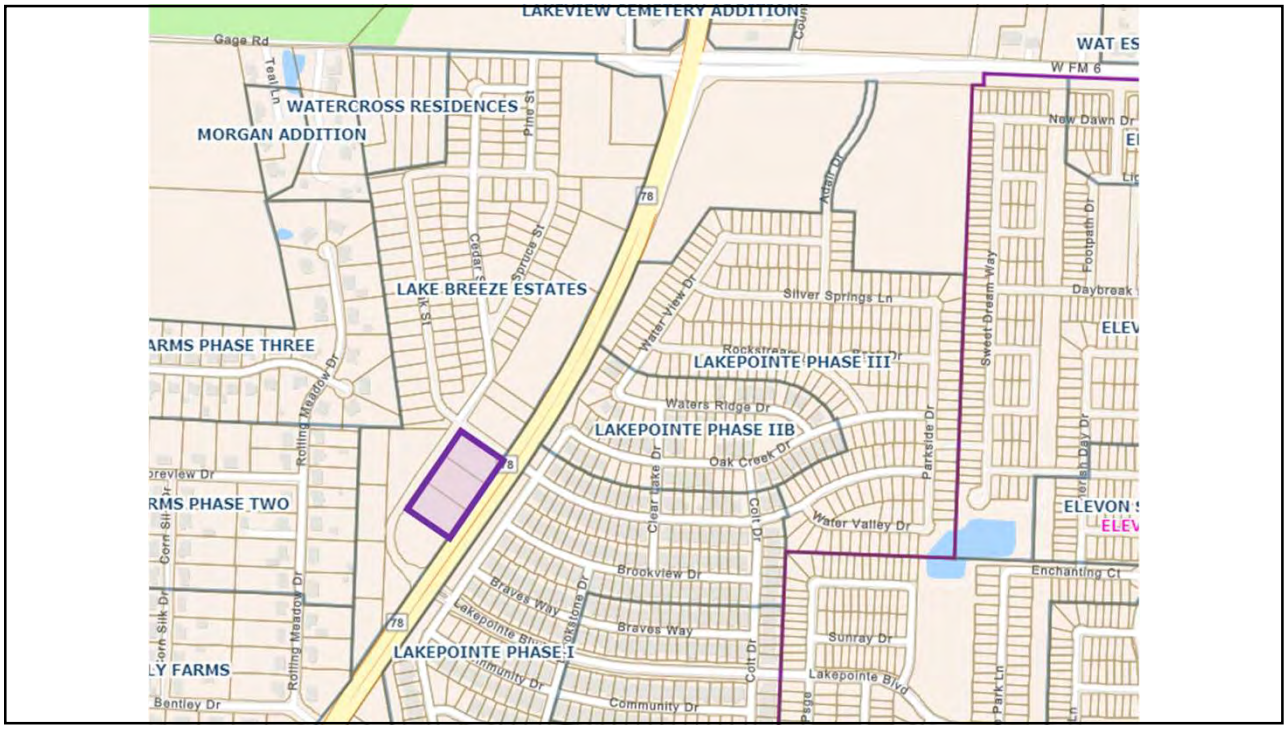
33


COUNTY ROAD 486
LAKE BREEZE ESTATES
CONCEPT PLAN
17 Lots_75' x 170'
16 Lots_65' x 130'
62 Lots_60' x 120'
12 Lots_60' x 120'
2 Lots*_65' x 116'
Park/Landscaped Open Space and Potential Detention Area 3.0 Acres
COLLIN COUNTY, TEXAS
Ion Design Group
STATE HIGHWAY 78
PLANNED ENTRANCES
LAKEPOINTE

34


SITE
State Highway 78
Cedar St
Spruce St
Oak St
Rolling Meadow Dr
Water View Dr
Silver Springs
Rockstream Dr
Waters Ridge Dr
Oak Creek Dr
Clear Lake Dr
Beechwood Dr
Brookview Dr
Braves Way
Lakepointe Blvd
VICINITY MAP
NOT TO SCALE

35


LAKEVIEW CEMETERY ADDITION
Gage Rd
Teal Ln
WATERCROSS RESIDENCES
MORGAN ADDITION
Pine St
Cedar St
Spruce St
LAKE BREEZE ESTATES
Elk St
RMS PHASE THREE
Rolling Meadow Dr
RMS PHASE TWO
Rolling Meadow Dr
Y FARMS
Bentley Dr
Preview Dr
Corn Silk Dr
78
W FM 6
WAT ES
New Dawn Dr
Adair Dr
Water View Dr
Silver Springs Ln
LAKEPOINTE PHASE III
Waters Ridge Dr
LAKEPOINTE PHASE IIB
Oak Creek Dr
Clear Lake Dr
Colt Dr
Parkside Dr
Sweet Dream Way
Footpath Dr
Daybreak
ELEV
ELEVON
Water Valley Dr
Brookview Dr
Braves Way
Lakepointe Blvd
Community Dr
LAKEPOINTE PHASE I
Sunray Dr
Enchanting Ct
Park Ln

36



VICINITY MAP
NOT TO SCALE

FLOOD NOTE:

NO PORTION OF THIS PROPERTY LIES WITHIN A 100-YEAR FLOOD HAZARD ZONE, ACCORDING TO THE NATIONAL FLOOD INSURANCE PROGRAM'S FLOOD INSURANCE RATE MAP FOR COLLIN COUNTY, TEXAS, AND INCORPORATED AREAS, COMMUNITY-PANEL NUMBER 48085C0445J, MAP REVISED JUNE 2, 2009.

BEARING BASIS NOTE:

THE BEARINGS INDICATED HEREON ARE BASED UPON OUR FIELD SURVEYED ANGLES RELATED TO THE ORIGINAL RECORDED PLAT OF THIS LOT

Course	Bearing	Distance
L1	N 78°14'54" E	7.13'

MAP LEGEND:
VOL. – VOLUME
PG. – PAGE
O.P.R.C.C.T. – OFFICIAL PUBLIC RECORD COLLIN COUNTY, TEXAS
P.R.C.C.T. – PLAT RECORD COLLIN COUNTY, TEXAS
D.R.C.C.T. – DEED RECORD COLLIN COUNTY, TEXAS
SQ. FT. – SQUARE FOOT

LOT 30, BLOCK A, LAKE BREEZE ESTATES
VOL. 2022, PG. 655
P.R.C.C.T.

LOT 24C, BLOCK A
LAKE BREEZE ESTATES
VOL. 2022, PG. 655
P.R.C.C.T.

LOT 10

LOT 9

LOTS 1–10, BLOCK F
LAKE BREEZE ESTATES
VOL. 2024 PG. 423
P.R.C.C.T.

LOT 8

S M RAINER SURVEY
ABSTRACT No. 740

N: 7066908.60
E: 2603143.05
L1
1/2" IRON ROD MARKED. "BRITTAIN & CRAWFORD" SET

OAK STREET
(50' WIDE PUBLIC RIGHT-OF-WAY)
VOL. 2022, PG. 655, P.R.C.C.T.
S 56°17'01"E 262.34'

10' UTILITY EASEMENT
VOL. 2022, PG. 655
P.R.C.C.T.

"X" IN CONCRETE FOUND

"MAG" NAIL IN CONCRETE FOUND

239.46'

LOT 1

LOT 1–R
1.501 ACRES
(65,367 SQ. FT.)

LONE STAR LAVON ESTATES, LLC
INST# 2024000064404
O.P.R.C.C.T.

1/2" IRON ROD MARKED. "BRITTAIN & CRAWFORD" SET

N 33°43'13"E 483.94'

CEDAR STREET
(50' WIDE PUBLIC RIGHT-OF-WAY)
VOL. 2024, PG. 423, P.R.C.C.T.

S 56°16'47"E 267.36'
N 56°16'47"W 267.36'

244.56'

120.0'

1/2" IRON ROD FOUND "RPLS 5714"

60.0'

LOT 2

225.10'

25.0'

S 33°42'59"W 489.04'

LOT 2–R
1.501 ACRES
(65,366 SQ. FT.)

LONE STAR LAVON ESTATES, LLC
INST# 2024000064404
O.P.R.C.C.T.

50.0'

1/2" IRON ROD MARKED. "BRITTAIN & CRAWFORD" SET

19.61'

C1

1/2" IRON ROD FOUND "RPLS 5714"

LOT 3

MUTUAL ACCESS, DRAINAGE AND FIRE LANE EASEMENT (BY THIS PLAT)

25' WIDE SEWER EASEMENT
VOL. 2022, PG. 655
P.R.C.C.T.

N 56°16'47"W 203.85'
223.82'
N 56°16'47"W 267.37'

244.48'

LOT 4

MUTUAL ACCESS, DRAINAGE AND FIRE LANE EASEMENT
VOL. _____, PG.___
D.R.C.C.T.

15' WIDE BCSUD WATER EASEMENT
VOL. 2022, PG. 655
P.R.C.C.T.

L1
43.56'

1/2" IRON ROD FOUND "RPLS 5714"
N: 7066356.20
E: 2603089.80

STATE HIGHWAY No. 78
(VARIABLE WIDTH PUBLIC RIGHT-OF-WAY)
VOL. 770, PG. 150, O.R.C.C.T.

BEECHWOOD DRIVE
(50' WIDE PUBLIC RIGHT-OF-WAY)

BROOKVIEW DRIVE
(50' WIDE PUBLIC RIGHT-OF-WAY)

Curve	Radius	Length	Delta	Chord	Chord Bear.
C1	30.00'	21.85'	41°43'38"	21.37'	N 35°24'58" W

Course	Bearing	Distance
L1	N 32°41'39" E	12.00'

NORTH

30 0 30 60 90
GRAPHIC SCALE – 1 INCH = 30 FEET

SURVEYOR'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF TARRANT §

THIS is to certify that I, CHRIS L. BLEVINS, a Registered Professional Land Surveyor for the State of Texas, have performed, for this plat, an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction or supervision.

_____
CHRIS L. BLEVINS
Registered Professional
Land Surveyor
State of Texas No. 5792

STATE OF TEXAS
REGISTERED
CHRIS L. BLEVINS
5792
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS §
COUNTY OF TARRANT §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **CHRIS L. BLEVINS**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

Recommended for Approval:
_____
Date: _____
Chairman, Planning and Zoning Commission, City of Lavon, Texas
Approved for Construction:
_____
Date: _____
Mayor, City of Lavon, Texas
Accepted:
_____
Date: _____
Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing Replat of **LOTS 1-R & 2-R, BLOCK F LAKE BREEZE ESTATES** subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20_____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.Witness my hand this _____ day of _____, AD, 20_____.
_____
City Secretary, City of Lavon, Texas

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS AND CERTIFICATIONS REQUIRED BY BEAR CREEK SPECIAL UTILITY DISTRCIT FOR THIS DEVELOPMENT.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

OWNER: LONE STAR LAVON ESTATES LLC
3312 MIDWEST ROAD
OAK BROOK, ILLINOIS, 60523
EMAIL: alisyedm0@yahoo.com

CONTACT: SYED ALI, PRESIDENT

SURVEYOR:
BRITTAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
P.O. BOX 11374 • 3908 SOUTH FREEWAY
FORT WORTH, TEXAS 76110
EMAIL: admin@brittain-crawford.com
WEBSITE: www.brittain-crawford.com

FIRM CERTIFICATION# 1019000

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, LONE STAR LAVON ESTATES, LLC, acting by and through the undersigned, its duly authorized representative, is the sole owner of 3.002 acres of land situated in the S. M. RAINER SURVEY, Abstract No. 740, City of Lavon, Collin County, Texas, according to the deed recorded in Instrument No. 2024000064404, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

BEING all of Lots 1, 2 and 3, Block F, LAKE BREEZE ESTATES, an addition to the City of Lavon, Collin County, Texas, according to the plat recorded in Volume 2024, Page 423, of the Plat Records of Collin County, Texas.

OWNER'S DEDICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **LONE STAR LAVON ESTATES, LLC**, through the undersigned authority, does hereby adopt this plat designating the described property as **LOT 1-R AND 2-R, BLOCK F, LAKE BREEZE ESTATES**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate to the Public's use forever the streets and alleys thereon; and does dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the rights 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 easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements strips for the purpose of construction, reconstruction, 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 to the 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 construction related to water service shall be done per BCSUD's specification and general notes.
2. The easements and public use areas, as shown and dedicated for the public use, including specifically for the City of Lavon or 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 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. 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 construction, reconstruction, inspecting, patrolling, respective systems without the necessity of procuring permission of 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.
8. Completion of required public infrastructure, as required by the City's Subdivision Ordinance, shall be deferred until subsequent development of the property, and prior to any building permit being issued.
9. The purpose of this replat is to create 2 1.5 Acre lots out of 3 1 Acre lots for development.

Lone Star Lavon Estates, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alley, easements and rights to the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND this _____ day of _____, 2026.

LONE STAR LAVON ESTATES, LLC

_____
BY: Syed Ali, President

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, a notary public in and for said County and State, on this day personally appeared **SYED ALI**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledge to me that s/he executed the same for the purpose and consideration therein expressed.

Given under my hand and seal of office this _____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

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

Name/Title:_____
Date: _____

REPLAT
LAKE BREEZE ESTATES
LOTS 1–R AND 2–R, BLOCK F

BEING A REPLAT OF LOTS 1, 2 AND 3, BLOCK F, LAKE BREEZE ESTATES, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS BY THE PLAT RECORDED IN VOLUME 2024, PAGE 423 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS
PREPARED MARCH 2026

G:\Danny\projects\Lake Breeze Estates Replat 2026\Lake Breeze–PLAT.dwg

SIN FIN #___

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: Brittain & Crawford, LLC	Name: Lone Star Lavon Estates, LLC
Address: 3908 S. Freeway	Address: 3312 Midwest Road
City/State/Zip: Fort Worth, TX 76110	City/State/Zip: Oak Brook, Illinois, 60523
Phone #: 817-926-9347 Fax #:	Phone # 773-430-9786 Fax # 847-663-9139
Authorized Person: Chris L. Blevins	Authorized Person: Syed Ali, President

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☐ Other	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Pricing

Preliminary Plat: C* D*	Per Fee Schedule
Final Plat: C* D*	Per Fee Schedule
Re-Plat: C* D*	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required.

D* To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and download these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Syed Mustafa Ali		03/5/26.

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Fax 972-843-0397 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: _____

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lone Stat Lavon Estates, LLC (Syed Ali, President), am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Brittain & Crawford, LLC to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

_____
Signature (Owner)

_____
Signature (Owner)

_____
Signature (Owner)

The State of ~~Texas~~ Illinois
County of Dupage

Before me, the undersigned authority, appeared Syed Ali,

on this the 5th day of March, 2026.

_____

Notary Public, State of Illinois
Official Seal
Dominic Joseph Harris
Commission # 1018661
My Commission Expires 10/7/2029

Notary Public in and for Dupage County, ~~Texas~~ Illinois

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Fax 972-843-0397 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Declaration of Ownership

Date: _____

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lone Star Lavon Estates LLC (Syed Ali, President), 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~~ Illinois
County of Dupage

Before me, the undersigned authority, appeared Syed Ali,
on this the 5th day of March, 2024.

Notary Public, State of Illinois
Official Seal
Dominic Joseph Harris (notary seal)
Commission # 1018661
My Commission Expires 10/7/2029

_____

Notary Public in and for Dupage County, ~~Texas~~ Illinois

NOTE:

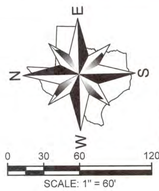
The water system is owned and operated by BCSUD.

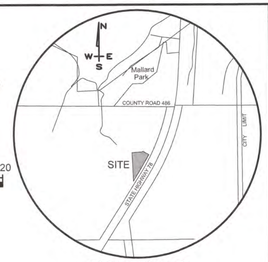
CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	90°00'14"	220.00'	345.59'	311.14'	S11°16'54"E
C2	56°18'12"	30.00'	29.48'	28.31'	S29°03'19"W
C3	56°18'12"	54.00'	53.06'	50.96'	S29°03'19"W
C4	90°00'00"	30.00'	47.12'	42.43'	S44°05'47"E
C5	90°00'00"	30.00'	47.12'	42.43'	N45°54'13"E
C6	90°00'00"	30.00'	47.12'	42.43'	S78°43'13"W
C7	90°00'00"	30.00'	47.12'	42.43'	S11°16'47"E
C8	82°47'37"	195.00'	281.78'	257.89'	S07°40'35"E
C9	82°47'37"	245.00'	354.03'	324.02'	S07°40'35"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N11°16'47"W	42.51'
L2	N56°16'47"W	20.00'
L3	N36°38'35"W	56.35'
L4	S74°33'40"E	49.28'
L5	S56°16'47"E	20.00'
L6	N78°43'13"E	42.50'
L7	N57°12'25"E	27.27'
L8	S56°17'01"E	72.38'
L9	S57°12'25"W	27.27'
L10	S89°05'47"E	18.00'
L11	N00°54'13"E	24.00'
L12	S00°54'13"W	24.00'
L13	S89°05'47"E	18.00'
L14	S33°43'13"W	18.00'
L15	N56°16'47"W	24.00'
L16	S56°16'47"E	24.00'
L17	S33°43'13"W	18.00'
L18	S78°43'13"W	7.13'

ABBREVIATION LEGEND

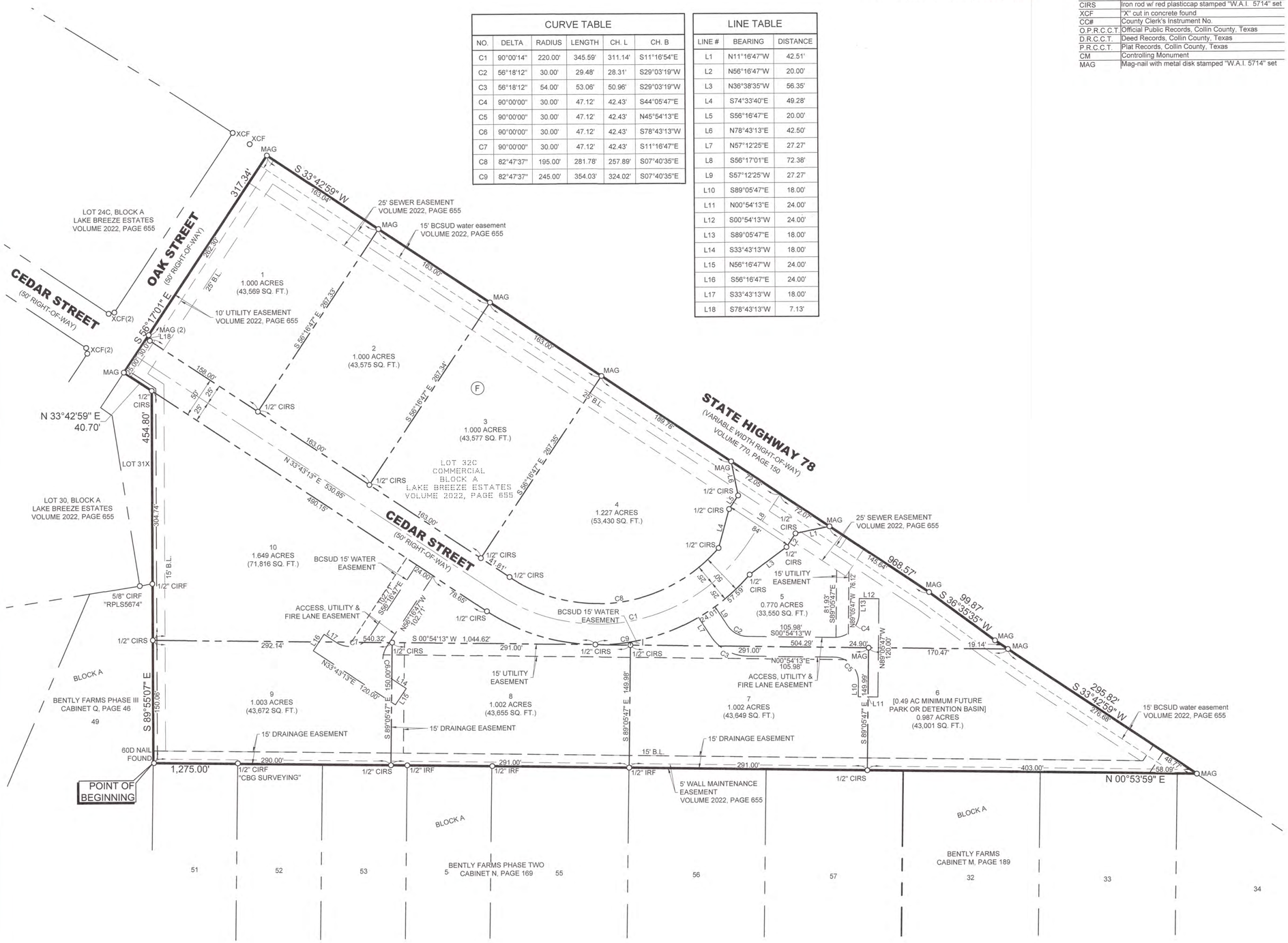
ABBR.	DEFINITION
CIRF	Capped iron rod found
CIRS	Iron rod w/ red plasticcap stamped "W.A.I. 5714" set
XCF	"X" cut in concrete found
CC#	County Clerk's Instrument No.
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. 5714" set





VICINITY MAP
NOT TO SCALE

UNOFFICIAL COPY



STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY,
DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN
MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS
OF COLLIN COUNTY ON: 04/30/2024 10:51 AM
PLAT BOOK: 2024 PAGE: 423 – 424
NUMBER OF PAGES: 2 AMOUNT: $101.00
IN TESTIMONY WHEREOF, WITNESS MY HAND
AND OFFICIAL SEAL OF OFFICE.
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: _____ DEPUTY
Caley Lee

FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0270K, dated June 7, 2017, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelmann.com

DEVELOPER:
Kingbridge Construction
111 Newcastle Drive
Rockwall, Texas 75032

OWNER:
Lavon 678 Development, LLC
1591 Lake Road
Lavon, Texas 75166

REPLAT
"REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C"
LOTS 1-10, BLOCK F
BEING 11.809 ACRES (514,397 SQ. FT.) OUT OF THE S. M. RAINIER SURVEY, ABSTRACT NO. 740
BEING A REPLAT OF LOT 32C COMMERCIAL, BLOCK A, LAKE BREEZE ESTATES AS RECORDED IN VOLUME 2022, PAGE 655
CITY OF LAVON, COLLIN COUNTY, TEXAS
PREPARED: April, 2024
REVISED: Wednesday, April 10, 2024 12:56:56 PM

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ▪ SURVEYORS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
(972) 490-7099 FAX
Texas Surveyor's No. 100866-00 Expires 12/31/2025
Texas Engineer's Registration No. BB 010025
COPYRIGHT © 2024, Winkelmann & Associates, Inc.

S. M. RAINIER SURVEY, ABSTRACT NO. 740
LAVON, COLLIN COUNTY, TEXAS

REPLAT
"REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C"
LOTS 1-10, BLOCK F
LAVON, COLLIN COUNTY, TEXAS

Date : 8.16.23
Scale : 1" = 60'
File : 69170.0E-FPLT
Project No. : 69170.0E

SHEET 1 OF 2

G:\69170\0E\survey\plat\69170.0E-FPLT.dwg

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

June 9, 2026

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

Re: Lake Breeze Estates, Lots 1-R and 2-R
Replat Review
LJA Job No. NTP-40467
Email Submittal: June 8, 2026

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

1. Revise the Plat to provide the filing information in the label of the off-site Mutual Access, Drainage, and Fire Lane Easement, south of Lot 2-R, prior to filling the Plat for record.

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

Thank you,

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

June 9, 2026

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

Re: Lake Breeze South Commercial – Lot 1R & 2R - 2 Lot, 3.0 Acres
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat received June 8, 2026 (dated March, 2026) as prepared by Brittain & Crawford, LLC for the above referenced property. Cviil Plans have not been provide for review. The property is located on the northwest of SH 78, southwest of Oak street and southeast of Cedar St. in the Lake Breeze development.

All previous comments have been satisfactorily addressed.

Note that upon development of either lot, additional easements may be required.

This concludes our review of the above-referenced revised Replat. **We recommend APPROVAL of the Replat.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\South Commercial 1R & 2R\Lake Breeze South Commercial - Lot 1R & 2R - Replat - Rev 1.docx

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TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

June 4, 2026

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

Re: Lake Breeze Estates, Lots 1-R and 2-R
Replat Review
LJA Job No. NTP-40467
Email Submittal: June 3, 2026

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

1. Revise the Plat to provide the filing information in the label of the off-site Mutual Access, Drainage, and Fire Lane Easement, south of Lot 2-R, prior to filling the Plat for record.

2. Revise the Replat to include the BCSUD approval block as shown below:

THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS AND CERTIFICATIONS REQUIRED BY BEAR CREEK SPECIAL UTILITY DISTRICT FOR THIS DEVELOPMENT.

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

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

Thank you,

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

April 30, 2026

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

Re: Lake Breeze South Commercial – Lot 1R & 2R - 2 Lot, 3.0 Acres
Replat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated March, 2026 as prepared by Brittain & Crawford, LLC for the above referenced property. Cviil Plans have not been provide for review. The property is located on the northwest of SH 78, southwest of Oak street and southeast of Cedar St. in the Lake Breeze development. Our comments are as follows:

1. In note 4, the term “public” should be removed from this statement.

2. The City signature block should reflect a Replat and the full name of the replatted area.

3. Upon development of either lot, additional easements may be required.

This concludes our review of the above-referenced Replat. A copy of markups are provided for your convenience. These markups should be considered typical in nature and NOT be considered a comprehensive markup set.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Lake Breeze Estates\Commercial\South Commercial 1R & 2R\Lake Breeze South Commercial - Lot 1R & 2R - Replat.Rev 0.docx

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TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

April 27, 2026

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

Re: Lake Breeze Estates, Lots 1-R and 2-R
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: April 23, 2026

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. Revise the naming of the proposed lots from Lots 2-R and 3-R to Lots 1-R and 2-R on the lot designations and in the title block.

2. **Repeat comment:** There is a shared 24-foot Fire Lane, Access, and Drainage Easement shown along the property line between proposed Lot 3-R and Lot 4 (per the Site Plan for Lot 4). Revise the Replat to show this 24-foot Fire Lane, Access, and Drainage Easement, along the southern boundary of proposed Lot 3-R. Provide the off-site easement information or Plat information for the off-site portion of the easement once filed.

   Applicant response: The 24-foot Fire Lane, Access, and Drainage Easement has been added as requested. I have contacted the Civil Engineer on the adjacent property to see what the timing of getting their plat recorded is.

   The off-site easement information must be placed on the Site Plan prior to approval.

3. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:

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

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RESPONSE TO COMMENTS
in green provided by Chris L. Blevins 06/03/2026

April 27, 2026

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

Re: Lake Breeze Estates, Lots 1-R and 2-R
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: April 23, 2026

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. Revise the naming of the proposed lots from Lots 2-R and 3-R to Lots 1-R and 2-R on the lot designations and in the title block. The numbering of the Lots has been revised as requested.
2. **Repeat comment:** There is a shared 24-foot Fire Lane, Access, and Drainage Easement shown along the property line between proposed Lot 3-R and Lot 4 (per the Site Plan for Lot 4). Revise the Replat to show this 24-foot Fire Lane, Access, and Drainage Easement, along the southern boundary of proposed Lot 3-R. Provide the off-site easement information or Plat information for the off-site portion of the easement once filed. The 24-foot Fire Lane, Access and Drainage Easement for the adjacent property has been prepared and will be recorded and indicated on the plat as requested.

   Applicant response: The 24-foot Fire Lane, Access, and Drainage Easement has been added as requested. I have contacted the Civil Engineer on the adjacent property to see what the timing of getting their plat recorded is.

   The off-site easement information must be placed on the Site Plan prior to approval.

3. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:

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

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TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

March 27, 2026

Comments in Green by Chris Blevins, R.P.L.S.
04/22/2026

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

Re: Lake Breeze Estates, Lots 2-R and 3-R
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: March 19, 2026

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. Revise the Replat to include the purpose of the Replat in the notes.
   The purpose of teh replat has been added to the notes on the plat as requested.
2. Please clarify the development intended for proposed Lot 2-R. The size and width of the Lot appear to limit design options. The developer agreed, and has decided to add an additional Lot to this replat to create two 1.5 Acre Lots for development.
3. Revise the Replat to remove all building setback lines.
   The building setback lines have been removed from the plat as requested.
4. There is a shared 24-foot Fire Lane, Access, and Drainage Easement shown along the property line between proposed Lot 3-R and Lot 4 (per the Site Plan for Lot 4). Revise the Replat to show this 24-foot Fire Lane, Access, and Drainage Easement, along the southern boundary of proposed Lot 3-R. Provide the off-site easement information or Plat information for the off-site portion of the easement once filed.
   The 24-foot Fire Lane, Access, and Drainage Easement has been added as requested. I have contacted the Civil Engineer on the adjacent property to see what the timing of getting their plat recorded is.
5. Revise the Replat to include the approval block as shown in § 9.02.004(d)(14) of the Lavon Code of Ordinances. The approval block has been revised as requested.
6. Revise the Replat Title Block to reflect the following format:
   REPLAT
   LAKE BREEZE ESTATES
   LOTS 2-R AND 3-R, BLOCK F
   BEING A REPLAT OF
   The Title Block has been revised as requested…
7. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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

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www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

March 27, 2026

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

Re: Lake Breeze Estates, Lots 2-R and 3-R
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: March 19, 2026

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. Revise the Replat to include the purpose of the Replat in the notes.

2. Please clarify the development intended for proposed Lot 2-R. The size and width of the Lot appear to limit design options.

3. Revise the Replat to remove all building setback lines.

4. There is a shared 24-foot Fire Lane, Access, and Drainage Easement shown along the property line between proposed Lot 3-R and Lot 4 (per the Site Plan for Lot 4). Revise the Replat to show this 24-foot Fire Lane, Access, and Drainage Easement, along the southern boundary of proposed Lot 3-R. Provide the off-site easement information or Plat information for the off-site portion of the easement once filed.

5. Revise the Replat to include the approval block as shown in § 9.02.004(d)(14) of the Lavon Code of Ordinances.

6. Revise the Replat Title Block to reflect the following format:
   REPLAT
   LAKE BREEZE ESTATES
   LOTS 2-R AND 3-R, BLOCK F
   BEING A REPLAT OF
   …

7. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Preston Loper
Planner at LJA
Email: ploper@lja.com
Phone: 703.801.2886
On behalf of the City of Lavon, TX

Quality check by:



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

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 5 - G**

Item:

CONSENT AGENDA

Approve the final plat of the Hillstead Phase 2B-1 Addition consisting of 44 residential lots and 4 non-residential lots on 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.

Application Information

Owner(s): Hillstead Land 2, L.L.C.

Applicant: Southland Consulting Engineers

Location: Adjacent to Hillstead Phase 2A, southwest of the intersection of CR 484 and CR 483

Description: Approximately 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, TX (CCAD Property IDs 2950997).

Current Zoning: No zoning in the ETJ

Request: Final Plat – Revision into two subphases

Request Details

On June 10, 2025, the final plat of the Hillstead Addition, Phase 2B, a single-family residential project, was approved and construction of infrastructure commenced. In conjunction with the city and county review of the floodplain, the applicant submitted plans to the Federal Emergency Management Agency (FEMA).

Although the infrastructure construction has been completed, certain lots adjacent to the floodplain cannot be offered for sale until such time that FEMA completes the review and provides final approval.

The applicant is seeking approval of revised final plats of Phase 2B, presented as Phase 2B-1 and Phase

2B-2. The phase with the lots that are not adjacent to floodplain can be recorded and lots sold.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The property is entirely located in the Collin County Municipal Utility District Number 5 (Collin County MUD No. 5) and developed in the ETJ. The property is located in the Wylie Independent School District.

Zoning: The property is situated outside the city limits and is not subject to zoning.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water. The property will be served by the MUD for sanitary sewer service.

Floodplain: The city engineer has reviewed the flood study in coordination with future phases. A Drainage Study has been prepared and reviewed.

Parkland: The development will provide for the extension of public trails connecting to the City of Lavon trail system.

Road Connection: The proposed development takes primary access through Phase 2A from CR 483 at two points. A Traffic Impact Analysis (TIA) has been prepared and reviewed. Improvements will be constructed as prescribed by the TIA and as approved by the city engineer.

The City requested on behalf of Collin County that TxDOT conduct a study for a traffic signal at CR 483 and SH 205, which met warrants for construction after the approval of Phase 2B and is presently in design.

The final plat is prepared in accordance with the City's Subdivision Ordinance. The application and plans generally conform to the Comprehensive Plan and criteria for approval.

Planning and Zoning Commission Report:

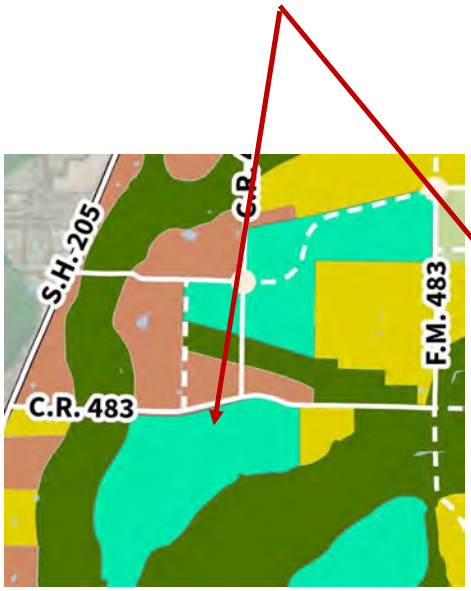
MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE HILLSTEAD PHASE 2B-1 ADDITION CONSISTING OF 44 RESIDENTIAL LOTS AND 4 NON-RESIDENTIAL LOTS ON 17.49 ACRES IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370, PREVIOUSLY APPROVED AS PART OF HILLSTEAD PHASE 2B ADDITION, SOUTHWEST OF THE INTERSECTION OF CR 484 AND CR 483 IN COLLIN COUNTY MUD NO. 5 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.
MOTION MADE: **NABORS**
SECONDED: **VALLEJO**
APPROVED: **UNANIMOUS (Absent: Clifton)**

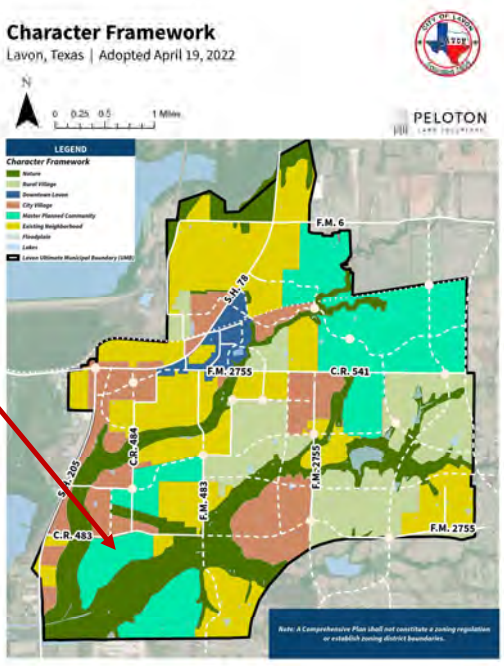
Staff Notes:

Approval of the final plat is recommended, subject to final approval of the city engineer and planner.

Attachments:
1. Location Exhibit
2. Application and Final Plat
3. Engineering and planning correspondence

Future Land Use Plan

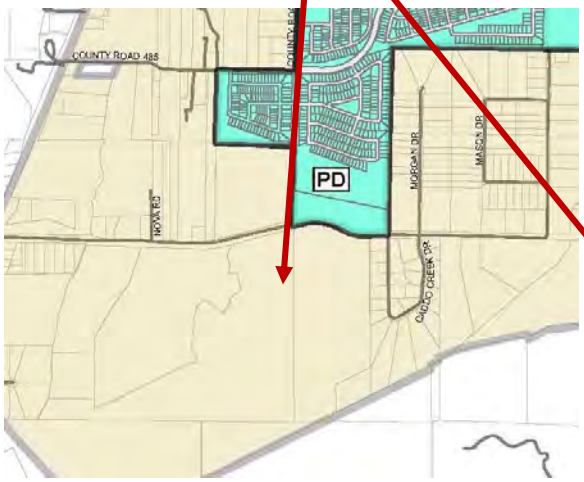


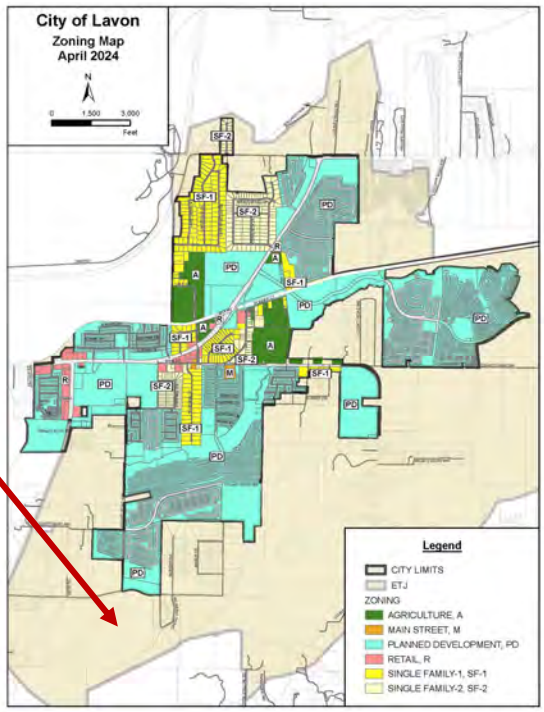


39

Zoning Map

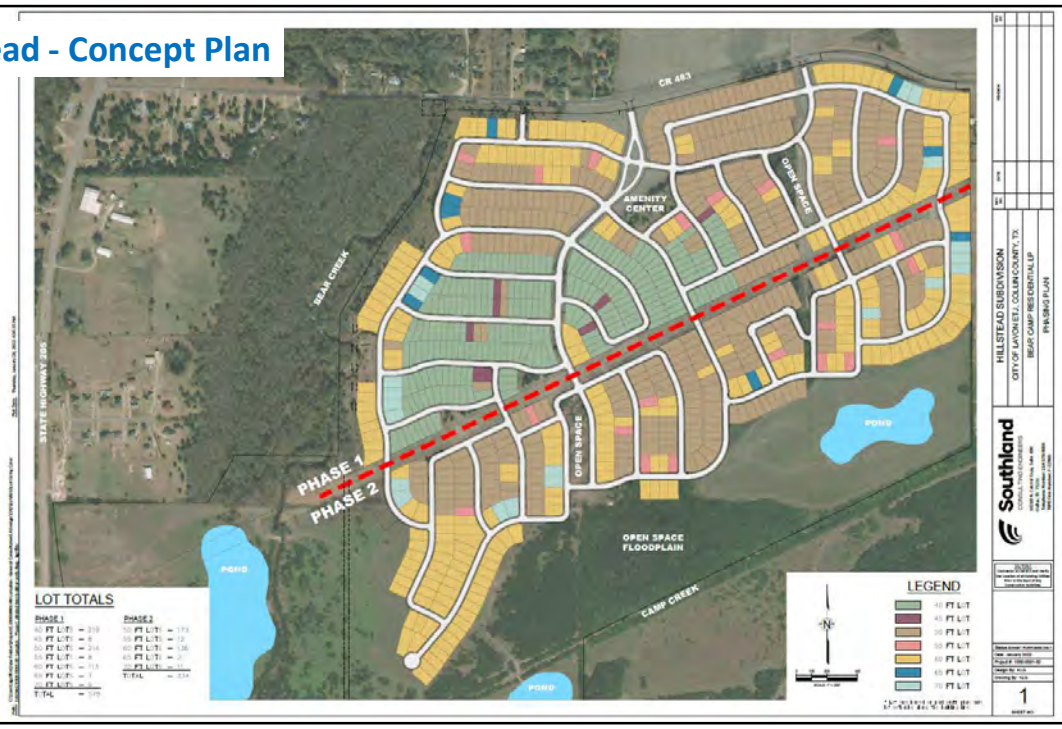
(there is no zoning in the ETJ)





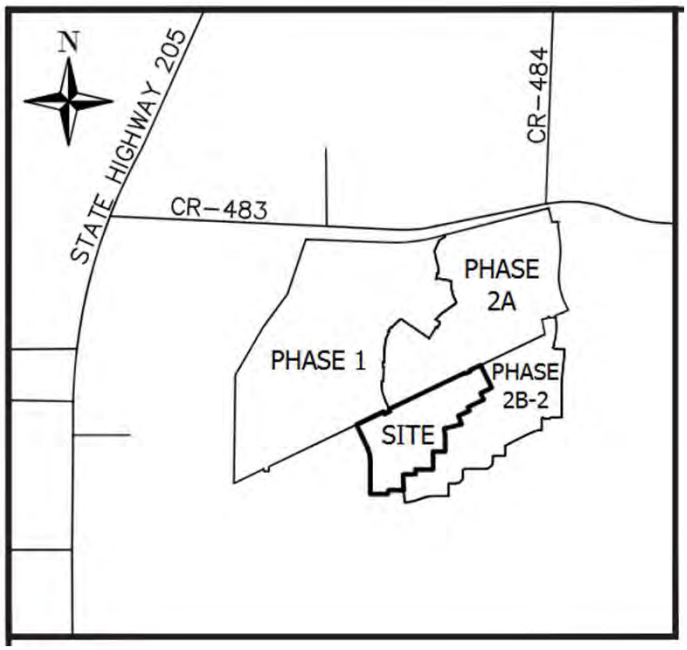
40

Hillstead - Concept Plan

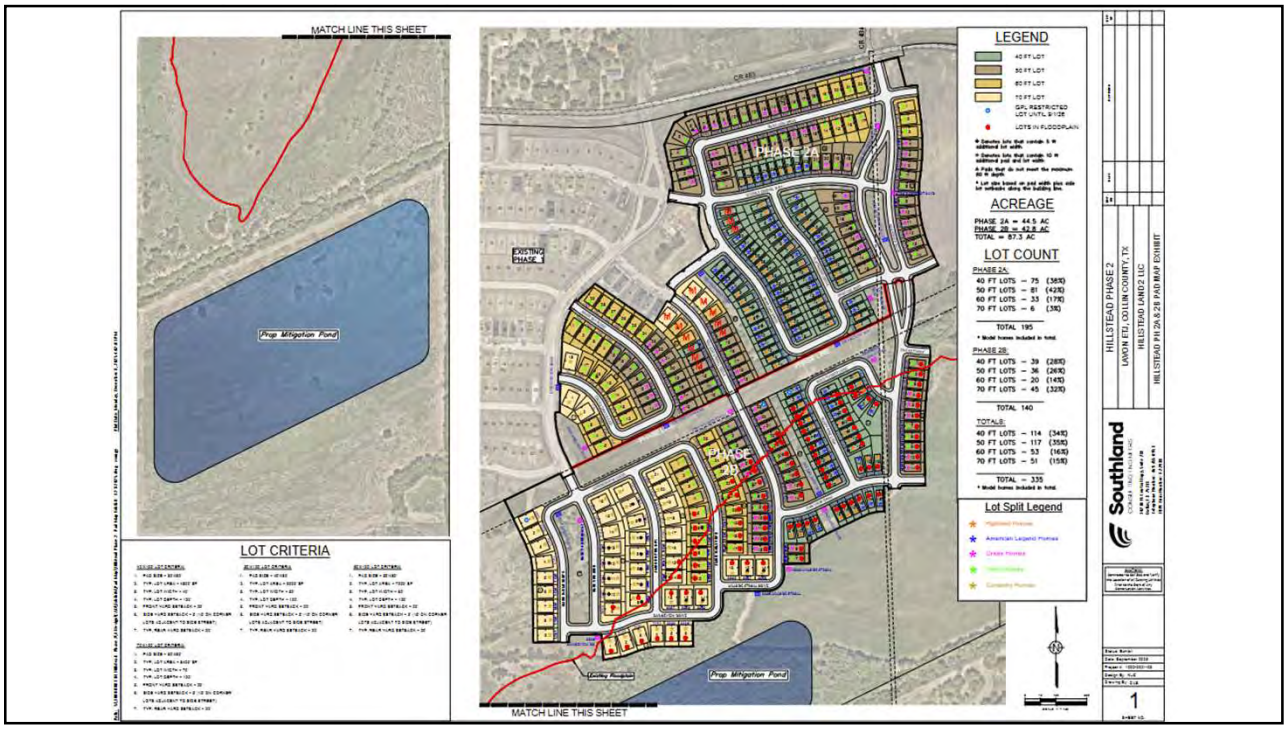


41

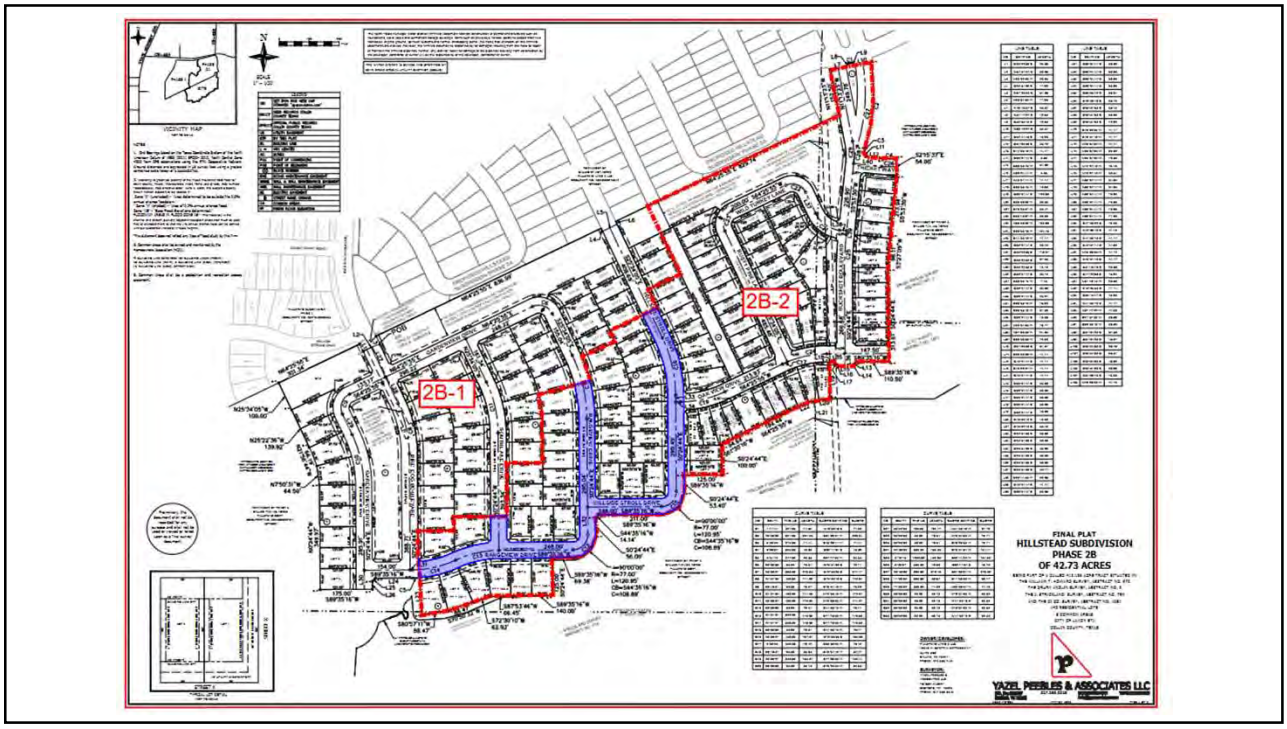
Location Exhibit



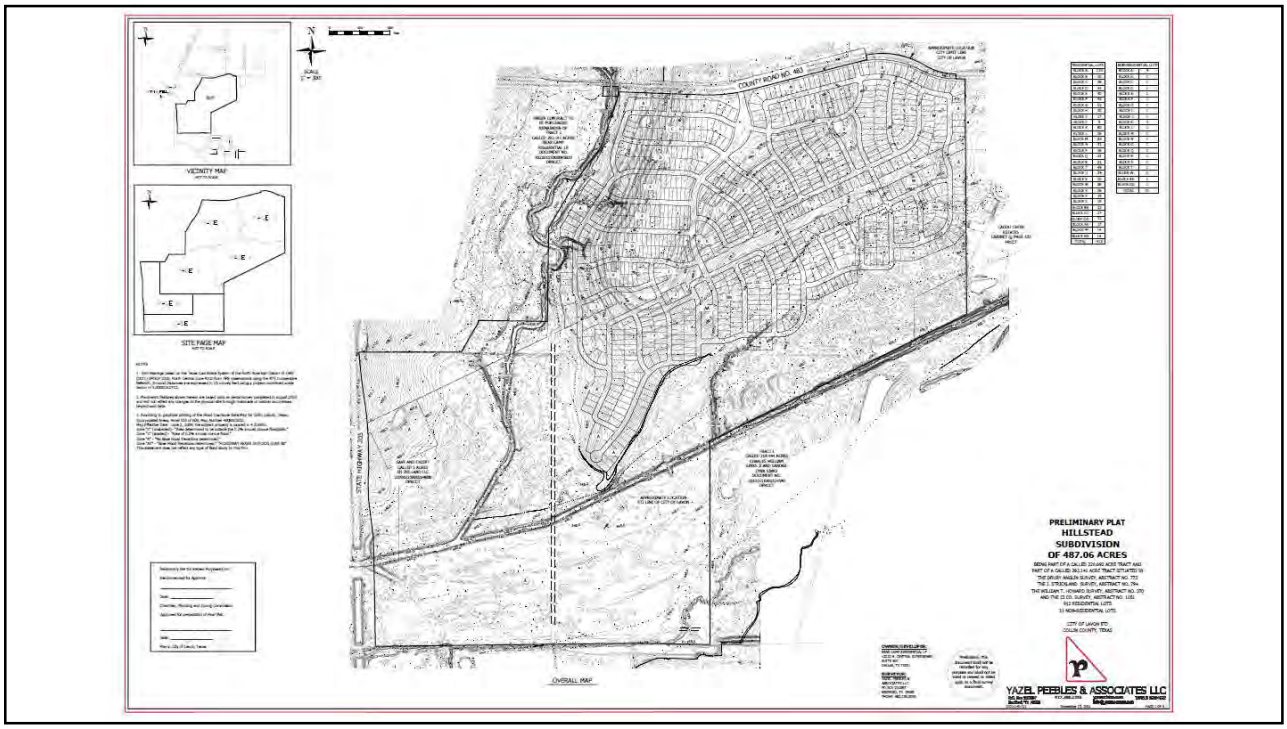
42


MATCH LINE THIS SHEET
Prop. Mitigation Pond
PHASE 2A
PHASE 2B
EXISTING PHASE 1
Valley Meadow
MATCH LINE THIS SHEET
LEGEND
ACREAGE
PHASE 2A = 44.5 AC
PHASE 2B = 42.8 AC
TOTAL = 87.3 AC
LOT COUNT
PHASE 2A:
40 FT LOTS – 75 (38%)
50 FT LOTS – 81 (42%)
60 FT LOTS – 33 (17%)
70 FT LOTS – 6 (3%)
TOTAL 195
PHASE 2B:
40 FT LOTS – 39 (28%)
50 FT LOTS – 36 (26%)
60 FT LOTS – 20 (14%)
70 FT LOTS – 45 (32%)
TOTAL 140
TOTALS:
40 FT LOTS – 114 (34%)
50 FT LOTS – 117 (35%)
60 FT LOTS – 53 (16%)
70 FT LOTS – 51 (15%)
TOTAL – 335
Lot Split Legend
LOT CRITERIA
HILLSTEAD PHASE 2
LAVON FTI, COLLIN COUNTY, TX
HILLSTEAD LAND 2 LLC
HILLSTEAD PH 2A & 2B PARMAP EXHIBIT
Southland
1

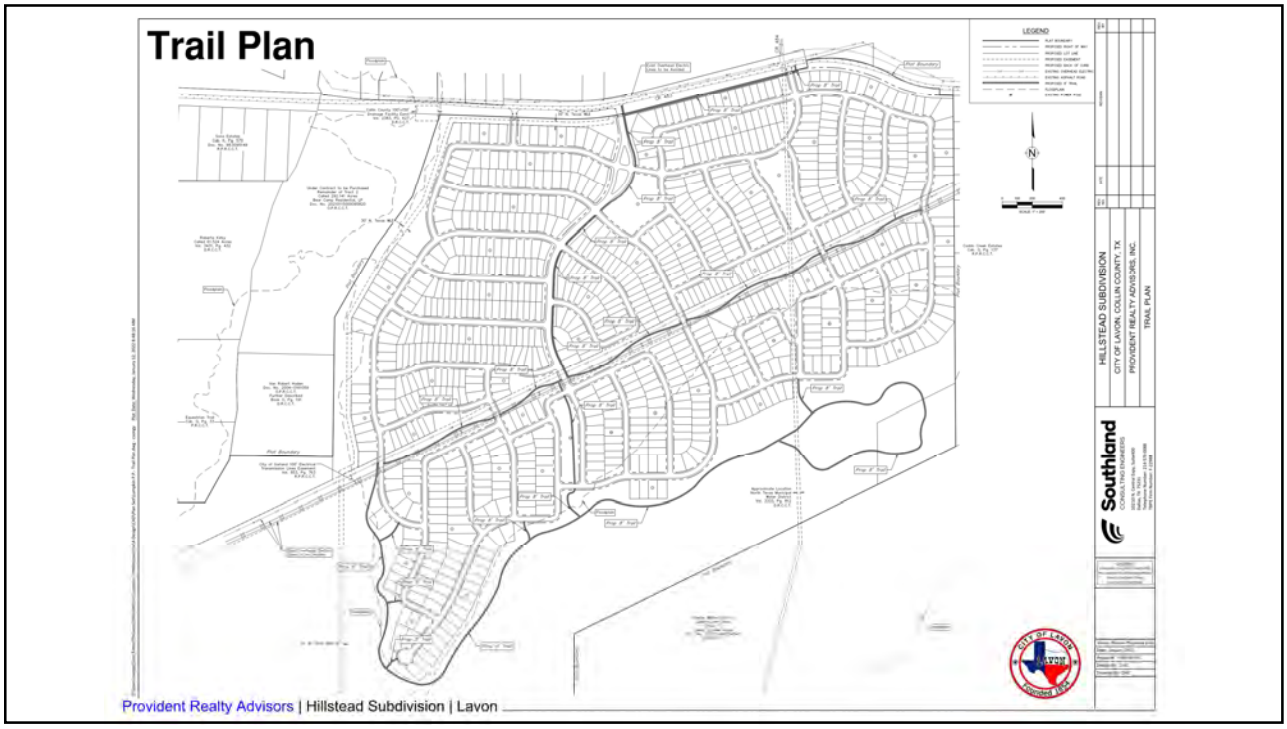
43


2B-1
2B-2
FINAL PLAT
HILLSTEAD SUBDIVISION
PHASE 2B
OF 42.73 ACRES
YAZEL PEEBLES & ASSOCIATES LLC

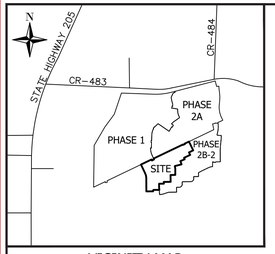
44


VICINITY MAP
SITE PAGE MAP
COUNTY ROAD NO. 463
STATE HIGHWAY 120
OVERALL MAP
PRELIMINARY PLAT
HILLSTEAD
SUBDIVISION
OF 487.06 ACRES
YAZEL PEEBLES & ASSOCIATES LLC

45


Trail Plan
LEGEND
HILLSTEAD SUBDIVISION
CITY OF LAVON, COLLIN COUNTY, TX
PROVIDENT REALTY ADVISORS, INC.
TRAIL PLAN
Southland
CONSULTING ENGINEERS
Provident Realty Advisors | Hillstead Subdivision | Lavon

46



VICINITY MAP
NOT TO SCALE

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710.

2. According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 48085C0555J, Map Effective Date: June 2, 2009, the subject property shown hereon appears to be located in:
Zone "X" (unshaded) - "Area determined to be outside the 0.2% annual chance floodplain.

This statement does not reflect any type of flood study by this firm.

3. Common areas shall be owned and maintained by the Homeowners Association (HOA).

4. BUILDING LINE SETBACKS: 20' BUILDING LINES (FRONT)
20' BUILDING LINE (REAR), 5' BUILDING LINE (SIDE) (INTERIOR)
15' BUILDING LINE (SIDE) (STREET SIDE)

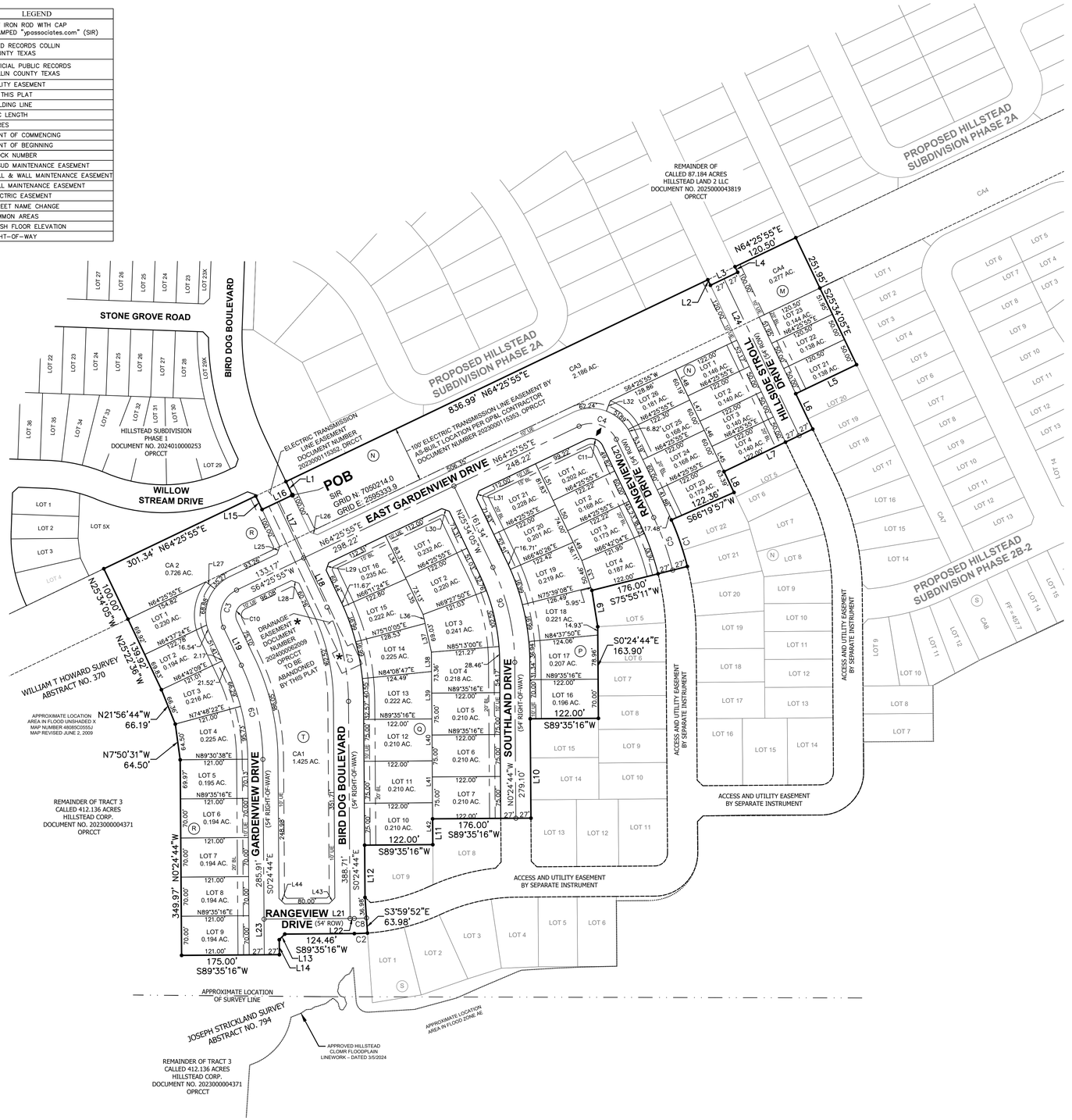
5. Common Areas shall be a pedestrian and recreation access easement.

N
0 100 200 Feet
SCALE
1" = 100'

The North Texas Municipal Water District (NTMWD) easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/ posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD)

LEGEND	
●	SET IRON ROD WITH CAP STAMPED "ypassociates.com" (SIR)
DRCCT	DEED RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
BL	BUILDING LINE
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(X)	BLOCK NUMBER
BME	BCSUD MAINTENANCE EASEMENT
WWME	WALL & WALL MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
EE	ELECTRIC EASEMENT
♦	STREET NAME CHANGE
CA	COMMON AREAS
FF	FINISH FLOOR ELEVATION
ROW	RIGHT-OF-WAY

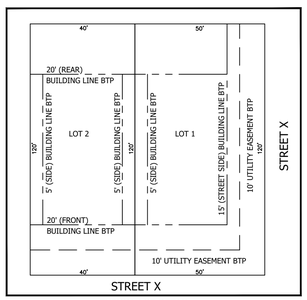


LINE TABLE		
NO.	BEARING	LENGTH
L1	N25°22'36"W	26.83'
L2	S25°34'05"E	11.00'
L3	N64°25'55"E	54.00'
L4	N25°34'05"W	11.00'
L5	S64°25'55"W	120.50'
L6	S25°34'05"E	70.22'
L7	S64°25'55"W	176.00'
L8	S25°34'05"E	41.41'
L9	S09°05'42"E	65.84'
L10	S00°24'44"E	177.83'
L11	S00°24'44"E	46.17'
L12	S00°24'44"E	93.55'
L13	S44°35'16"W	14.14'
L14	S00°24'44"E	26.73'
L15	S25°22'36"E	26.63'
L16	N64°37'24"E	60.00'
L17	S25°22'36"E	110.27'
L18	S25°22'36"E	97.35'
L19	S25°22'36"E	75.10'
L20	S25°34'05"E	155.04'
L21	S89°35'16"W	154.00'
L22	S89°35'16"W	7.46'
L23	S00°24'44"E	63.73'
L24	S25°34'05"E	311.17'
L25	N19°31'40"E	14.17'
L26	N70°28'20"W	14.12'

LINE TABLE		
NO.	BEARING	LENGTH
L27	S51°48'49"E	20.00'
L28	N70°28'20"W	14.12'
L29	S19°31'40"W	14.17'
L30	N70°34'05"W	14.14'
L31	S19°25'55"W	14.14'
L32	S20°44'35"W	20.00'
L33	S18°38'10"E	56.42'
L34	N25°34'05"W	85.88'
L35	N25°34'05"W	70.56'
L36	N12°27'48"W	16.49'
L37	N12°27'48"W	52.54'
L38	N00°24'44"W	34.66'
L39	N00°24'44"W	84.86'
L40	N00°24'44"W	75.00'
L41	N00°24'44"W	75.00'
L42	N00°24'44"W	75.00'
L43	N44°35'16"E	14.14'
L44	S45°37'14"E	14.09'
L45	S25°34'05"E	50.00'
L46	S25°34'05"E	50.00'
L47	S25°34'05"E	50.00'
L48	S25°34'05"E	52.17'
L49	S25°34'05"E	59.13'
L50	S25°34'05"E	60.00'
L51	S25°34'05"E	72.82'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	9°35'14"	527.00'	88.18'	S18°52'26"E	88.08'
C2	3°34'46"	377.00'	23.55'	S87°47'53"W	23.55'
C3	89°48'31"	50.00'	78.37'	S19°31'40"W	70.59'
C4	90°00'00"	50.00'	78.54'	S70°34'05"E	70.71'
C5	11°29'07"	500.00'	100.23'	S19°49'31"E	100.06'
C6	25°09'21"	400.00'	175.62'	N12°59'25"W	174.21'
C7	24°57'52"	400.00'	174.28'	S12°53'40"E	172.91'
C8	3°34'44"	350.00'	21.86'	S87°47'54"W	21.86'
C9	24°57'52"	400.00'	174.28'	N12°53'40"W	172.91'
C10	89°48'31"	23.00'	36.05'	S19°31'40"W	32.47'
C11	90°00'00"	23.00'	36.13'	N70°34'05"W	32.53'

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.



TYPICAL LOT DETAIL
NOT TO SCALE

FINAL PLAT
HILLSTEAD ADDITION
PHASE 2B-1

BEING PART OF A CALLED 412.136 ACRE TRACT SITUATED IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370
CITY OF LAVON ETJ
COLLIN COUNTY, TEXAS
44 RESIDENTIAL LOTS AND 4 COMMON AREAS
17.49 ACRES

OWNER/DEVELOPER:
HILLSTEAD LAND 2 LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300
DALLAS, TX 75231
PHONE: 972.385.4121

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com
TBPELS 10194022

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, HILLSTEAD LAND 2 LLC, is the sole owner of a 17.49 acre tract of land situated in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the Ci Co. Survey, Abstract No. 1051, Collin County, Texas, and being part of an 87.184 acre tract of land described in a General Warranty Deed to Hillstead Land 2 LLC, recorded in Document No. 20250000043819, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a set 1/2 inch iron rod with cap stamped "ypassociates.com" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7050214.0 and Easting 2595333.9 at the southeast corner of Hillstead Subdivision Phase 1 an addition to Collin County, Texas recorded in Document number 20240100002253, OPRCCT, on the east right-of-way line of Bird Dog Boulevard (60 wide) and the west line of said 87.184 acre tract;

THENCE North 25 degrees 22 minutes 36 seconds West (Grid Bearings based on said Texas Coordinate System), with east right-of-way line of said Bird Dog Boulevard and the west line of said 87.184 acre tract, a distance of 26.83 feet;

THENCE departing the east right-of-way line of Bird Dog Boulevard and continuing over and across said 87.184 acre tract the following thirty-three (33) courses and distances;

1. North 64 degrees 25 minutes 55 seconds East, a distance of 836.99 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. South 25 degrees 34 minutes 05 seconds East, a distance of 11.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. North 64 degrees 25 minutes 55 seconds East, a distance of 54.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
4. North 25 degrees 34 minutes 05 seconds West, a distance of 11.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
5. North 64 degrees 25 minutes 55 seconds East, a distance of 120.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
6. South 25 degrees 34 minutes 05 seconds East, a distance of 251.95 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
7. South 64 degrees 25 minutes 55 seconds West, a distance of 120.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
8. South 25 degrees 34 minutes 05 seconds East, a distance of 70.22 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
9. South 64 degrees 25 minutes 55 seconds West, a distance of 176.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
10. South 25 degrees 34 minutes 05 seconds East, a distance of 41.41 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
11. South 66 degrees 19 minutes 57 seconds West, a distance of 122.36 feet to a set 1/2" iron rod with cap stamped "ypassociates.com", at the beginning of a curve to the right having a radius of 527.00 feet and whose chord bears South 18 degrees 52 minutes 26 East, a distance of 88.08 feet;
12. Southeasterly along said curve to the right through a central angle of 9 degrees 35 minutes 14 seconds an arc distance of 88.18 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
13. South 75 degrees 55 minutes 11 seconds West, a distance of 176.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
14. South 09 degrees 05 minutes 42 seconds East, a distance of 65.84 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
15. South 00 degrees 24 minutes 44 seconds East, a distance of 163.90 feet to set 1/2" iron rod with cap stamped "ypassociates.com";
16. South 89 degrees 35 minutes 16 West, a distance of 122.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
17. South 00 degrees 24 minutes 44 seconds East, a distance of 177.83 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
18. South 89 degrees 35 minutes 16 seconds West, a distance of 176.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
19. South 00 degrees 24 minutes 44 seconds East, a distance of 46.17 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
20. South 89 degrees 35 minutes 16 seconds West, a distance of 122.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
21. South 00 degrees 24 minutes 44 seconds East, a distance of 93.55 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
22. South 03 degrees 59 minutes 52 seconds East, a distance of 63.98 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 377.00 feet and whose chord bears South 87 degrees 47 minutes 53 seconds West a distance of 23.55 feet;
23. Southwesterly along said curve to the right through a central angle of 3 degrees 34 minutes 46 seconds an arc distance of 23.55 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
24. South 89 degrees 35 minutes 16 seconds West, a distance of 124.46 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
25. South 44 degrees 35 minutes 16 seconds West, a distance of 14.14 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
26. South 00 degrees 24 minutes 44 seconds East, a distance of 26.73 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
27. South 89 degrees 35 minutes 16 seconds West, a distance of 175.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
28. North 00 degrees 24 minutes 44 seconds West, a distance of 349.97 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
29. North 07 degrees 50 minutes 31 seconds West, a distance of 64.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
30. North 21 degrees 56 minutes 44 seconds West, a distance of 66.19 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
31. North 25 degrees 22 minutes 36 seconds West, a distance of 139.92 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
32. North 25 degrees 34 minutes 05 seconds West, a distance of 100.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" in the south line of said Hillstead Subdivision and a northwest line of said 87.184 acre tract;

THENCE Northerly, with east line of said Hillstead Subdivision and along the west line of said 87.184 acre tract the following three (3) courses and distances;

1. North 64 degrees 25 minutes 55 seconds East, a distance of 301.34 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. South 25 degrees 22 minutes 36 seconds East, a distance of 26.63 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. North 64 degrees 37 minutes 24 seconds East, a distance of 60.00 feet to the POINT OF BEGINNING and containing 17.49 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Hillstead Land LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Hillstead Subdivision Phase 2B-1, an addition to Collin County, Texas and does hereby dedicate and convey to public use forever, the streets (in fee simple) and right-of-way shown thereon.

1. All water systems are owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water services shall be done per BCSUD's specifications and general notes. All wastewater systems are owned and operated by County Municipal Utility District No. 5 (CCMUD 5) and all construction related to wastewater services shall be done per the specifications of the TCEQ and CCMUD 5.
2. The streets and alleys set forth herein are open for use by the public for street and alley purposes and will be conveyed to and accepted by the appropriate public entity for operation and maintenance by separate instrument.
3. Any public improvements dedicated by separate easement shall be dedicated free and clear of all debt, liens and/or encumbrances.
4. The easements and public areas, as shown, are dedicated for public use, including specifically to BCSUD and CCMUD5, forever for the purpose indicated on the plat.
5. No buildings or other improvements shall be constructed or placed upon, over, or across the easements to be dedicated, as shown on this plat.
6. Neither BCSUD nor CCMUD5 are responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
7. Utility easements may also be used for 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, CCMUD5, and BCSUD.
8. BCSUD, CCMUD5 and other appropriate public entities named in the dedicating instrument and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
9. BCSUD, CCMUD5, other appropriate public entities named in the dedicating instrument and/or public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, expanding, adding to, or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone of their respective systems in the easements.
10. All modifications to this plat shall be by means of plat and approved by City of Lavon unless said modifications pertain to BCSUD, at which time BCSUD shall also review and approve.

WITNESS, my hand, this the _____day of _____, 20__.

HILLSTEAD LAND 2 LLC,
a Texas limited liability company

By: Hillstead Land 2 LLC, a Texas limited liability company

By: _____

Printed name and title.

_____

Before Me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__ .

_____
Notary Public in an for the State of Texas

APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL

_____
Chairman, Planning and Zoning Commission Date
City of Lavon, Texas

APPROVED FOR CONSTRUCTION

_____
Mayor, City of Lavon, Texas Date

ACCEPTED

_____
Mayor, City of Lavon, Texas Date

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Hillstead Subdivision Phase 2B-1 to the City of Lavon was submitted to the city council on the _____ day of _____, 2026 and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this _____ day of _____, AD, 2025.

_____
City Secretary, City of Lavon, Texas

SURVEYOR'S CERTIFICATE

THAT, I, DESIREÉ L. HURST , do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the platting rules and regulations of Collin County, Texas.

_____
Desireé L. Hurst Date

Registered Professional Land Surveyor No. 6230

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, on this day personally appeared Desireé L. Hurst 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, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20___.

_____
Notary Public in an for the State of Texas

The North Texas Municipal Water District (NTMWD) easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/ posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

THE WATER SYSTEM IS OWNED AND OPERATED BY
BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD)

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

OWNER/DEVELOPER:
HILLSTEAD LAND 2 LLC
10210 N. CENTRAL EXPRESSWAY,
SUITE 300
DALLAS, TX 75231
PHONE: 972.385.4121

SURVEYOR:
YAZEL PEEBLES &
ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

FINAL PLAT
HILLSTEAD ADDITION
PHASE 2B-1

BEING PART OF A CALLED 412.136 ACRE TRACT SITUATED IN
THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370
CITY OF LAVON ETJ
COLLIN COUNTY, TEXAS
44 RESIDENTIAL LOTS AND 4 COMMON AREAS
17.49 ACRES

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097
Bedford, TX 76095
817.268.3316
ypassociates.com
info@ypassociates.com
TBPELS 10194022

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

Hillstead 2B-1

PLAT APPLICATION

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

Company Making Submission	Property Owner
Name: Southland Consulting Engineers	Name: Hillstead Land 2 LLC
Address: 10210 N Central Expy, Suite 218	Address: 10210 N Central Expy, Suite 300
City/State/Zip: Dallas, TX 75231	City/State/Zip: Dallas, TX 75231
Phone #: 504-239-1493 Fax #: —	Phone # 214-240-1531 Fax # —
Authorized Person: Christian Songy	Authorized Person: ~~Rylan Yowell~~ Brent Ville

Type of Submission	Date
☐ Preliminary Plat	
☑ Final Plat	5/5/26
☐ Re-Submittal	
☐ Construction Plans	
☐ Other	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Pricing

Preliminary Plat: C*D*	$500.00 plus $5.00 per lot (Plus engineer review costs)
Final Plat: C*D*	$500.00 plus $5.00 per lot plus $50.00 filing fee (Plus engineer review costs)
Re-Plat: C*D*	$325.00 plus $5.00 per lot plus $50.00 filing fee (Plus engineer review costs)
Public Infrastructure Inspection: C*E*	4 percent of project or Cost (whichever is greater)

C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required.
D* A deposit of $500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation. Any portion of the deposit not used shall be refunded after the engineer's recommendation.
E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that amount shall be due before any construction may begin, with additional costs to be billed when the costs are incurred.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances (# 2002-01-03) and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Christian Songy		5/5/26

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Brent Wille,
on this the 8th day of May, 2026.

(notary seal)

Notary Public in and for Dallas County, Texas

JENNIFER TAYLOR
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 134344592

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Declaration of Ownership

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Brent Wille,
on this the 8TH day of May, 2026.

(notary seal)

JENNIFER TAYLOR
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 134344592

Notary Public in and for Dallas County, Texas

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

June 1, 2026

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

Re: Hillstead Subdivision, Phase 2B-1, 48 Lots, 17.49 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated May 26, 2026 as prepared by Yazel Peebles & Associates LLC for the above referenced development. The property is located within the City of Lavon ETJ, south of CR 483 and south of Hillstead Phase 1 and Phase 2A.

All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised Final Plat. **We recommend APPROVAL of the Final Plat.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Hillstead (Lumpkin)\Phase 2\Ph 2B\2B-1\Hillstead - Phase 2B-1 - Final Plat - Rev 1.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

May 28, 2026

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

Re: Hillstead Phase 2B-1
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: May 27, 2026

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

1. The plat shows portions of roadways as off-site access and utility easements. Revise the plat to dedicate the right-of-way for these roadways, per the initial comment. The rights-of-way can be shown as dedicated by separate instrument, but filing information must be provided on each label prior to filing this plat for record.

2. There are Common Areas that do not have a Block designation, per the initial comment. Revise the plat to label the Block designation for Common Areas CA2 and CA3.

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

Thank you,

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

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

May 20, 2026

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

Re: Hillstead Phase 2B-1
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: May 12, 2026

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. There are roadways shown as Access and Utility Easements that are intended to be dedicated by separate instrument. Revise the Plat to dedicate the right-of-way for these roadways in lieu of establishing easements.

2. When roads change directions, they must change names. Revise the Plat to change the name of Gardenview Drive in either the north/south or east/west direction.

3. Revise the Plat to reformat the title block as follows:

Hillstead Addition, Phase 2B-1
Being part of a called 412.136 acre tract situated in
the William T. Howard Survey, Abstract No. 370
City of Lavon ETJ
Collin County, Texas
44 Lots and 4 Common Areas
17.49 Acres

4. Revise the Plat to add the Block designation to each Common Area.

5. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



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

Quality check by:



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

May 15, 2026

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

Re: Hillstead Subdivision, Phase 2B-1, 48 Lots, 17.49 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated April 28, 2026 as prepared by Yazel Peebles & Associates LLC for the above referenced development. The property is located within the City of Lavon ETJ, south of CR 483 and south of Hillstead Phase 1 and Phase 2A. Our comments are as follows:

GENERAL

1. The purpose of this Final Plat is to separate Phase 2B into 2 sections (2B-1 & 2B-2) in order to accommodate the proposed floodplain modifications associated with Phase 2B-2.

2. All lots within Phase 2B-1 are outside the current FEMA 100-year floodplain.

FINAL PLAT

3. Lines 6 & 7 appear to be combined on drawing. This should be corrected.

4. The bearing on Line 8 does not match the line table.

5. There is a radius missing on line 23.

This concludes our review of the above referenced Final Plat. Copies of sheets related to the comments are attached for your use. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hillstead (Lumpkin)\Phase 2\Ph 2B\Hillstead - Phase 2B - Final Plat - Rev 0.docx

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 5 - H**

Item:

CONSENT AGENDA

Approve the final plat of the Hillstead Phase 2B-2 Addition consisting of 96 residential lots and 4 non-residential lots on 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, southwest of the intersection of CR 484 and CR 483 in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997), subject to final approval of the city engineer and planner.

Application Information

Owner(s): Hillstead Land 2, L.L.C.

Applicant: Southland Consulting Engineers

Location: Adjacent to Hillstead Phase 2A, southwest of the intersection of CR 484 and CR 483

Description: Approximately 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).

Current Zoning: No zoning in the ETJ

Request: Final Plat – Revision into two subphases

Request Details

On June 10, 2025, the final plat of the Hillstead Addition, Phase 2B, a single-family residential project, was approved and construction of infrastructure commenced. In conjunction with the city and county review of the floodplain, the applicant submitted plans to the Federal Emergency Management Agency (FEMA).

Although the infrastructure construction has been completed, certain lots adjacent to the floodplain cannot be offered for sale until such time that FEMA completes the review and provides final approval.

The applicant is seeking approval of revised final plats of Phase 2B, presented as Phase 2B-1 and Phase 2B-2. The phase with the lots that are not adjacent to floodplain can be recorded and lots sold.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The property is entirely located in the Collin County Municipal Utility District Number 5 (Collin County MUD No. 5) and developed in the ETJ. The property is located in the Wylie Independent School District.

Zoning: The property is situated outside the city limits and is not subject to zoning.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water. The property will be served by the MUD for sanitary sewer service.

Floodplain: The city engineer has reviewed the flood study in coordination with future phases. A Drainage Study has been prepared and reviewed.

Parkland: The development will provide for the extension of public trails connecting to the City of Lavon trail system.

Road Connection: The proposed development takes primary access through Phase 2A from CR 483 at two points. A Traffic Impact Analysis (TIA) has been prepared and reviewed. Improvements will be constructed as prescribed by the TIA and as approved by the city engineer.

The City requested on behalf of Collin County that TxDOT conduct a study for a traffic signal at CR 483 and SH 205, which met warrants for construction after the approval of Phase 2B and is presently in design.

The final plat is prepared in accordance with the City's Subdivision Ordinance. The application and plans generally conform to the Comprehensive Plan and criteria for approval.

Planning and Zoning Commission Report:

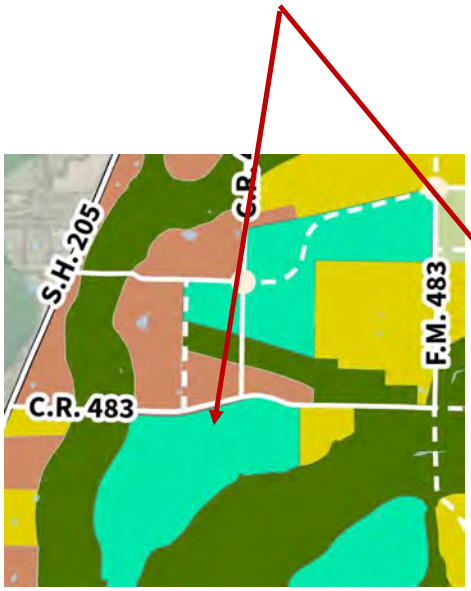
MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE HILLSTEAD PHASE 2B-2 ADDITION CONSISTING OF 96 RESIDENTIAL LOTS AND 4 NON-RESIDENTIAL LOTS ON 25.243 ACRES IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370, THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, THE J. STRICKLAND SURVEY, ABSTRACT NO. 794, AND THE CI CO SURVEY, ABSTRACT NO. 1051, PREVIOUSLY APPROVED AS PART OF HILLSTEAD PHASE 2B ADDITION, SOUTHWEST OF THE INTERSECTION OF CR 484 AND CR 483 IN COLLIN COUNTY MUD NO. 5 IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL.
MOTION MADE: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

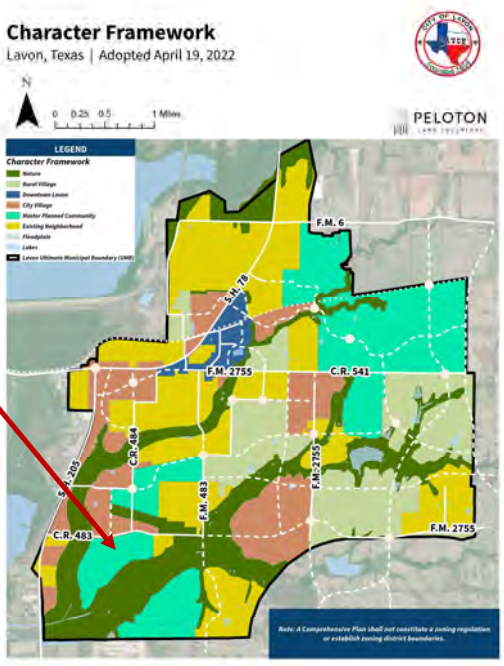
Staff Notes:

Approval of the final plat is recommended, subject to final approval of the city engineer and planner.

Attachments:
1. Location Exhibit
2. Application and Final Plat
3. Engineering and planning correspondence

Future Land Use Plan

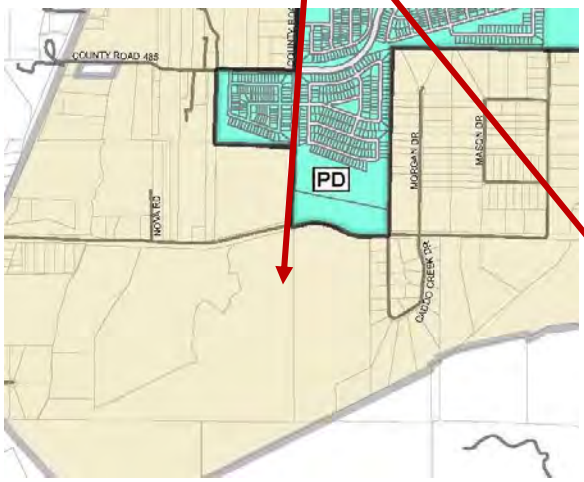


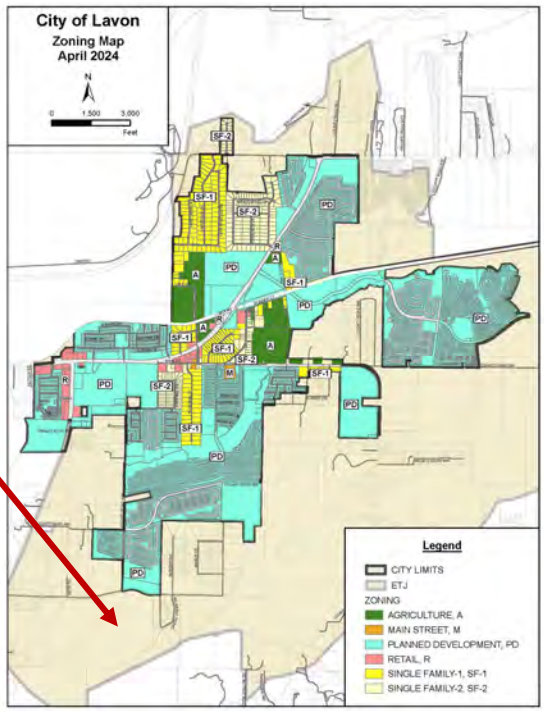


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Zoning Map

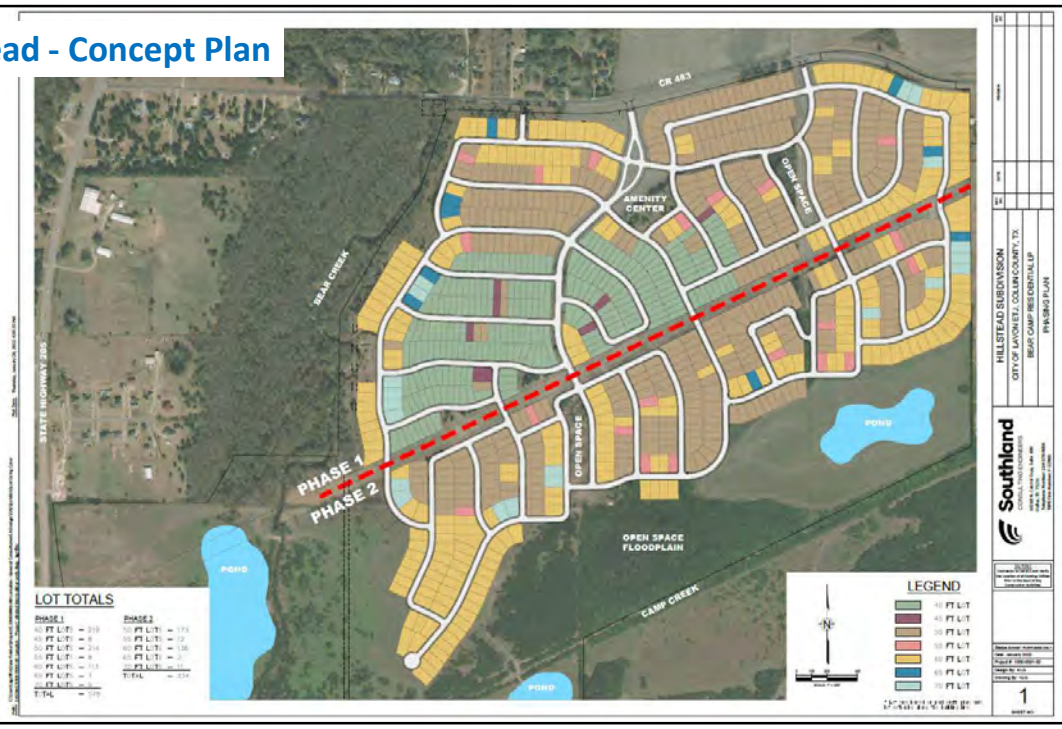
(there is no zoning in the ETJ)





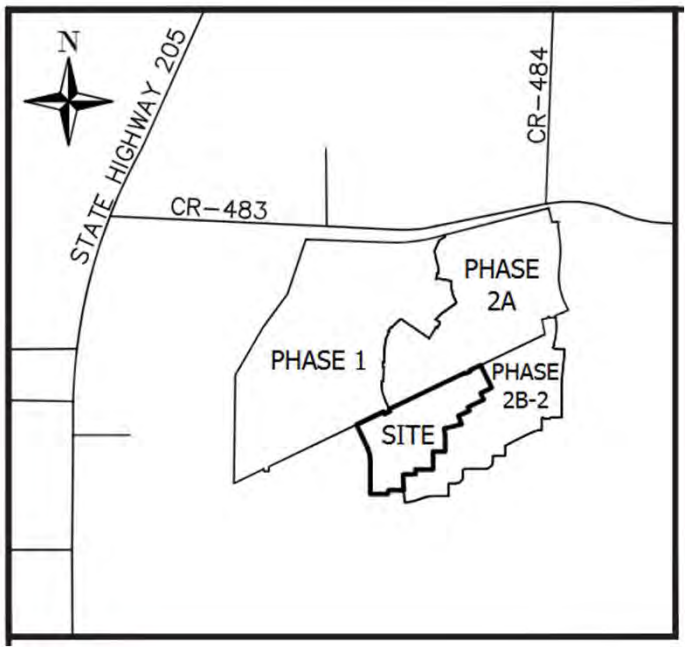
40

Hillstead - Concept Plan

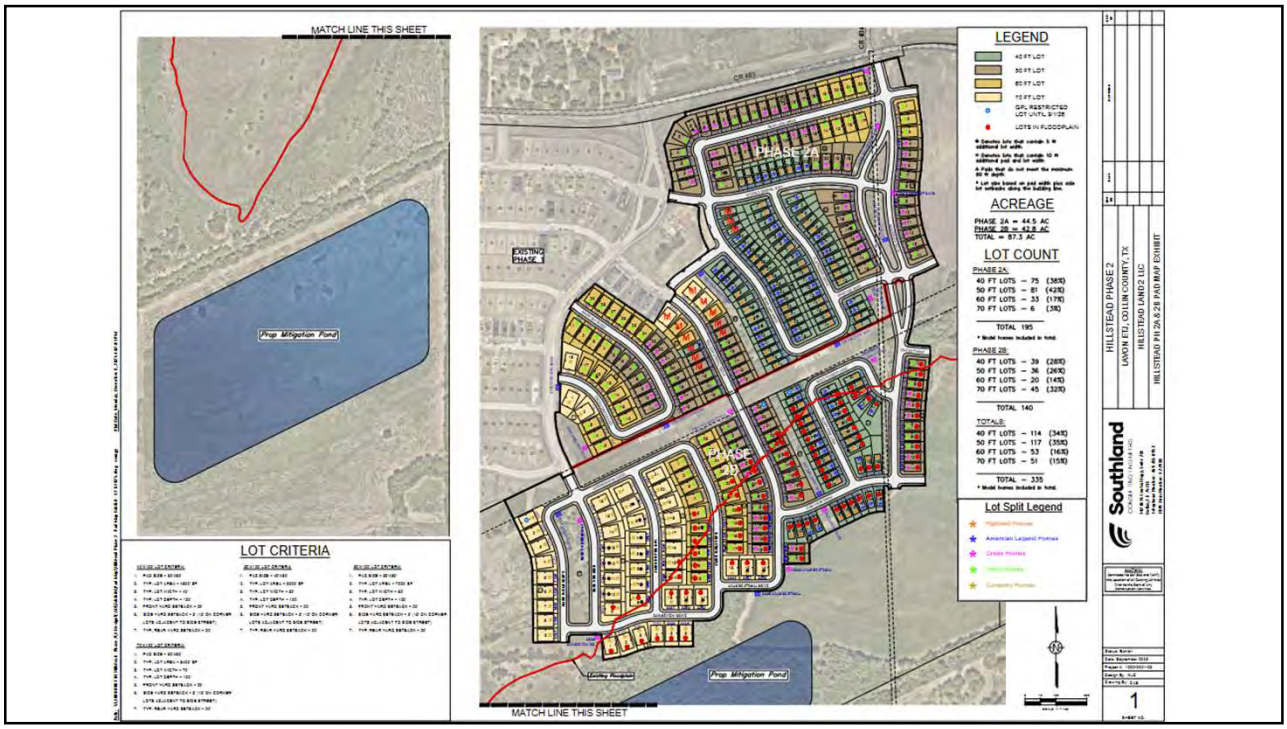


41

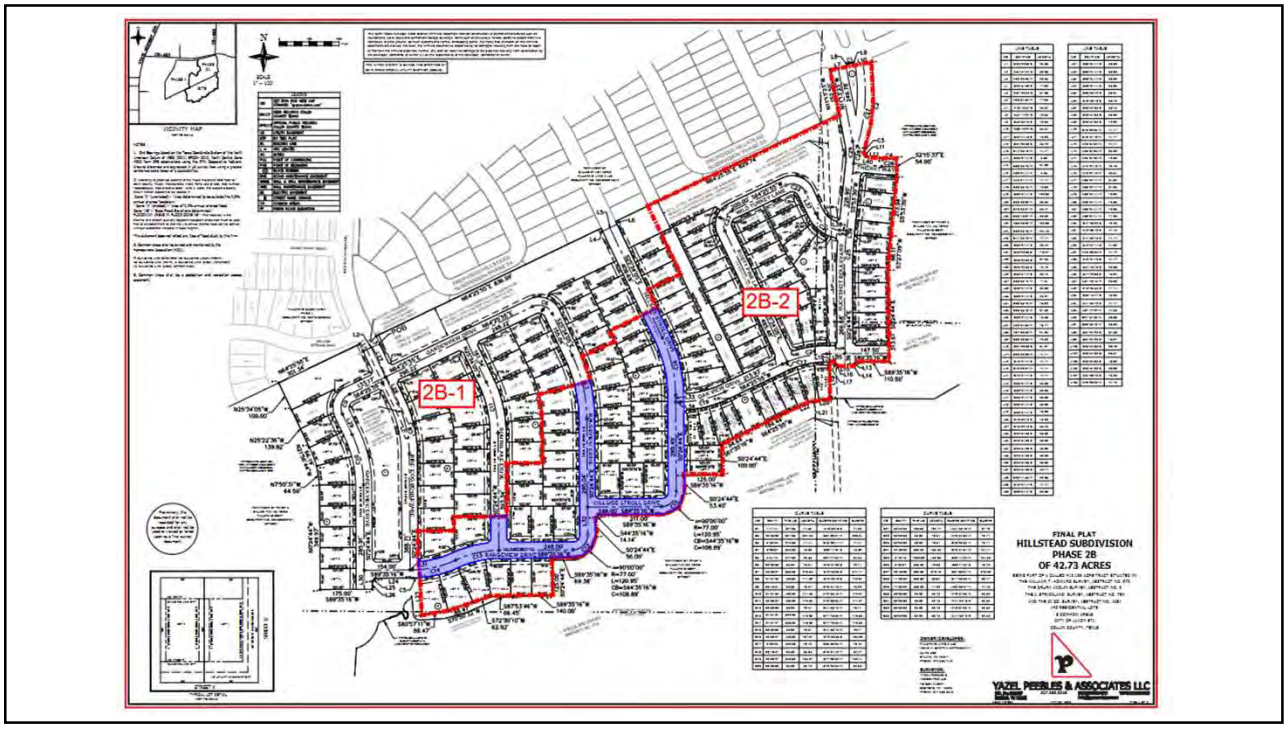
Location Exhibit



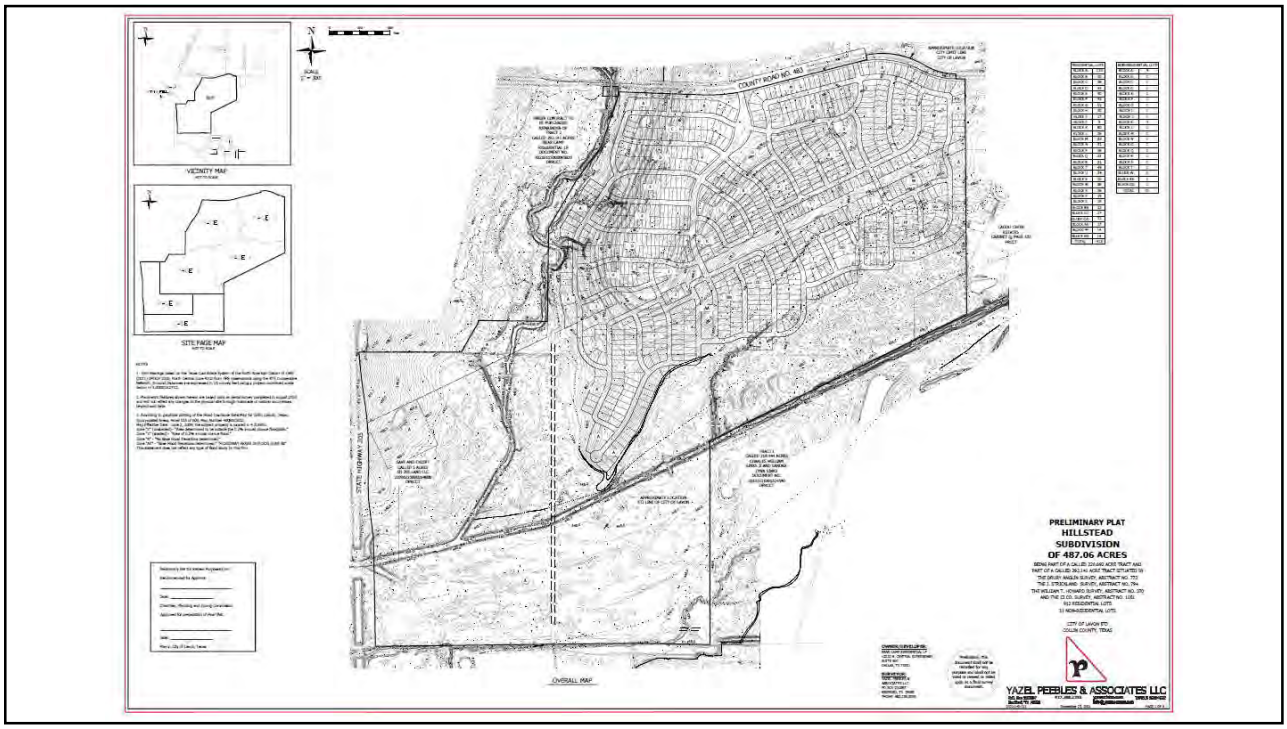
42


MATCH LINE THIS SHEET
Prop. Mitigation Pond
LOT CRITERIA
MATCH LINE THIS SHEET
PHASE 2A
PHASE 2B
EXISTING PHASE 1
Prop. Mitigation Pond
LEGEND
ACREAGE
PHASE 2A = 44.5 AC
PHASE 2B = 42.8 AC
TOTAL = 87.3 AC
LOT COUNT
PHASE 2A:
40 FT LOTS – 75 (38%)
50 FT LOTS – 81 (42%)
60 FT LOTS – 33 (17%)
70 FT LOTS – 6 (3%)
TOTAL 195
PHASE 2B:
40 FT LOTS – 39 (28%)
50 FT LOTS – 36 (26%)
60 FT LOTS – 20 (14%)
70 FT LOTS – 45 (32%)
TOTAL 140
TOTALS:
40 FT LOTS – 114 (34%)
50 FT LOTS – 117 (35%)
60 FT LOTS – 53 (16%)
70 FT LOTS – 51 (15%)
TOTAL – 335
Lot Split Legend
HILLSTEAD PHASE 2
LAVON RD., COLLIN COUNTY, TX
HILLSTEAD LAND 2 LLC
HILLSTEAD PH 2A & 2B PARMAP EXHIBIT
Southland
1

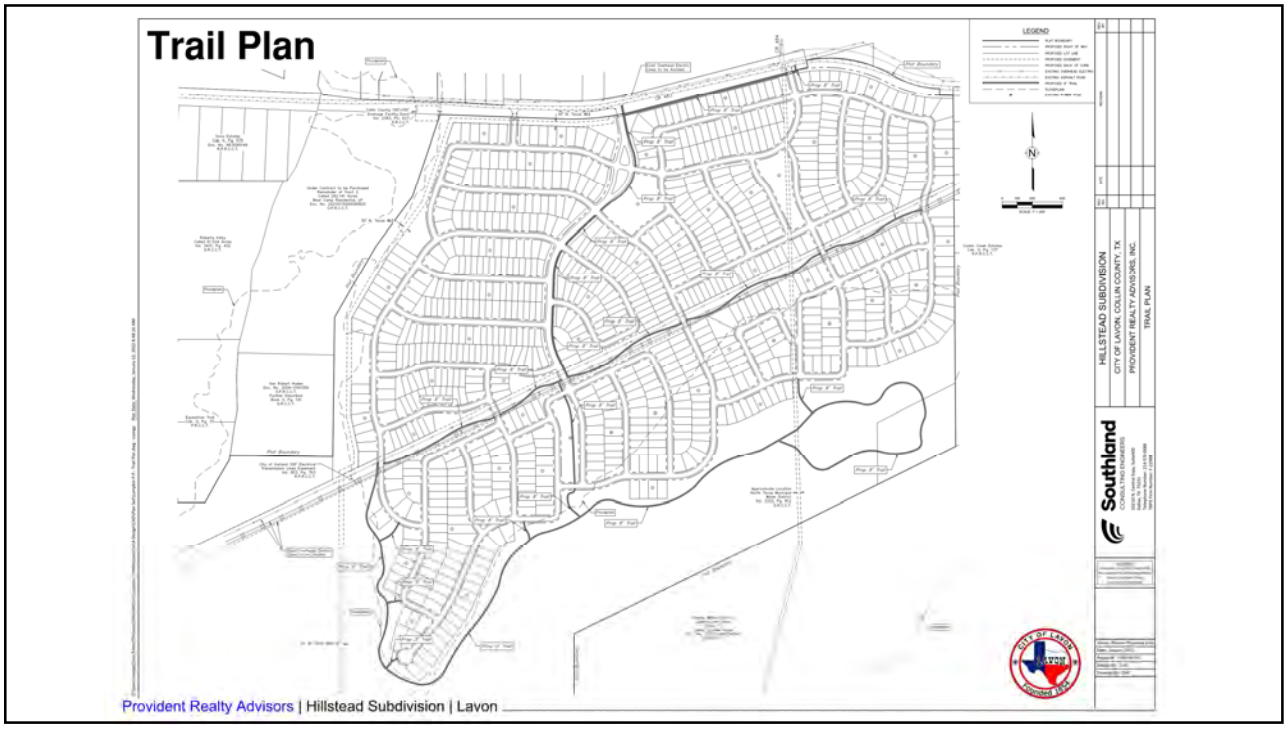
43


2B-1
2B-2
FINAL PLAT
HILLSTEAD SUBDIVISION
PHASE 2B
OF 42.73 ACRES
YAZEL PEEBLES & ASSOCIATES LLC

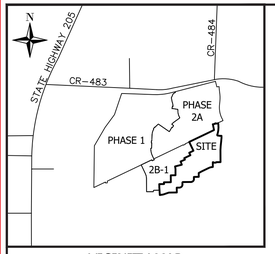
44


PRELIMINARY PLAT
HILLSTEAD
SUBDIVISION
OF 487.06 ACRES
YAZEL PEEBLES & ASSOCIATES LLC

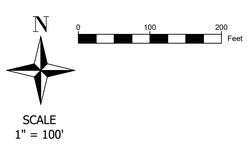
45


Trail Plan
LEGEND
HILLSTEAD SUBDIVISION
CITY OF LAVON, COLLIN COUNTY, TX
PROVIDENT REALTY ADVISORS, INC.
TRAIL PLAN
Southland
Provident Realty Advisors | Hillstead Subdivision | Lavon

46



VICINITY MAP
NOT TO SCALE



SCALE
1" = 100'

The North Texas Municipal Water District (NTMWD) easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/ posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD)

NOTES

1. Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710.

2. According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 48085C0555J, Map Effective Date: June 2, 2009, the subject property shown hereon appears to be located in:
Zone "X" (unshaded) - "Area determined to be outside the 0.2% annual chance floodplain.
" Zone "X" (shaded) - "Area of 0.2% annual chance flood."
Zone "AE" - "Base Flood Elevations determined."
FLOODWAY AREAS IN FLOOD ZONE AE - "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights."

This statement does not reflect any type of flood study by this firm.

3. Common areas shall be owned and maintained by the Homeowners Association (HOA).

4. BUILDING LINE SETBACKS: 20' BUILDING LINES (FRONT)
20' BUILDING LINE (REAR), 5' BUILDING LINE (SIDE) (INTERIOR)
15' BUILDING LINE (SIDE) (STREET SIDE)

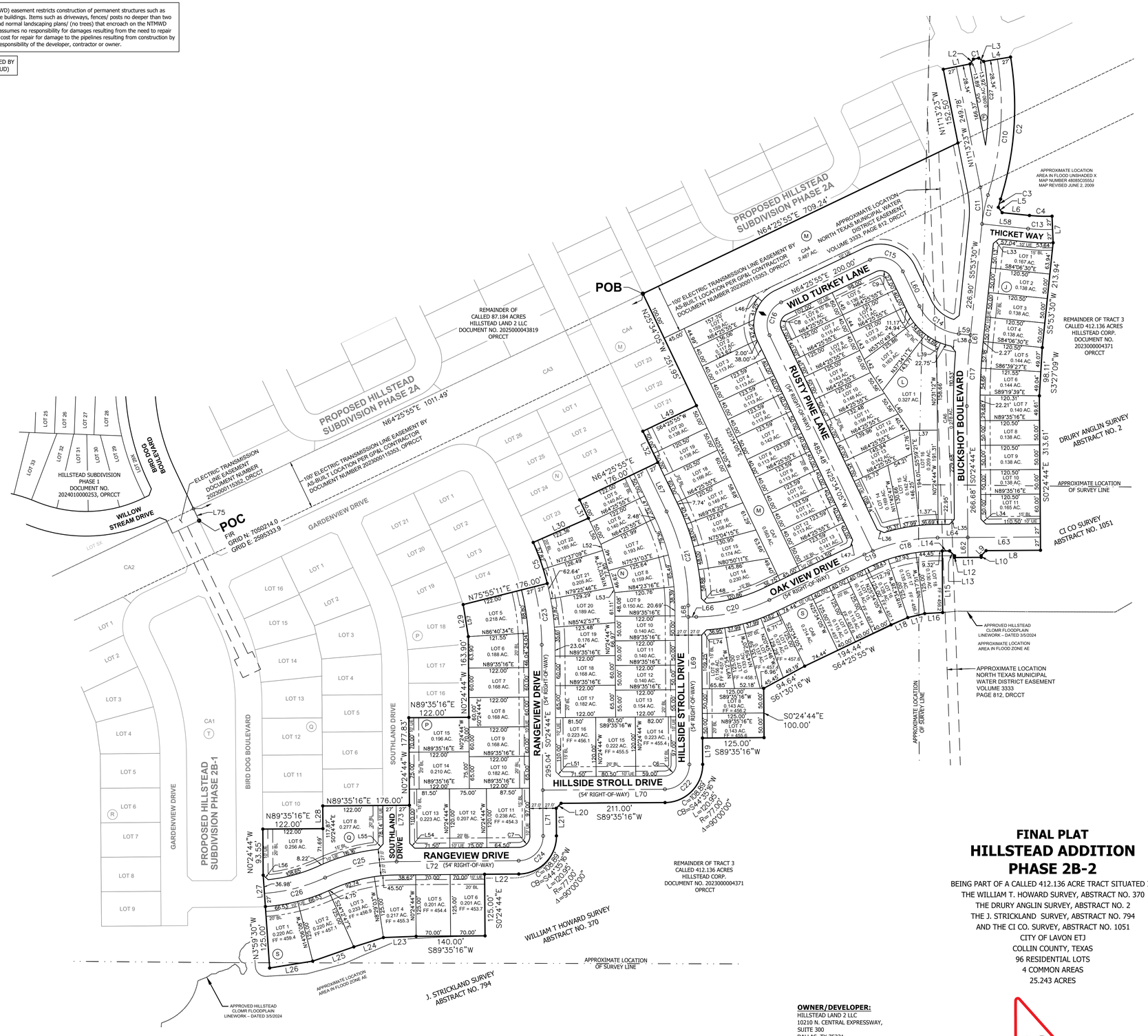
5. Common Areas shall be a pedestrian and recreation access easement.

LEGEND	
●	SET 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com" (SIR)
FIR	FOUND 1/2" IRON ROD WITH CAP STAMPED "ypassociates.com"
DRCCT	DEED RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
BL	BUILDING LINE
L =	ARC LENGTH
AC.	ACRES
POC	POINT OF COMMENCING
POB	POINT OF BEGINNING
(X)	BLOCK NUMBER
BME	BCSUD MAINTENANCE EASEMENT
WWME	WALL & WALL MAINTENANCE EASEMENT
WME	WALL MAINTENANCE EASEMENT
EE	ELECTRIC EASEMENT
◆	STREET NAME CHANGE
CA	COMMON AREAS
FF	FINISH FLOOR ELEVATION

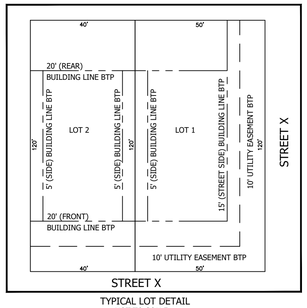
LINE TABLE		
NO.	BEARING	LENGTH
L1	N78°46'37"E	55.34'
L2	N34°47'27"E	12.03'
L3	S55°35'15"E	12.06'
L4	N80°40'27"E	55.34'
L5	S35°44'45"E	13.29'
L6	S84°06'30"E	55.70'
L7	S02°15'37"E	54.00'
L8	S89°35'16"W	110.50'
L9	S44°35'16"W	14.14'
L10	S00°24'44"E	3.50'
L11	S89°35'16"W	54.00'
L12	N00°24'44"W	3.50'
L13	N45°24'44"W	14.14'
L14	S89°35'16"W	15.00'
L15	S00°24'44"E	125.00'
L16	S86°39'00"W	36.53'
L17	S76°33'51"W	35.47'
L18	S66°43'07"W	36.92'
L19	S00°24'44"E	53.40'
L20	S44°35'16"W	14.14'
L21	S00°24'44"E	56.00'
L22	S89°35'16"W	69.38'
L23	S87°53'46"W	66.45'
L24	S72°30'10"W	62.92'
L25	S70°50'32"W	88.47'
L26	S80°57'11"W	88.47'
L27	N03°59'52"W	63.98'
L28	N00°24'44"W	46.17'
L29	N09°05'42"W	65.84'
L30	N66°19'57"E	122.36'
L31	N25°34'05"W	41.41'
L32	N25°34'05"W	70.22'
L33	S50°53'30"W	14.14'
L34	S45°24'44"E	14.14'
L35	N44°35'16"E	14.14'
L36	S66°43'44"E	15.06'
L37	S89°35'16"W	56.86'
L38	N37°47'22"W	14.68'
L39	S21°57'32"W	20.00'
L40	S34°04'26"E	97.58'

LINE TABLE		
NO.	BEARING	LENGTH
L41	S34°04'26"E	43.97'
L42	S25°34'05"E	29.49'
L43	S25°34'05"E	60.51'
L44	S25°34'05"E	40.00'
L45	S25°34'05"E	50.00'
L46	N51°48'45"W	20.00'
L47	N19°25'55"E	14.14'
L48	S47°22'00"E	13.92'
L49	N64°25'55"E	120.50'
L50	N25°34'05"W	58.59'
L51	S45°24'44"E	14.14'
L52	N16°02'12"W	13.12'
L53	N16°02'12"W	11.12'
L54	S45°24'44"E	14.14'
L55	N42°09'16"E	14.73'
L56	S47°35'22"E	13.59'
L57	S09°05'42"E	65.84'
L58	S84°06'30"E	94.04'
L59	S84°06'30"E	24.05'
L60	S25°34'05"E	78.17'
L61	S05°53'30"W	12.50'
L62	S00°24'44"E	40.50'
L63	S89°35'16"W	147.50'
L64	S89°35'16"W	61.32'
L65	S64°25'55"W	213.93'
L66	S89°35'16"W	16.03'
L67	S25°34'05"E	97.52'
L68	S00°24'44"E	23.21'
L69	S00°24'44"E	299.49'
L70	S89°35'16"W	248.00'
L71	S00°24'44"E	93.00'
L72	S89°35'16"W	248.00'
L73	N00°24'44"W	114.17'
L74	S43°22'27"W	14.44'
L75	N25°22'36"W	26.83'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	1°11'44"	527.00'	11.00'	N79°39'49"E	11.00'
C2	26°39'08"	627.00'	291.66'	S04°00'01"W	289.04'
C3	3°39'36"	273.00'	17.44'	S15°29'47"W	17.44'
C4	8°09'07"	323.00'	45.96'	S88°11'04"E	45.92'
C5	9°35'14"	527.00'	88.18'	N18°52'26"W	88.08'
C6	90°00'00"	23.00'	36.13'	N44°35'16"E	32.53'
C7	90°00'00"	23.00'	36.13'	N44°35'16"E	32.53'
C8	90°00'00"	23.00'	36.13'	S19°25'55"W	32.53'
C9	90°00'00"	23.00'	36.13'	N70°34'05"W	32.53'
C10	26°39'08"	600.00'	279.10'	S04°00'01"W	276.59'
C11	17°06'52"	250.00'	74.68'	N02°39'57"W	74.40'
C12	11°26'05"	300.00'	59.87'	S11°36'32"W	59.77'
C13	8°09'07"	350.00'	49.80'	S88°11'04"E	49.75'
C14	58°32'25"	100.00'	102.17'	S54°50'18"E	97.79'
C15	90°00'00"	50.00'	78.54'	S70°34'05"E	70.71'
C16	90°00'00"	50.00'	78.54'	N19°25'55"E	70.71'
C17	6°18'13"	1200.00'	132.03'	S02°44'23"W	131.96'
C18	22°08'25"	350.00'	135.25'	S78°31'04"W	134.41'
C19	3°00'56"	350.00'	18.42'	S65°56'23"W	18.42'
C20	25°09'21"	350.00'	153.67'	S77°00'35"W	152.44'
C21	25°09'21"	450.00'	197.57'	S12°59'25"E	195.99'
C22	90°00'00"	50.00'	78.54'	S44°35'16"W	70.71'
C23	13°40'05"	500.00'	119.28'	S07°14'46"E	118.99'
C24	90°00'00"	50.00'	78.54'	S44°35'16"W	70.71'
C25	24°31'21"	350.00'	149.80'	S77°19'36"W	148.66'
C26	20°56'37"	350.00'	127.94'	S75°32'14"W	127.23'
C27	16°55'55"	573.00'	169.33'	N00°43'53"W	168.72'



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.



TYPICAL LOT DETAIL
NOT TO SCALE

FINAL PLAT
HILLSTEAD ADDITION
PHASE 2B-2

BEING PART OF A CALLED 412.136 ACRE TRACT SITUATED IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370 THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 THE J. STRICKLAND SURVEY, ABSTRACT NO. 794 AND THE CI CO. SURVEY, ABSTRACT NO. 1051 CITY OF LAVON ETJ COLLIN COUNTY, TEXAS 96 RESIDENTIAL LOTS 4 COMMON AREAS 25.243 ACRES

OWNER/DEVELOPER:
HILLSTEAD LAND 2 LLC
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75231
PHONE: 972.385.4121

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 Bedford, TX 76095
817.268.3316
ypassociates.com info@ypassociates.com
TBPELS 10194022

2025-140-002 MAY 26, 2026 PAGE 1 OF 2

STATE OF TEXAS

COUNTY OF COLLIN

Whereas, HILLSTEAD LAND 2 LLC, is the sole owner of a 25.243 acre tract of land situated in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI Co. Survey, Abstract No. 1051, Collin County, Texas, and being part of an 87.184 acre tract of land described in a General Warranty Deed to Hillstead Land 2 LLC, recorded in Document No. 20250004383819, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with cap stamped "ypassociates.com" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7050214.0 feet and Easting 2595333.9 feet, on the west line of said 87.184 acre tract;

THENCE North 25 degrees 22 minutes 36 seconds West, a distance of 26.83 feet to a point for corner;

THENCE North 64 degrees 25 minutes 55 seconds East, a distance of 1011.49 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" for the POINT OF BEGINNING of the herein described tract;

THENCE over and across said 87.184 acre tract the following 7 calls:

1. North 64 degrees 25 minutes 55 seconds East, a distance of 709.24 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. North 11 degrees 13 minutes 23 seconds West, a distance of 152.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. North 78 degrees 46 minutes 37 seconds East, a distance of 55.34 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
4. North 34 degrees 47 minutes 27 seconds East, a distance of 12.03 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 527.00 feet and whose chord bears North 79 degrees 39 minutes 49 seconds East, a distance of 11.00 feet;
5. Northeasterly, along said curve to the right through a central angle of 01 degrees 11 minutes 44 seconds and an arc length of 11.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
6. South 55 degrees 35 minutes 15 seconds East, a distance of 12.06 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
7. North 80 degrees 40 minutes 27 seconds East, a distance of 55.34 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" on the east line of said 87.184 acre tract at the beginning of a curve to the right having a radius of 627.00 feet and whose chord bears South 04 degrees 00 minutes 01 seconds West, a distance of 289.04 feet;

THENCE Southwesterly, with the east line of said 87.184 acre tract the following 9 calls:

1. Southwesterly, along said curve to the right through a central angle of 26 degrees 39 minutes 08 seconds and an arc length of 291.66 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 273.00 feet and whose chord bears South 15 degrees 29 minutes 47 seconds West, a distance of 17.44 feet;
2. Southwesterly along said curve to the left through a central angle of 03 degrees 39 minutes 36 seconds and an arc length of 17.44 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. South 35 degrees 44 minutes 45 seconds East, a distance of 13.29 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
4. South 84 degrees 06 minutes 30 seconds East, a distance of 55.70 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 323.00 feet and whose chord bears South 88 degrees 11 minutes 04 seconds East, a distance of 45.92 feet;
5. Southwesterly along said curve to the left through a central angle of 08 degrees 09 minutes 07 seconds and an arc length of 45.96 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
6. South 02 degrees 15 minutes 37 seconds East, a distance of 54.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
7. South 05 degrees 53 minutes 30 seconds West, a distance of 213.94 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
8. South 03 degrees 27 minutes 09 seconds West, a distance of 98.11 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
9. South 00 degrees 24 minutes 44 seconds East, a distance of 313.61 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the southeast corner of said 87.184 acre tract;

THENCE with the south line of said 87.184 acre tract the following 29 calls:

1. South 89 degrees 35 minutes 16 seconds West, a distance of 110.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. South 44 degrees 35 minutes 16 seconds West, a distance of 14.14 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. South 00 degrees 24 minutes 44 seconds East, a distance of 3.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
4. South 89 degrees 35 minutes 16 seconds West, a distance of 54.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
5. North 00 degrees 24 minutes 44 seconds West, a distance of 3.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
6. North 45 degrees 24 minutes 44 seconds West, a distance of 14.14 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
7. South 89 degrees 35 minutes 16 seconds West, a distance of 15.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
8. South 00 degrees 24 minutes 44 seconds East, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
9. South 86 degrees 39 minutes 00 seconds West, a distance of 36.53 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
10. South 76 degrees 33 minutes 51 seconds West, a distance of 35.47 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
11. South 66 degrees 43 minutes 07 seconds West, a distance of 36.92 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
12. South 64 degrees 25 minutes 55 seconds West, a distance of 194.44 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
13. South 61 degrees 30 minutes 16 seconds West, a distance of 94.64 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
14. South 00 degrees 24 minutes 44 seconds East, a distance of 100.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
15. South 89 degrees 35 minutes 16 seconds West, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
16. South 00 degrees 24 minutes 44 seconds East, a distance of 53.40 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 77.00 feet and whose chord bears South 44 degrees 35 minutes 16 seconds West, a distance of 108.89 feet;
17. Southwesterly along a curve to the right through a central angle of South 90 degrees 00 minutes 00 West, a arc length of 120.95 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
18. South 89 degrees 35 minutes 16 seconds West, a distance of 211.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
19. South 44 degrees 35 minutes 16 seconds West, a distance of 14.14 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
20. South 00 degrees 24 minutes 44 seconds East, a distance of 56.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 77.00 feet and whose chord bears South 44 degrees 35 minutes 16 seconds West, a distance of 108.89 feet;
21. Southwesterly along a curve to the right through a central angle of South 90 degrees 00 minutes 00 West, a arc length of 120.95 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
22. South 89 degrees 35 minutes 16 seconds West, a distance of 69.38 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
23. South 00 degrees 24 minutes 44 seconds East, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
24. South 89 degrees 35 minutes 16 seconds West, a distance of 140.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
25. South 87 degrees 53 minutes 46 seconds West, a distance of 66.45 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
26. South 72 degrees 30 minutes 10 seconds West, a distance of 62.92 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
27. South 70 degrees 50 minutes 32 seconds West, a distance of 88.47 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
28. South 80 degrees 57 minutes 11 seconds West, a distance of 88.47 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
29. North 03 degrees 59 minutes 30 seconds West, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

THENCE departing the south line of said 87.184 acre tract and over and across said 87.184 acre tract the following 17 calls:

1. North 03 degrees 59 minutes 52 seconds West, a distance of 63.98 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. North 00 degrees 24 minutes 44 seconds West, a distance of 93.55 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. North 89 degrees 35 minutes 16 seconds East, a distance of 122.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
4. North 00 degrees 24 minutes 44 seconds West, a distance of 46.17 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
5. North 89 degrees 35 minutes 16 seconds East, a distance of 176.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
6. North 00 degrees 24 minutes 44 seconds West, a distance of 177.83 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
7. North 89 degrees 35 minutes 16 seconds East, a distance of 122.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
8. North 00 degrees 24 minutes 44 seconds West, a distance of 163.90 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
9. North 09 degrees 05 minutes 42 seconds West, a distance of 65.84 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
10. North 75 degrees 55 minutes 11 seconds East, a distance of 176.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the left having a radius of 527.00 feet and whose chord bears North 18 degrees 52 minutes 26 seconds West, a distance of 88.08 feet;
11. Northwesterly along said curve to the left through a central angle of 09 degrees 35 minutes 14 seconds and an arc length of 88.18 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
12. North 66 degrees 19 minutes 57 seconds East, a distance of 122.36 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
13. North 25 degrees 34 minutes 05 seconds West, a distance of 41.41 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
14. North 64 degrees 25 minutes 55 seconds East, a distance of 176.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
15. North 25 degrees 34 minutes 05 seconds West, a distance of 70.22 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
16. North 64 degrees 25 minutes 55 seconds East, a distance of 120.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
17. North 25 degrees 34 minutes 05 seconds West, a distance of 251.95 feet to the POINT OF BEGINNING, containing 25.243 acres of land.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, Hillstead Land LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Hillstead Subdivision Phase 2B-2, an addition to Collin County, Texas and does hereby dedicate and convey to public use forever, the streets (in fee simple) and right-of-way shown thereon.

1. All water systems are owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water services shall be done per BCSUD's specifications and general notes. All wastewater systems are owned and operated by County Municipal Utility District No. 5 (CCMUD 5) and all construction related to wastewater services shall be done per the specifications of the TCEQ and CCMUD 5.
2. The streets and alleys set forth herein are open for use by the public for street and alley purposes and will be conveyed to and accepted by the appropriate public entity for operation and maintenance by separate instrument.
3. Any public improvements dedicated by separate easement shall be dedicated free and clear of all debt, liens and/or encumbrances.
4. The easements and public areas, as shown, are dedicated for public use, including specifically to BCSUD and CCMUD5, forever for the purpose indicated on the plat.
5. No buildings or other improvements shall be constructed or placed upon, over, or across the easements to be dedicated, as shown on this plat.
6. Neither BCSUD nor CCMUD5 are responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
7. Utility easements may also be used for 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, CCMUD5, and BCSUD.
8. BCSUD, CCMUD5 and other appropriate public entities named in the dedicating instrument and/or public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
9. BCSUD, CCMUD5, other appropriate public entities named in the dedicating instrument and/or public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, expanding, adding to, or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone of their respective systems in the easements.
10. All modifications to this plat shall be by means of plat and approved by City of Lavon unless said modifications pertain to BCSUD, at which time BCSUD shall also review and approve.

WITNESS, my hand, this the _____day of _____, 20__.

HILLSTEAD LAND 2 LLC,
a Texas limited liability company

By: Hillstead Land 2 LLC, a Texas limited liability company

By: _____

Printed name and title.

_____

Before Me, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20__ .

_____

Notary Public in an for the State of Texas

APPROVAL CERTIFICATE

RECOMMENDED FOR APPROVAL

_____

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

APPROVED FOR CONSTRUCTION

_____

Mayor, City of Lavon, Texas Date

ACCEPTED

_____

Mayor, City of Lavon, Texas Date

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Hillstead Subdivision Phase 2B to the City of Lavon was submitted to the city council on the _____ day of _____, 2025 and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this _____ day of _____, AD, 2025.

_____
City Secretary, City of Lavon, Texas

SURVEYOR'S CERTIFICATE

THAT, I, DESIREÉ L. HURST , do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as "set" were properly placed under my personal supervision in accordance with the platting rules and regulations of Collin County, Texas.

_____
Desireé L. Hurst Date

Registered Professional Land Surveyor No. 6230

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 Tarrant~

Before Me, the undersigned authority, on this day personally appeared Desireé L. Hurst 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, in the capacity therein stated.

Given under my hand and seal of office this ____ day of _____, 20____.

_____

Notary Public in an for the State of Texas

The North Texas Municipal Water District (NTMWD) easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/ posts no deeper than two feet below original ground, sprinkler systems and normal landscaping plans/ (no trees) that encroach on the NTMWD easements are allowed. However, the NTMWD assumes no responsibility for damages resulting from the need to repair or maintain the NTMWD pipelines. Further, any cost for repair for damage to the pipelines resulting from construction by the developer, contractor or owner will be the responsibility of the developer, contractor or owner.

THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD)

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

OWNER/DEVELOPER:
HILLSTEAD LAND 2 LLC
10210 N. CENTRAL EXPRESSWAY, SUITE 300
DALLAS, TX 75231
PHONE: 972.385.4121

SURVEYOR:
YAZEL PEEBLES & ASSOCIATES LLC
PO BOX 210097
BEDFORD, TX 76095
PHONE: 817.268.3316

FINAL PLAT
HILLSTEAD ADDITION
PHASE 2B-2

BEING PART OF A CALLED 412.136 ACRE TRACT SITUATED IN
THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370
THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2
THE J. STRICKLAND SURVEY, ABSTRACT NO. 794
AND THE CI CO. SURVEY, ABSTRACT NO. 1051
CITY OF LAVON ETJ
COLLIN COUNTY, TEXAS
96 RESIDENTIAL LOTS
4 COMMON AREAS
25.243 ACRES

YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 Bedford, TX 76095
817.268.3316
ypassociates.com info@ypassociates.com
TBPELS 10194022

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

Hillstead 2B-2 **PLAT APPLICATION**

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

Company Making Submission	Property Owner
Name: Southland Consulting Engineers	Name: Hillstead Land 2 LLC
Address: 10210 N Central Expy, Suite 218	Address: 10210 N Central Expy, Suite 300
City/State/Zip: Dallas, TX 75231	City/State/Zip: Dallas, TX 75231
Phone #: 504-239-1493 Fax #: —	Phone # 214-240-1531 Fax #: —
Authorized Person: Christian Songy	Authorized Person: ~~Rylan Yowell~~ Brent Ville

Type of Submission	Date
☐ Preliminary Plat	
☑ Final Plat	5/5/26
☐ Re-Submittal	
☐ Construction Plans	
☐ Other	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Pricing

Preliminary Plat: C*D*	$500.00 plus $5.00 per lot (Plus engineer review costs)
Final Plat: C*D*	$500.00 plus $5.00 per lot plus $50.00 filing fee (Plus engineer review costs)
Re-Plat: C*D*	$325.00 plus $5.00 per lot plus $50.00 filing fee (Plus engineer review costs)
Public Infrastructure Inspection: C*E*	4 percent of project or Cost (whichever is greater)

C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required.
D* A deposit of $500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation. Any portion of the deposit not used shall be refunded after the engineer's recommendation.
E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that amount shall be due before any construction may begin, with additional costs to be billed when the costs are incurred.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances (# 2002-01-03) and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Christian Songy		5/5/26

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted	☐ Approved	☐ Approved	☐ Approved	☐ Approved	☐ Approved
☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected

Comments:

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Brent Wille,
on this the 8th day of May, 2026.

(notary seal)

Notary Public in and for Dallas County, Texas

JENNIFER TAYLOR
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 134344592

CITY OF LAVON

P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Declaration of Ownership

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Brent Wille,
on this the 8TH day of May, 2026.

(notary seal)

JENNIFER TAYLOR
Notary Public, State of Texas
Comm. Expires 05-05-2027
Notary ID 134344592

Notary Public in and for Dallas County, Texas

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

June 1, 2026

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

Re: Hillstead Subdivision, Phase 2B-2, 100 Lots, 25.243 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated May 26, 2026 as prepared by Yazel Peebles & Associates LLC for the above referenced development. The property is located within the City of Lavon ETJ, south of CR 483 and south of Hillstead Phase 1 and Phase 2A.

1. Once the LOMR is approved by FEMA, the Plat should be updated to reflect the new floodplain limits. This includes update of the notes as well as labels. **This Plat should not be signed until final approval of the FEMA floodplain and subsequent update to the Plat.**

All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised Final Plat. **We recommend APPROVAL of the Final Plat.** Filing of the Final Plat should not occur until note 1 above is addressed.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Hillstead (Lumpkin)\Phase 2\Ph 2B\2B-2\Hillstead - Phase 2B-2 - Final Plat - Rev 1.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

May 28, 2026

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

Re: Hillstead Phase 2B-2
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: May 27, 2026

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

1. If the rights-of-way are dedicated by separate instrument on Phase 2B-1, update each right-of-way label to add the associated filing information prior to the filing of this plat for record.

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

Thank you,

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

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

May 20, 2026

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

Re: Hillstead Phase 2B-2
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: May 12, 2026

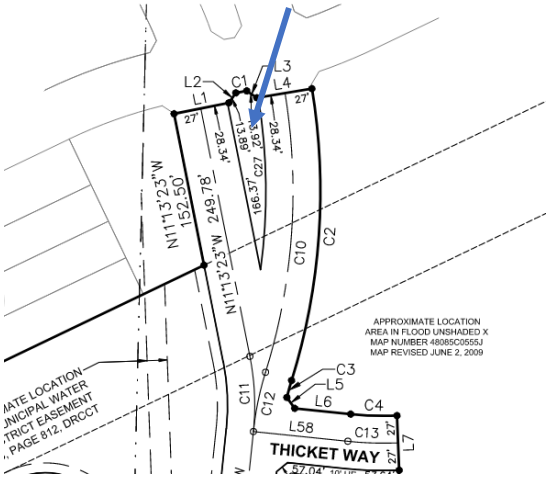
LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We ***recommend approval with the following conditions***:

1. When roads change directions, they must change names. Revise the Plat to change the names of Rangeview Drive and Hillside Stroll Drive, in either the north/south or east/west direction.

2. Revise the Plat to reformat the title block as follows:

Hillstead Addition, Phase 2B-1
Being part of a called 412.136 acre tract situated in
the William T. Howard Survey, Abstract No. 370
the Drury Anglin Survey, Abstract No. 2
the J. Strickland Survey, Abstract No. 794
and the CI CO. Survey, Abstract No. 1051
City of Lavon ETJ
Collin County, Texas
96 Lots and 4 Common Areas
25.243 Acres

3. Revise the Plat to add the Common Area and Block designation to the median within Buckshot Boulevard, as shown below:



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

Thank you,



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

May 15, 2026

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

Re: Hillstead Subdivision, Phase 2B-2, 100 Lots, 25.243 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated May 2, 2026 as prepared by Yazel Peebles & Associates LLC for the above referenced development. The property is located within the City of Lavon ETJ, south of CR 483 and south of Hillstead Phase 1 and Phase 2A. Our comments are as follows:

GENERAL

1. The purpose of this Final Plat is to separate Phase 2B into 2 sections (2B-1 & 2B-2) in order to accommodate the proposed floodplain modifications associated with the Phase 2B-2 area.

2. A majority of the lots within Phase 2B-2 are within the FEMA 100-year floodplain. A LOMR has been prepared and sent to FEMA for review. The Plat reflects the modified floodplain per the LOMR request.

3. Once the LOMR is approved by FEMA, the Plat should be updated to reflect the new floodplain limits. This includes update of the notes as well as labels. **This Plat should not be signed until final approval of the FEMA floodplain and subsequent update to the Plat.**

FINAL PLAT

4. Notes 17 & 21 repeat the curve radius instead of the delta.

This concludes our review of the above referenced Final Plat. Copies of sheets related to the comments are attached for your use. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hillstead (Lumpkin)\Phase 2\Ph 2B\2B-2\Hillstead - Phase 2B-2 - Final Plat - Rev 0.docx

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: __5 – I___**

Item:

CONSENT AGENDA

Approve the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863), subject to the city engineer's and planner's final approval.

Application Information

Owner(s): Michael Hopkins

Applicant: Mical Stephenson, PE, Pape-Dawson

Location: Southeast of the intersection of S. SH 78 and Atlantis, adjacent to Grand Heritage West – C and RaceTrac

Description: 2.414 acres W.A.S. Bohannan Survey, Abstract No. 121, Survey Sheet 3, Tract 101, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863)

Current Zoning: Retail (R)

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat situated southwest of the intersection on SH 78 and SH 205 Addition, Lot 1. The subject property wraps around a developed site that is adjacent to the intersection southwest corner.

***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 final plat is prepared in conformance with the approved preliminary plat, zoning requirements as well as 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.

Access
The property takes primary access from Atlantis and SH 205. Cross access is provided and planned to eventually connect to Endeavour.

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

The application and plans generally satisfy the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE 205-78 ADDITION, LOT 1 CONSISTING OF A COMMERCIAL LOT ON 2.414 ACRES OUT OF THE W.A.S. SURVEY, ABSTRACT NO. 121, SITUATED WEST OF THE INTERSECTION OF SH 78 AND SH 205 AND NORTH AND EAST OF GRAND HERITAGE - WEST C ADDITION, CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO CITY ENGINEER'S AND PLANNER'S FINAL APPROVAL.
MOTION MADE: VALLEJO
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

Staff Notes:

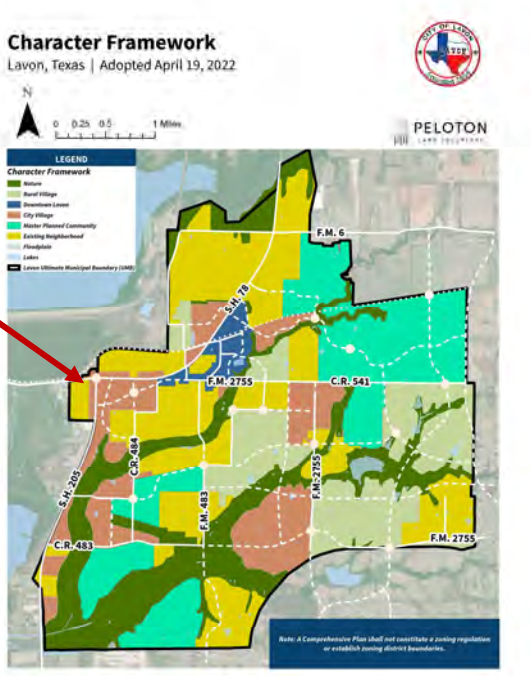
The proposed final plat was reviewed by the city engineer, planning consultant, and staff development review committee.

Conditional approval of the final plat is recommended, subject to the city engineer's and planner's final approval.

Attachments:
1. Location exhibits
2. Application and final plat
3. Planning and engineering correspondence

Future Land Use Plan

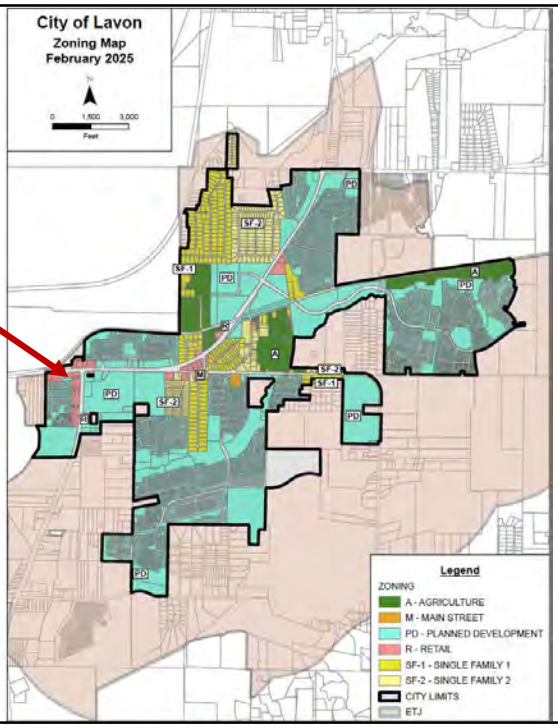




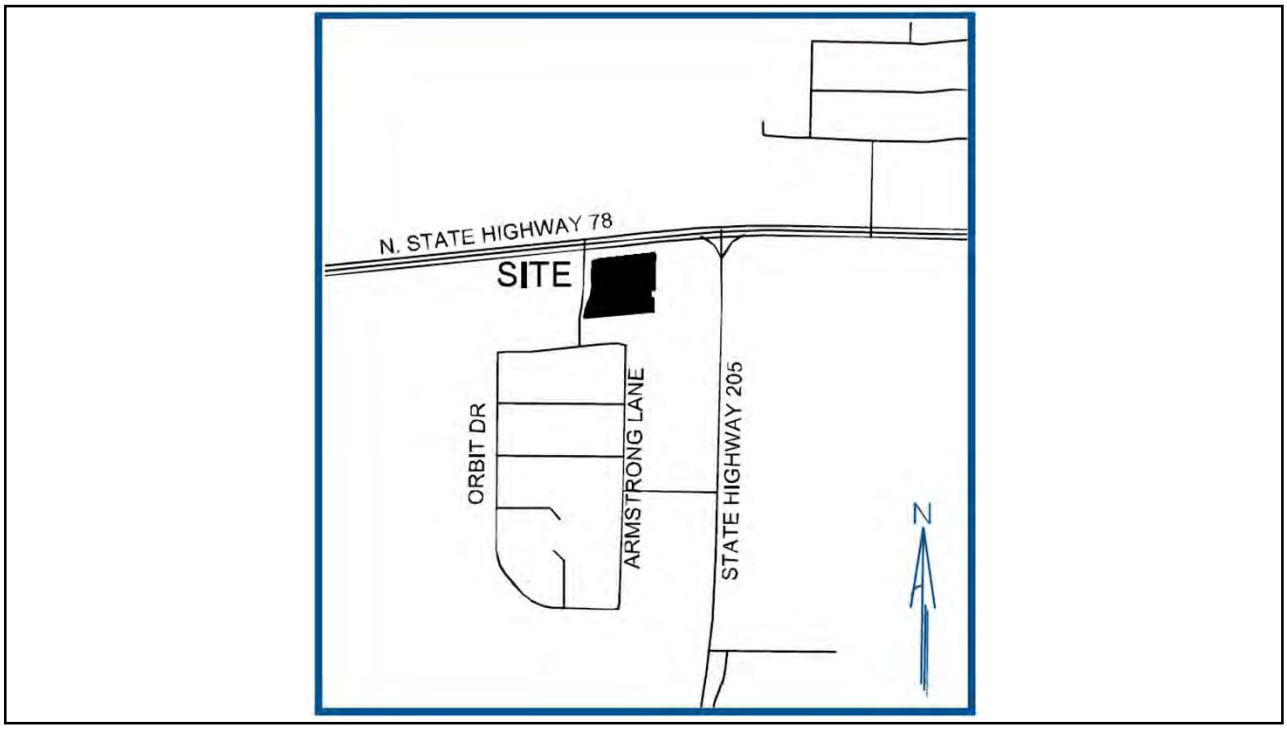
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Zoning Map

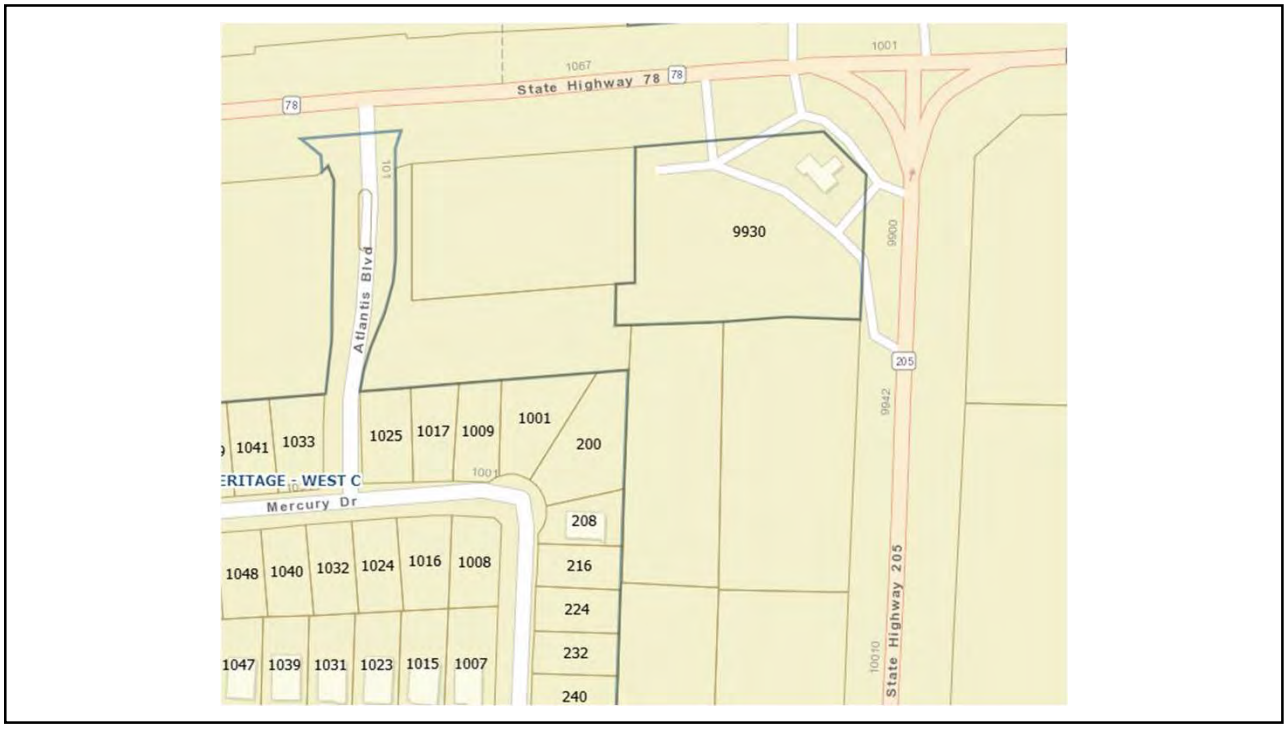




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N. STATE HIGHWAY 78
SITE
ORBIT DR
ARMSTRONG LANE
STATE HIGHWAY 205
N

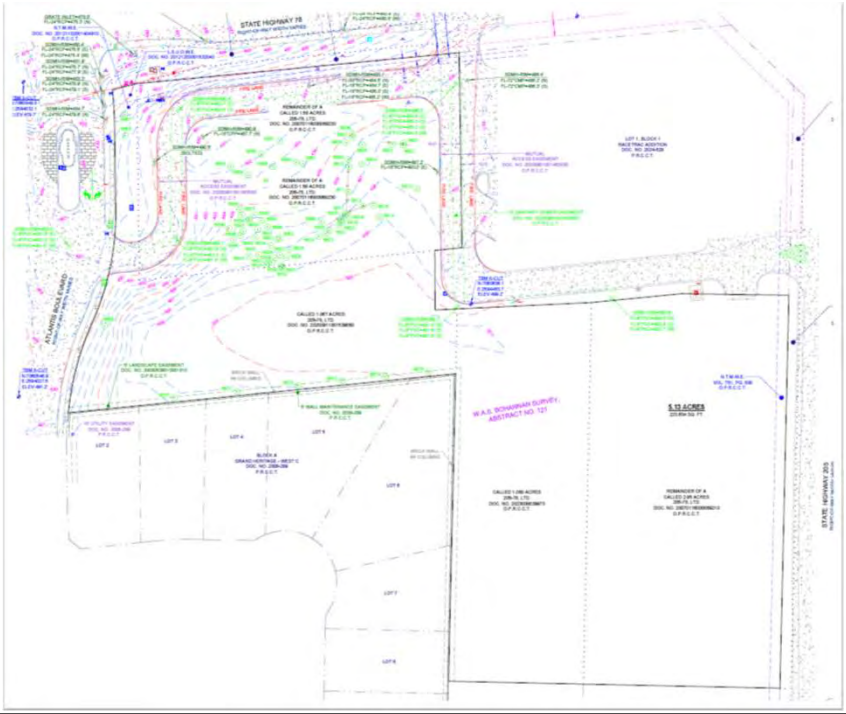
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State Highway 78
1067
1001
78
Atlantis Blvd
9930
9900
205
9942
1041
1033
1025
1017
1009
1001
200
Mercury Dr
208
1048
1040
1032
1024
1016
1008
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1023
1015
1007
232
240
State Highway 205
10010

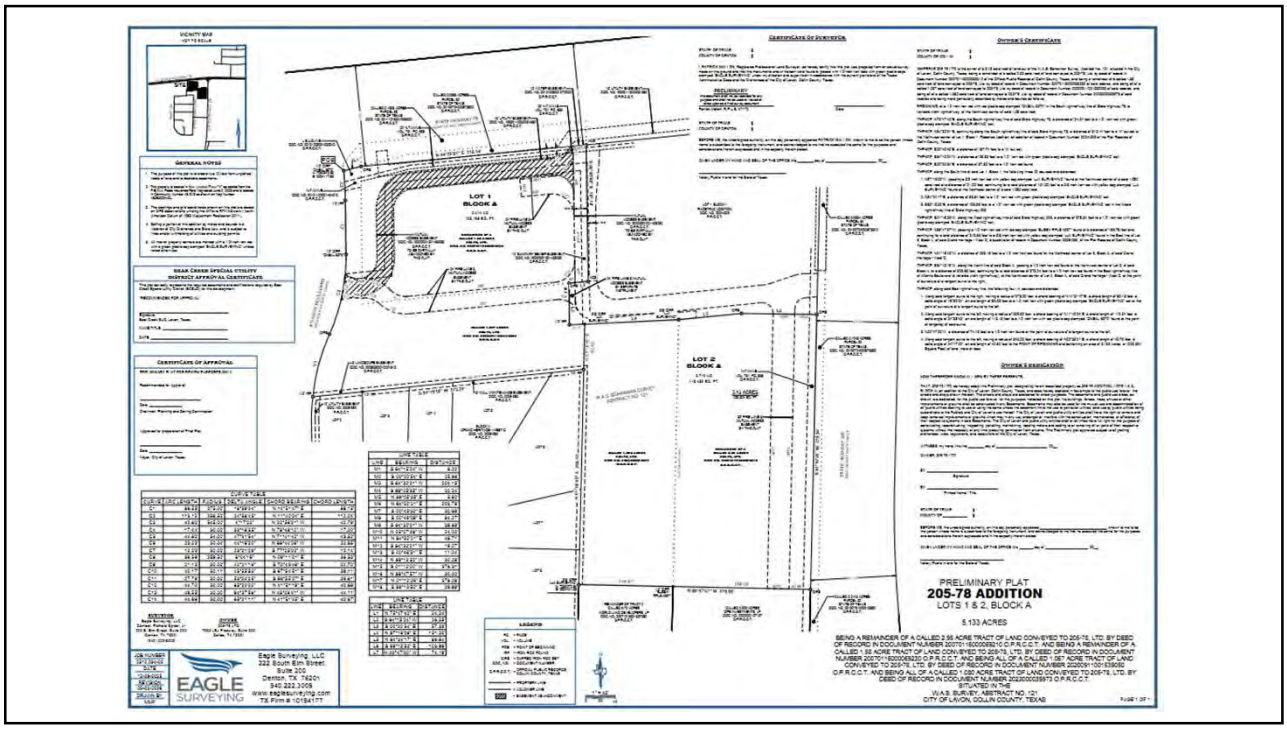
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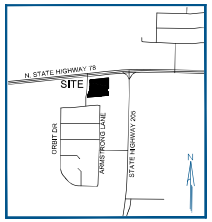

STATE HIGHWAY 19
W.A.S. ROWORAN SURVEY, ABSTRACT NO. 121
5.13 ACRES
STATE HIGHWAY 205

64


PRELIMINARY PLAT
205-78 ADDITION
LOTS 1 & 2, BLOCK A
5.133 ACRES
BEING A REMAINDER OF A CALLED 2.36 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20070116000068210 O.P.R.C.C.T. AND BEING A REMAINDER OF A CALLED 1.93 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20070116000068220 O.P.R.C.C.T. AND BEING ALL OF A CALLED 1.56" ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20200911001539080 O.P.R.C.C.T. AND BEING ALL OF A CALLED 1.030 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20220002039973 O.P.R.C.C.T.
SITUATED IN THE
W.A.S. SURVEY, ABSTRACT NO. 121
CITY OF LAVON, COLLIN COUNTY, TEXAS
LOT 1
BLOCK A
LOT 2
BLOCK A
Eagle Surveying, LLC
232 South Elm Street,
Suite 200
Denton, TX. 76201
940.222.3305
www.eaglesurveying.com
TX Firm # 10194177
EAGLE
SURVEYING

65

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. The purpose of this plat is to create one (1) lot from unplatted tracts of land and to dedicate easements.
2. This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 481313 as shown on Map Number 48085C0440J.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

BEAR CREEK SPECIAL UTILITY DISTRICT APPROVAL CERTIFICATE

This plat correctly represents the required easements and certifications required by Bear Creek Special Utility District (BCSUD) for this development.

"RECOMMENDED FOR APPROVAL"

Signature
Bear Creek SUD, Lavon, Texas

NAME/TITLE: _____

DATE: _____

CERTIFICATE OF APPROVAL

Recommended for Approval:

Date: _____

Chairman, Planning and Zoning Commission
City of Lavon, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavon, Texas

Accepted:

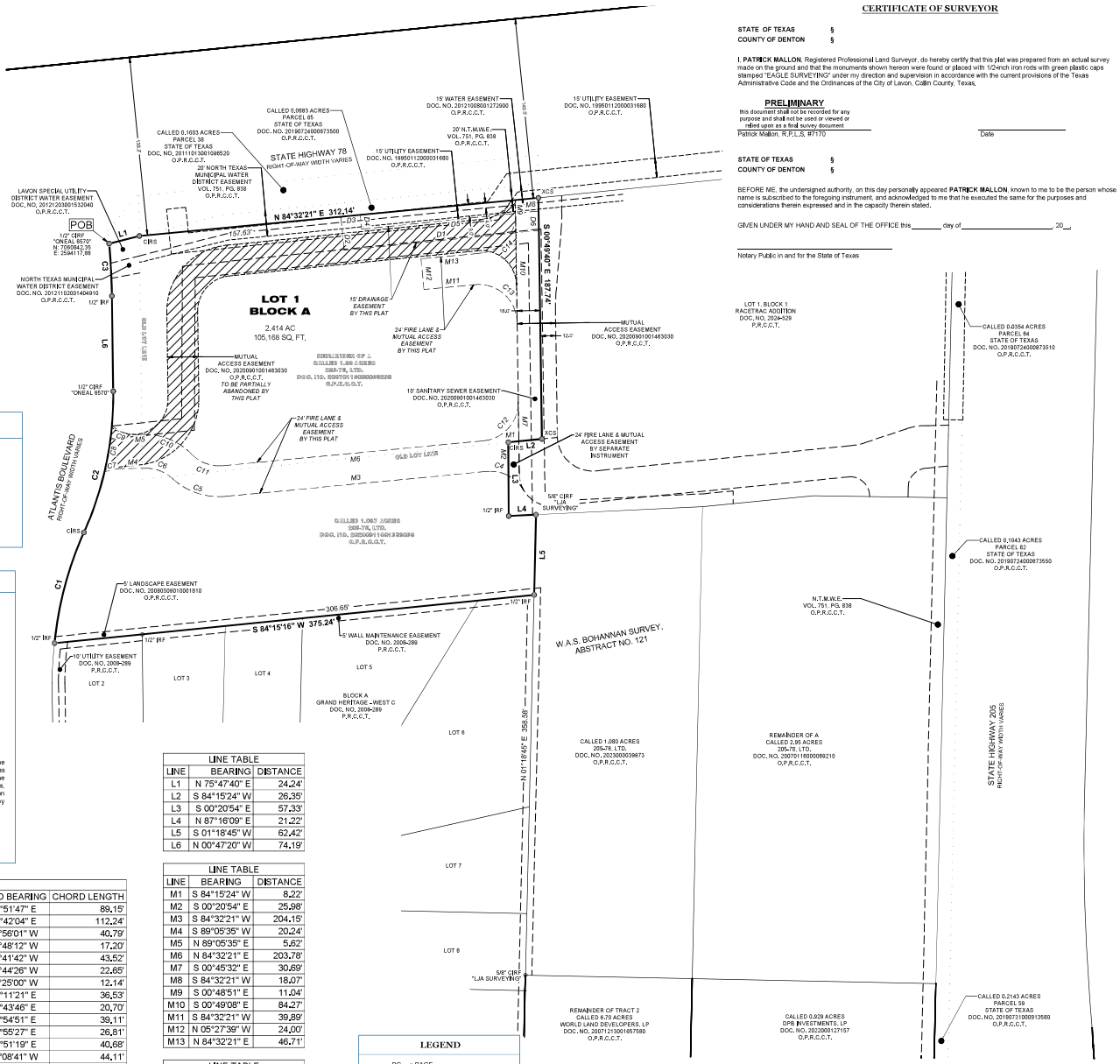
Date: _____

Mayor, City of Lavon, Texas

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

Witness my hand this_____ day of_____, AD, 20____.

City Secretary, City of Lavon, Texas



LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°47'40" E	24.24'
L2	S 84°15'24" W	26.35'
L3	S 00°20'54" E	57.33'
L4	N 87°16'09" E	21.22'
L5	S 01°18'45" W	62.42'
L6	N 00°47'20" W	74.19'

LINE TABLE		
LINE	BEARING	DISTANCE
M1	S 84°15'24" W	8.22'
M2	S 00°20'54" E	25.98'
M3	S 84°32'21" W	204.15'
M4	S 89°05'35" W	20.24'
M5	N 89°05'35" E	5.62'
M6	N 84°32'21" E	203.78'
M7	S 00°45'32" E	30.69'
M8	S 84°32'21" W	18.07'
M9	S 00°48'51" E	11.04'
M10	S 00°49'08" E	84.27'
M11	S 84°32'21" W	39.89'
M12	N 05°27'39" W	24.00'
M13	N 84°32'21" E	46.71'

LINE TABLE		
LINE	BEARING	DISTANCE
D1	S 84°08'35" W	152.47'
D2	N 05°27'39" W	26.31'
D3	N 84°32'21" E	15.00'
D4	S 05°27'39" W	11.21'
D5	N 84°08'35" E	138.68'
D6	S 00°49'40" E	15.06'

CURVE TABLE					
CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	275.00'	89.55'	18°39'24"	N 14°51'47" E	89.15'
C2	259.50'	113.13'	24°58'45"	N 11°42'04" E	112.24'
C3	545.00'	40.80'	4°17'22"	N 02°56'01" W	40.79'
C4	30.00'	17.44'	33°18'55"	N 78°48'12" W	17.20'
C5	54.00'	44.80'	47°31'54"	N 71°41'42" W	43.52'
C6	30.04'	23.23'	44°18'20"	N 68°44'26" W	22.65'
C7	30.00'	12.23'	23°21'09"	S 77°25'00" W	12.14'
C8	259.50'	36.56'	8°04'18"	N 09°11'21" E	36.53'
C9	30.00'	21.13'	40°21'19"	S 70°43'46" E	20.70'
C10	50.11'	40.17'	45°55'53"	S 67°54'51" E	39.11'
C11	30.00'	27.79'	53°04'25"	S 68°55'27" E	26.81'
C12	30.00'	44.70'	85°22'02"	N 41°51'19" E	40.68'
C13	30.00'	49.55'	94°37'58"	N 48°08'41" W	44.11'
C14	30.00'	44.69'	85°21'11"	N 41°51'45" E	40.67'

LEGEND

PG.	= PAGE
VOL.	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
———	= PROPTERY LINE
———	= ADJOINER LINE
▨	= EASEMENT ABANDONMENT

N
1" = 40'
0 20 40

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **PATRICK MALLON**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lavon, Collin County, Texas.

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

Patrick Mallon, R.P.L.S. #7170 Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **PATRICK MALLON**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS 205-78 LTD is the owner of a 2.414 acre tract of land out of the W.A.S. Bohannan Survey, Abstract No. 121, situated in the City of Lavon, Collin County, Texas, being a remainder of a called 1.58 acre tract of land conveyed to 205-78, Ltd, by deed of record in Document Number 20070116000069230 of said records, and being all of a called 1.067 acre tract of land conveyed to 205-78, Ltd, by deed of record in Document Number 20200911001539050 of said records, and being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2 inch iron rod with red plastic cap stamped "ONEAL 6570" in the South right-of-way line of State Highway 78 (a variable width right-of-way, at the Northwest corner of said 1.58 acre tract;

THENCE, N75°47'40"E, along the South right-of-way line of said State Highway 78, a distance of 24.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N84°32'21"E, continuing along the South right-of-way line of said State Highway 78, a distance of 312.14 feet to a "X" cut set at the Northwest corner of Lot 1, Block 1, Racetrac Addition, an addition of record in Document Number 2024-529 of the Plat Records of Collin County, Texas;

THENCE, S00°49'40"E, a distance of 187.74 feet to a "X" cut set;

THENCE, S84°15'24"W, a distance of 26.35 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S00°20'54"E, a distance of 57.33 feet to a 1/2" iron rod found;

THENCE, N87°16'09"E, along the South line of said Lot 1, Block 1, a distance of 21.22 feet, to a 5/8 inch iron rod with yellow cap stamped "LJA SURVEYING" found at the Northwest corner of a said 1.080 acre tract;

THENCE, S01°18'45"E, a distance of 62.42 feet to a 1/2 inch iron rod found for the Northeast corner of Lot 6, Block A, of said Grand Heritage - West C;

THENCE, S84°15'16"W, along the North line of said Block A, passing a 1/2 inch iron rod found at the Northwest corner of Lot 3, of said Block A, at a distance of 306.65 feet, continuing for a total distance of 375.24 feet to a 1/2 inch iron rod found in the East right-of-way line of Atlantis Boulevard (a variable width right-of-way), at the Northwest corner of Lot 2, Block A, of said Grand Heritage - West C, at the point of curvature of a non-tangent curve to the right;

THENCE, along said East right-of-way line, the following four (4) courses and distances:

1. Along said tangent curve to the right, having a radius of 275.00 feet, a chord bearing of N14°51'47"E, a chord length of 89.15 feet, a delta angle of 18°39'24", an arc length of 89.55 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 259.50 feet, a chord bearing of N11°42'04"E, a chord length of 112.24 feet, a delta angle of 24°58'45", an arc length of 113,13 feet to a 1/2 inch iron with red plastic cap stamped "ONEAL 6570" found at the point of tangency of said curve;
3. N00°47'20"W, a distance of 74.19 feet to a 1/2 inch iron found at the point of curvature of a tangent curve to the left;
4. Along said tangent curve to the left, having a radius of 545.00 feet, a chord bearing of N02°56'01"W, a chord length of 40.79 feet, a delta angle of 04°17'22", an arc length of 40.80 feet to the **POINT OF BEGINNING** and containing an area of 2.414 Acres, or (105,168 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **205-78 LTD**, do hereby adopt this Final plat, designating herein described property as **205-78 ADDITION, LOT 1, BLOCK A**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Final plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

WITNESS, my hand, this the _____ day of _____, 20__.

OWNER: **205-78 LTD**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned authority, on this day personally appeared _____ known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

Notary Public in and for the State of Texas

FINAL PLAT
205-78 ADDITION
LOT 1, BLOCK A

2.414 ACRES

BEING A REMAINDER OF A CALLED 1.58 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20070116000069230 O.P.R.C.C.T. AND BEING ALL OF A CALLED 1.067 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20200911001539050 O.P.R.C.C.T.
SITUATED IN THE W.A.S. SURVEY, ABSTRACT NO. 121
CITY OF LAVON, COLLIN COUNTY, TEXAS

JOB NUMBER	2510.034-05
DATE	04-13-2026
REVISION	05-06-2026
DRAWN BY	MMF

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
205-78 LTD
7995 LBJ Freeway, Suite 250
Dallas, TX 75251

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Fax 972-843-0397 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Declaration of Ownership

Date: 1/8/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Michael Hopkins,
on this the 8th day of January, 2026.

FRED RANKIN GROTE
Notary Public, State of Texas
Comm. Expires 11-18-2026
Notary ID 134072723

(notary seal)

Fred R Grote

Notary Public in and for Dallas County, Texas

CITY OF LAVON
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166
Office 972-843-4220 – Fax 972-843-0397 – Inspection 972-853-0855
Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: 1/8/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Michael Hopkins,
on this the 8th day of January, 2026.

FRED RANKIN GROTE
Notary Public, State of Texas
Comm. Expires 11-18-2026
Notary ID 134072723

(notary seal)

Fred R Grote

Notary Public in and for Dallas County, Texas

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: Pape-Dawson Engineers	Name: Michael Hopkins
Address: 201 Main St. Suite 901	Address: 7995 LBJ Freeway Ste 250
City/State/Zip: Fort Worth TX, 76102	City/State/Zip: Dallas, Texas 75251
Phone #: 682-286-5644 Fax #:	Phone # 214-956-7881 Fax #
Authorized Person: Mical Stephenson	Authorized Person:

Type of Submission	Date
☐ Preliminary Plat	
☑ Final Plat	
☐ Re-Submittal	
☐ Construction Plans	
☐ Other	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☐ (one) PDF plats (on separate CD's)
- ☐ (one) PDF construction plans (can be included on plat CD)

Pricing

Preliminary Plat: C* D*	Per Fee Schedule
Final Plat: C* D*	Per Fee Schedule
Re-Plat: C* D*	Per Fee Schedule
Public Infrastructure Inspection	**Per Fee Schedule**

C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required.

D* To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and download these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Mical Stephenson		4/14/2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

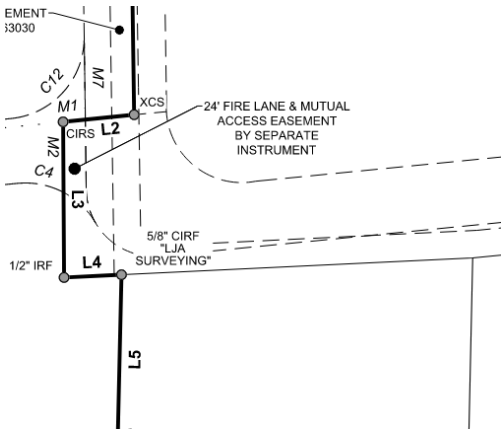
May 20, 2026

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

Re: 205-78 Addition
Final Plat
LJA Job No. NTP-40467
MyGov Submittal: May 14, 2026

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

1. Revise the Plat to provide the filing information, in the label, of the 24' Fire Lane & Mutual Easement, near the southeast corner of the subject property, prior to filling the Plat for record.



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

Thank you,

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

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

May 26, 2026

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

Re: 205-78 Addition, 1 Lot, 2.414 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated May 6, 2026 as prepared by Eagle Surveying and Civil Construction Plans dated May 13, 2026 as prepared by Pape-Dawson for the above referenced property. The property is located south of SH 78, east of Atlantis, north of Grand Heritage West C and west of RaceTrac. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Final Plat

1. The written description still has a reference to a tangent curve that should be non-tangent.

Civil Construction Plans

2. Cover Sheet – For ease of processing, we request the project title be modified to include 205-78 Addition. There are already several “Lavon Retail” developments in the City and similar names can cause confusion and delays in permitting and approvals.

3. A copy of the geotechnical report referenced in Paving Note 9 has been provided as requested.

4. Grading Plan – The Engineer has noted that a copy of the retaining wall design is to be provided to the City of Lavon for its review and records.

5. The Engineer has acknowledged that a TxDOT permit application is being prepared for submission by the City. This will include grading, sidewalk and drainage activities for SH 78.

6. The plans have been sent to BCSUD for review.

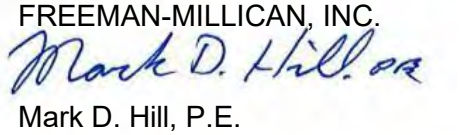
7. Landscape Plans are NOT included in this review.

This concludes our review of the above referenced revised Final Plat and revised Civil Construction Plans. **We recommend APPROVAL of the Final Plat, subject to the minor comment above**. Subject to any modifications due to BCSUD review and approval of the landscape plans, the Civil Construction Plans are recommended for Approval.

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.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hopkins (78-205)\Lot 1\205-78 Addition - Lot 1 - Final Plat - Rev 1.docx

May 14, 2026

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

Re: Comments regarding Lavon Retail - 205-78 Addition Final Plat LJA Job No. NTP-40467

Dear Ms. Dobbs:

Enclosed is our response to the comments dated April 23, 2026, 205-78 Addition - Final Plat - LJA Job No. NTP-40467

PLANNING AND DESIGN COMMENTS

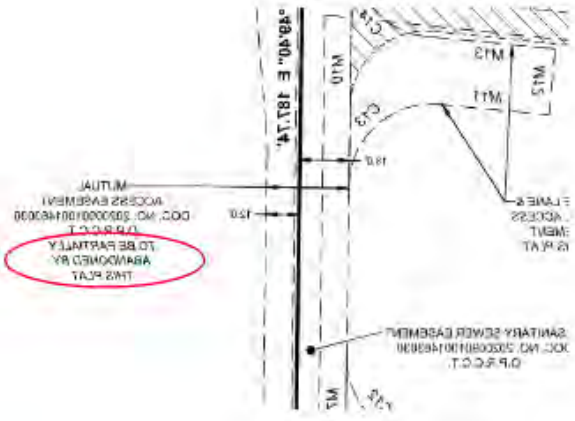
1. The Plat includes a Certificate of Approval for a Preliminary Plat. Revise the Plat to include the Certificate of Approval for a Final Plat, as shown in § 9.02.004(d)(14).

   Response: Approval block updated per direction.

2. The Plat includes references to a “Preliminary Plat” in the Owner’s Dedication. Revise the Plat to reference “Final Plat” in the Owner’s Dedication.

   Response: Noted. Preliminary Plat wording has been updated to Final Plat

3. Revise the following label to remove “To be partially abandoned by this Plat.”



   Response: Noted

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

S:\projects\615\88\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters\260514 Lavon Retail FP Planning Response to Comments.docx

May 14, 2026

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

Re: Comments regarding 205-78 Addition – 1 Lot – 2.414 Acres Final Plat.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated May 5, 2026, 205-78 Addition – 1 Lot- 2.414 Acres Final Plat.

FINAL PLAT

1. There is a bearing that does not match between the table and written description.

   Response: Updated bearing table to match description.

2. The written description references a tangent curve. The Surveyor should verify if these should be non-tangent.

   Response: Revised to non-tangent curve.

3. The Owner's Dedication should be for the Final Plat.

   Response: Revised owners dedication for final plat.

4. The Owner's Dedication may require additional language per Baer Creek SUD requirements.

   Response: Noted. Once Bear Creek SUD finishes their review any required additional wording will be added to the owner's dedication.

5. We recommend that the existing mutual access easement note be modified to reflect the abandoned portion and the remaining portion.

   Response: Removed wording "To be partially abandoned" on the mutual access easement that is to remain.

6. The proposed 24' fire lane & Mutual Access Easement should be provided prior to commencing any construction activities.

Response: Noted.

7. There is a dotted line within the site that is not identified.

   Response: Dotted line identified on Final plat as the old Lot Lines.

8. A drainage easement is required in the northeast area to accommodate the existing drainage facilities from the adjacent property.

   Response: Added drainage easement for the existing drainage facilities.

9. Any abbreviations used should be included in the Legend.

   Response: Added all abbreviations to Legend.

CIVIL CONSTRUCTION PLANS

10. Paving Plan – Fire lanes require minimum 7” thick pavement w/ #4 bars @ 18” o.c.e.w.

    Response: Adjusted the pavement thickness on plan.

11. Paving Plan – Pavement shall be a minimum 3600 psi concrete.

    Response: Adjusted the strength to meet the 3600 psi minimum.

12. Paving Plan – Dumpster area and area 10’ in front of gate shall be a minimum 8” thick concrete w/#4 bars @ 18” o.c.e.w.

    Response: Noted. Added hatching for dumpster pad per these minimums. Final dumpster foundation design shall be confirmed by the structural engineer.

13. Paving plan – Verification for not stabilizing the subgrade should be verified. Typically, this will be through a geotechnical investigation.

    Response: Per the geotechnical report, stabilizing is not required.

14. Paving Plan – A copy of the geotechnical report refenced in Paving Note 9 should be provided to the City for its records.

    Response: Noted. Geotechnical report to be provided for city records.

15. Paving Plan – Construction of the sidewalk in TxDOT ROW will require a TxDOT permit.TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

Response: Noted. A TxDOT submittal through the city is in progress.

16. Grading Plan – A copy of the retaining wall; design should be provided to the City of Lavon for its review and records.

    Response: Noted.

17. Grading Plan – Grading activities in TxDOT ROW will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

    Response: Noted. A TxDOT submittal through the city is in progress.

18. Storm Drain Plan – Connection to the SH 78 storm drain system will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

    Response: Noted. A TxDOT submittal through the city is in progress.

19. Storm Drain Plan – Note 4 should be removed from the project. The pipe material should be as shown on the plans and approved by the City.

    Response: Noted.

20. Utility Plan – A note should be added to state that the connection to the existing manhole shall be cored and utilize A-Lok pipe connection per City Standards.

    Response: Note added.

21. Utility Plan – A note should be added to reflect that all sanitary sewer pipe shall be SDR 26 PVC.

    Response: Note added.

22. Utility Plan – Water plans to be revied by Bear Creek SUD.

    Response: Noted. A Bear Creek SUD submittal is in progress and currently under review.

23. Erosion Control Plan – A note should be added that copies of the SWPPP, NOI and NOT shall be provided to the City for its records.

    Response: Note added.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

S:\projects\615\88\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters\260514 205-78 Addition - Final Plat Response to Comments.docx

May 5, 2026

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

Re: 205-78 Addition, 1 Lot, 2.414 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated April 13, 2026 as prepared by Eagle Surveying and Civil Construction Plans dated April 14, 2026 as prepared by Pape-Dawson for the above referenced property. The property is located south of SH 78, east of Atlantis, north of Grand Heritage West C and west of RaceTrac. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Final Plat

1. There is a bearing that does not match between the table and written description.

2. The written description references a tangent curve. The Surveyor should verify if these should be non-tangent.

3. The Owner's Dedication should be for the Final Plat.

4. The Owner's Dedication may require additional language per Baer Creek SUD requirements.

5. We recommend that the existing mutual access easement note be modified to reflect the abandoned portion and the remaining portion.

6. The proposed 24' fire lane & Mutual Access Easement should be provided prior to commencing any construction activities.

7. There is a dotted line within the site that is not identified.

8. A drainage easement is required in the northeast area to accommodate the existing drainage facilities from the adjacent property.

9. Any abbreviations used should be included in the Legend.

Civil Construction Plans

10. Paving Plan – Fire lanes require minimum 7" thick pavement w/ #4 bars @ 18" o.c.e.w.

11. Paving Plan – Pavement shall be a minimum 3600 psi concrete.

12. Paving Plan – Dumpster area and area 10' in front of gate shall be a minimum 8" thick concrete w/#4 bars @ 18" o.c.e.w.

13. Paving plan – Verification for not stabilizing the subgrade should be verified. Typically, this will be through a geotechnical investigation.

14. Paving Plan – A copy of the geotechnical report refenced in Paving Note 9 should be provided to the City for its records.

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16. Grading Plan – A copy of the retaining wall; design should be provided to the City of Lavon for its review and records.

17. Grading Plan – Grading activities in TxDOT ROW will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

18. Storm Drain Plan – Connection to the SH 78 storm drain system will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

19. Storm Drain Plan – Note 4 should be removed from the project. The pipe material should be as shown on the plans and approved by the City.

20. Utility Plan – A note should be added to state that the connection to the existing manhole shall be cored and utilize A-Lok pipe connection per City Standards.

21. Utility Plan – A note should be added to reflect that all sanitary sewer pipe shall be SDR 26 PVC.

22. Utility Plan – Water plans to be revied by Bear Creek SUD.

23. Erosion Control Plan – A note should be added that copies of the SWPPP, NOI and NOT shall be provided to the City for its records.

This concludes our review of the above referenced Final Plat and Civil Construction Plans. A copy of the Final Plat and Civil Construction Plans, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

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.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hopkins (78-205)\Lot 1\205-78 Addition - Lot 1 - Final Plat - Rev 0.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

April 23, 2026

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

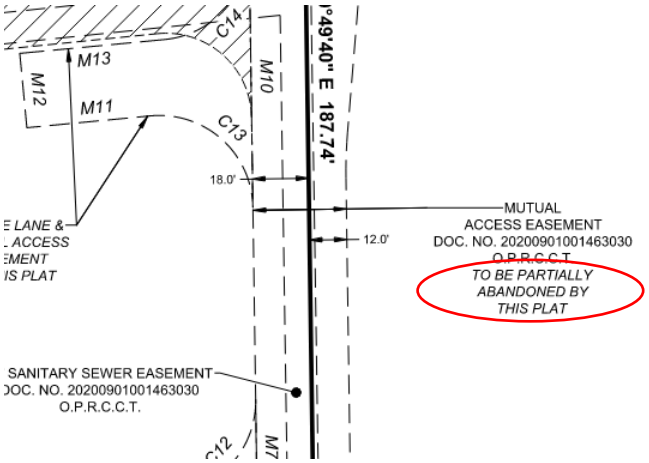
Re: 205-78 Addition
Final Plat
LJA Job No. NTP-40467
MyGov Submittal: April 14, 2026

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

1. The Plat includes a Certificate of Approval for a Preliminary Plat. Revise the Plat to include the Certificate of Approval for a Final Plat, as shown in § 9.02.004(d)(14).

2. The Plat includes references to a "Preliminary Plat" in the Owner's Dedication. Revise the Plat to reference "Final Plat" in the Owner's Dedication.

3. Revise the following label to remove "To be partially abandoned by this Plat."



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

Thank you,

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

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 5 – J**

Item:

CONSENT AGENDA

Approve the final plat of Elevon, Section 3, Phase 3B-2 consisting of 107 residential lots and 1 common area lot on 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, situated northeast of the intersection of CR 541 and Noble Grove, east of Section 3B-1, and south of Elevon Parkway, City of Lavon, Collin County, Texas. (CCAD Property ID 2966317).

Application Information

Owner(s):	Wilbow Finance-Elevon LLC Risewell Homes
Applicant:	JBI Partners
Location:	Adjacent to and northeast of the intersection of Noble Grove and Watkins Road
Description:	Approximately 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Collin County, Texas, (CCAD Property ID 2966317).
Current Zoning:	Planned Development – PD Elevon
Request:	Final Plat

Request Details

The applicant is seeking approval of the final plat of a subdivision c consisting of 107 residential lots and 1 common area lot on 21.8 acres. The site will be developed in accordance with a concept plan and design guidelines as provided in an Amended and Restated Development Agreement.

***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 final plat is prepared in accordance with the approved zoning, preliminary plat, and the City's Subdivision Ordinance.

Water
The development is located within the certificated area of the Nevada Special Utility District. A conceptual water plan has been submitted and reviewed.

Sewer
The development will be served by the City of Lavon.

Roads
There are multiple access points.

A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails
The site will contain appropriate pedestrian connections and open space common areas to be maintained by the homeowners association.

Floodplain and Drainage
The drainage plans have been reviewed by the city engineer.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF ELEVON, SECTION 3, PHASE 3B-2 CONSISTING OF 107 RESIDENTIAL LOTS AND 1 COMMON AREA LOT ON 21.8 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740, SITUATED NORTHEAST OF THE INTERSECTION OF CR 541 AND NOBLE GROVE, EAST OF SECTION 3B-1, AND SOUTH OF ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: Clifton)

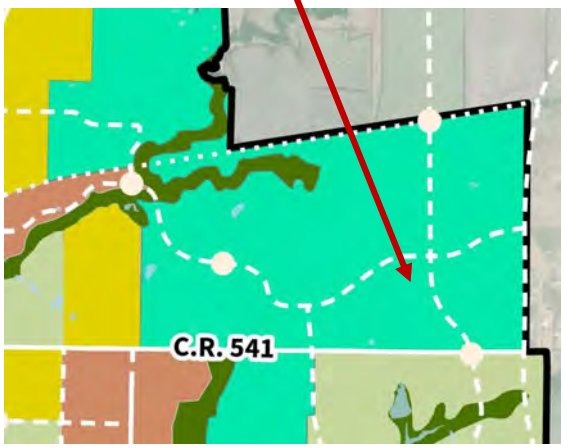
Staff Notes:

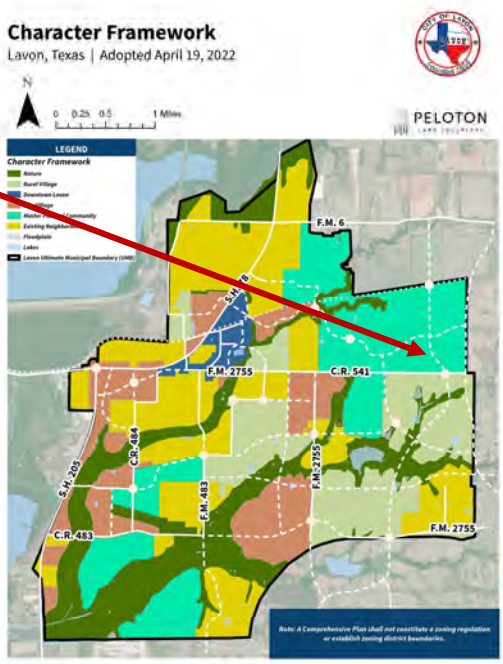
The application and plans generally satisfy the criteria for approval.

Approval of the final plat is recommended.

Attachments:
1. Location Exhibits
2. Application and Final Plat
3. Engineering and planning correspondence

Future Land Use Plan

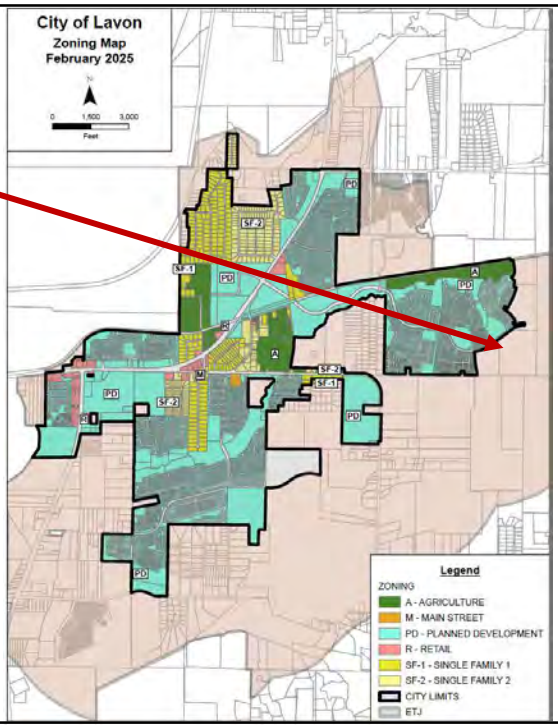




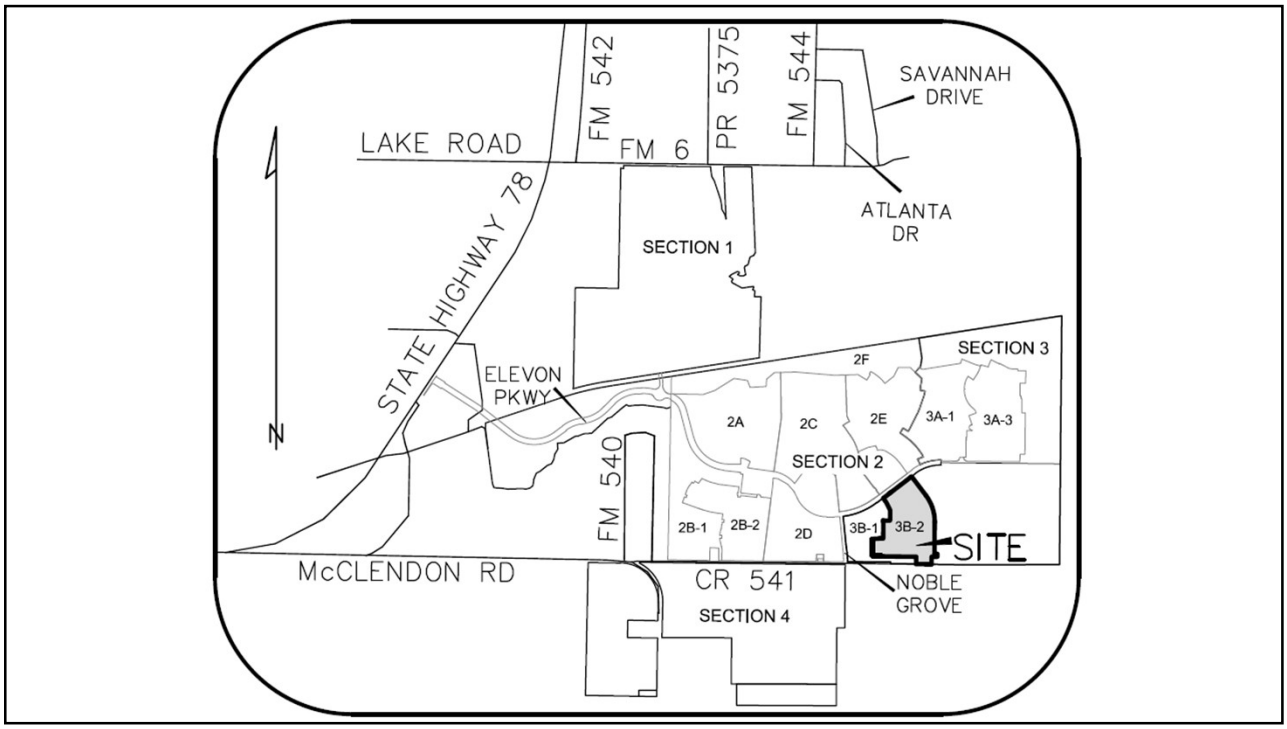
68

Zoning Map

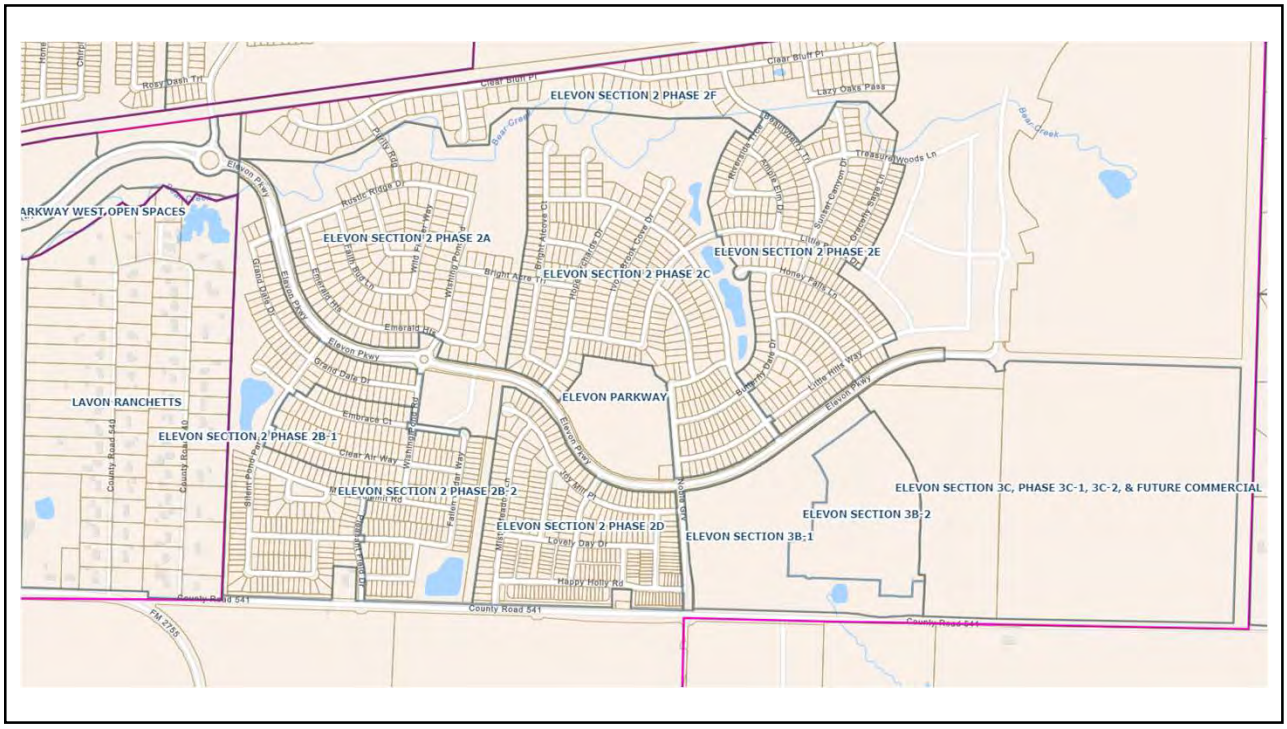




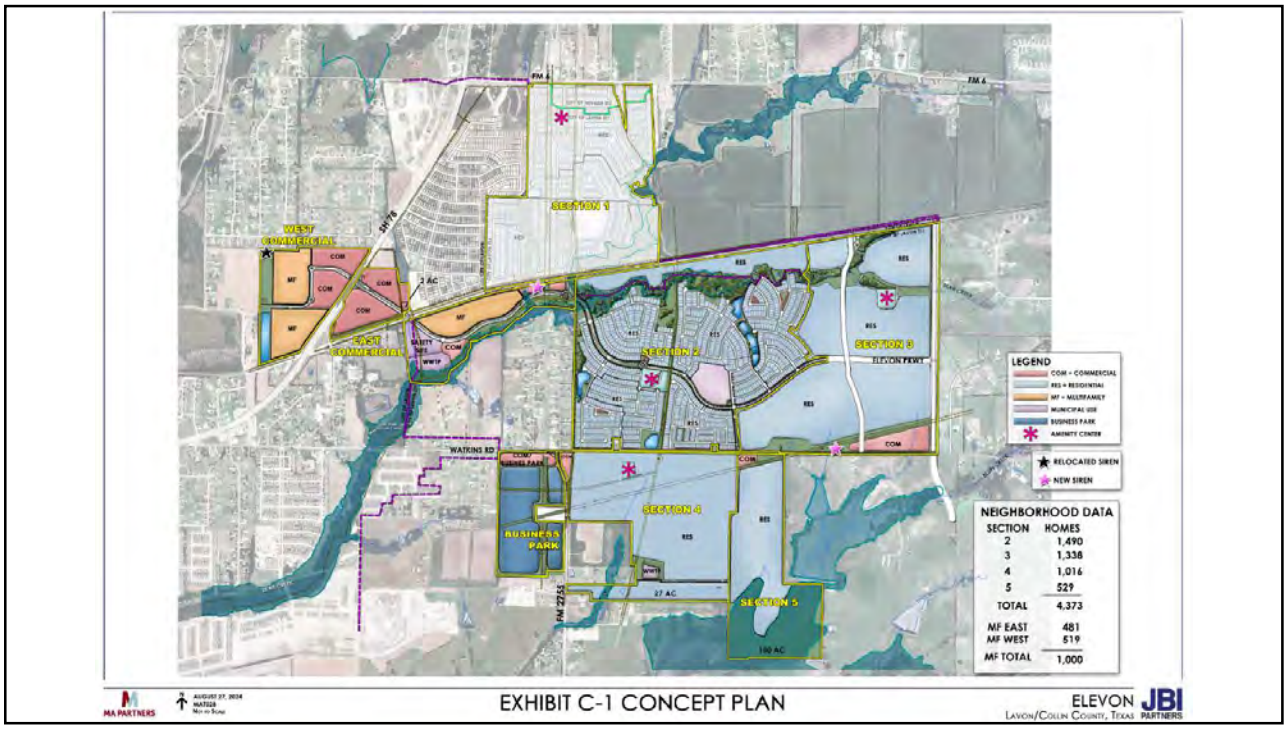
69


FM 542
PR 5375
FM 544
SAVANNAH DRIVE
LAKE ROAD
FM 6
ATLANTA DR
SECTION 1
STATE HIGHWAY 78
ELEVON PKWY
N
2F
SECTION 3
2A
2C
2E
3A-1
3A-3
SECTION 2
FM 540
2B-1
2B-2
2D
3B-1
3B-2
SITE
McCLENDON RD
CR 541
SECTION 4
NOBLE GROVE

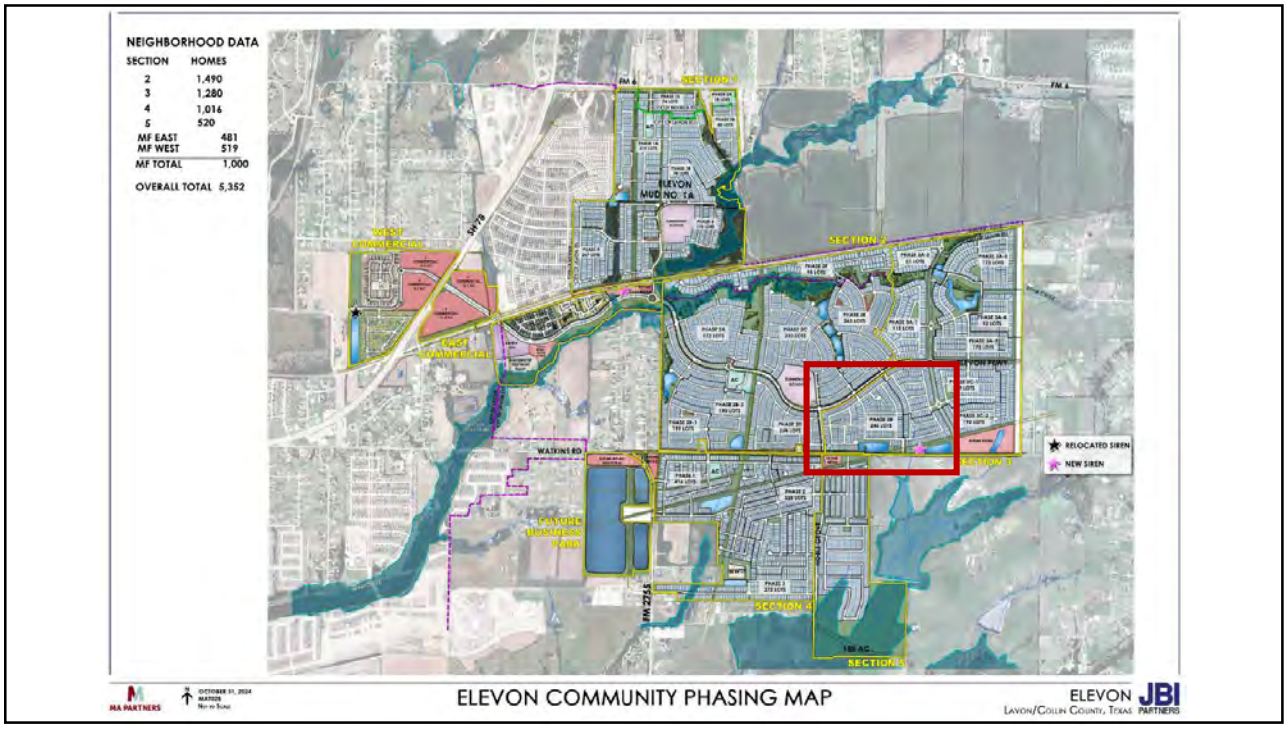
70


ELEVON SECTION 2 PHASE 2F
ELEVON SECTION 2 PHASE 2A
ELEVON SECTION 2 PHASE 2C
ELEVON SECTION 2 PHASE 2E
ELEVON PARKWAY
LAVON RANCHETTS
ELEVON SECTION 2 PHASE 2B-1
ELEVON SECTION 2 PHASE 2B-2
ELEVON SECTION 2 PHASE 2D
ELEVON SECTION 3B-1
ELEVON SECTION 3B-2
ELEVON SECTION 3C, PHASE 3C-1, 3C-2, & FUTURE COMMERCIAL
County Road 541
FM 3255

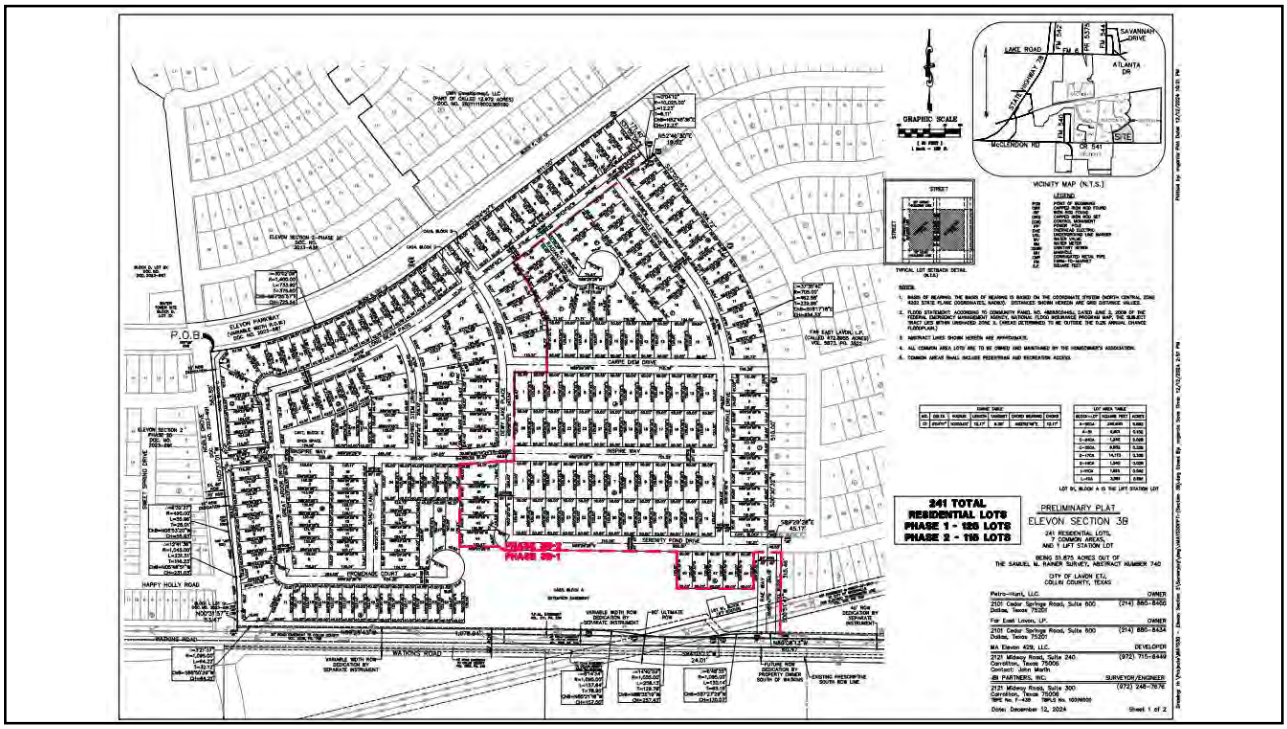
71


EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS
MA PARTNERS
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
FM 2755
SH 78
FM 6
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000

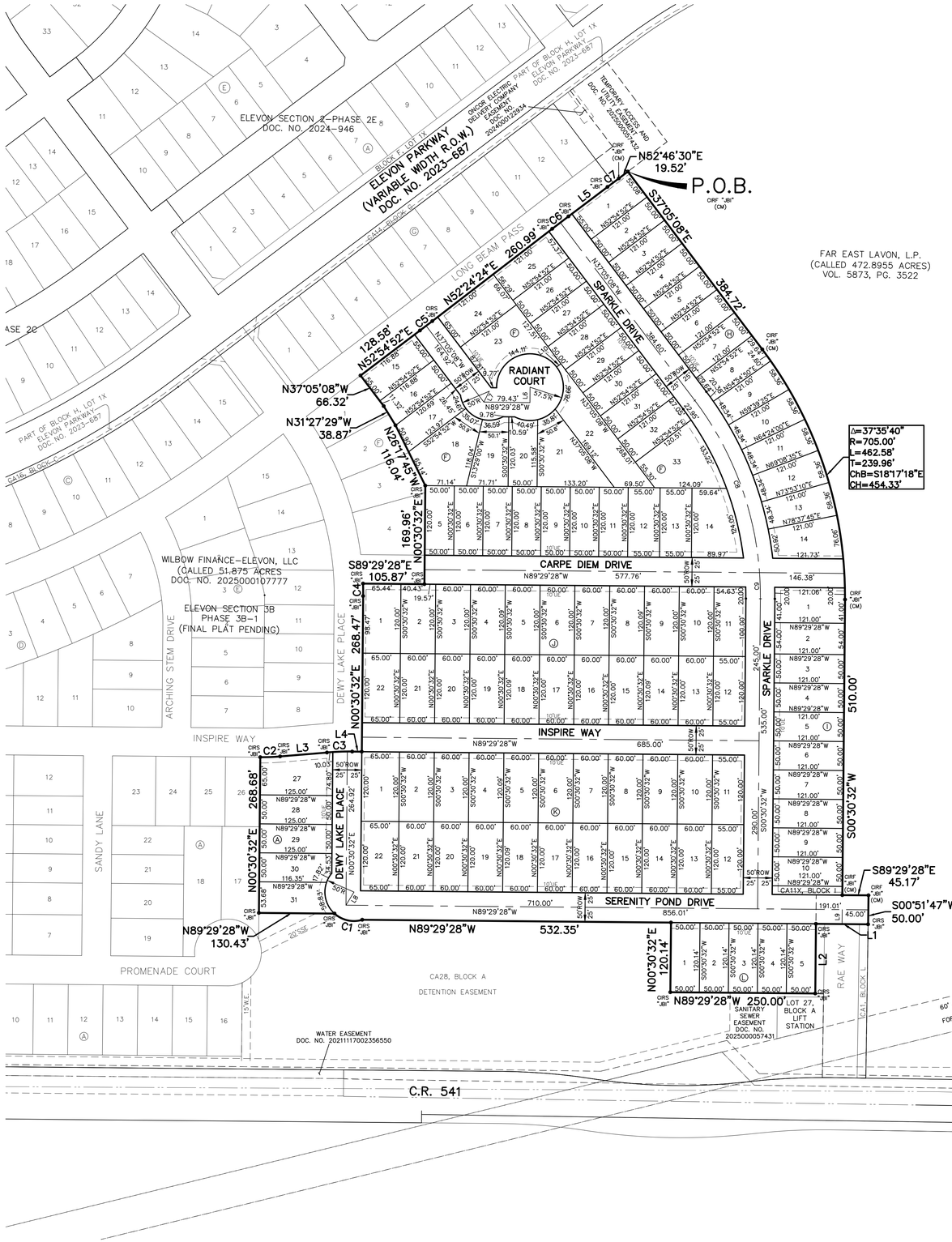
72


ELEVON COMMUNITY PHASING MAP
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS
MA PARTNERS
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,280
4 1,016
5 520
MF EAST 481
MF WEST 519
MF TOTAL 1,000
OVERALL TOTAL 5,352
ELEVON MUD NO. 1A
SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
FUTURE BUSINESS PARK
WATKINS RD
FM 2755
SH 78
FM 6
RELOCATED SIREN
NEW SIREN

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241 TOTAL
RESIDENTIAL LOTS
PHASE 1 - 123 LOTS
PHASE 2 - 118 LOTS
PRELIMINARY PLAT
ELEVON SECTION 3B
241 RESIDENTIAL LOTS,
7 COMMON AREAS,
AND 1 LIFT STATION LOT
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS
VICINITY MAP (N.T.S.)
LAKE ROAD
SAVANNAH DRIVE
ATLANTA DR
MCCLENDON RD
SITE
P.O.B.
HAPPY HOLLY ROAD
WATKINS ROAD
CAMPO DRIVE
SERENITY ROAD DRIVE
PHASE 2
PHASE 3B-1

74



LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
A–27	8,663	0.199
A–28	6,250	0.143
A–29	6,250	0.143
A–30	6,174	0.142
A–31	6,306	0.145
F–5	6,000	0.138
F–6	6,000	0.138
F–7	6,000	0.138
F–8	6,000	0.138
F–9	6,000	0.138
F–10	6,000	0.138
F–11	6,000	0.138
F–12	6,600	0.152
F–13	6,600	0.152
F–14	9,274	0.213
F–15	6,428	0.148
F–16	5,918	0.136
F–17	6,175	0.142
F–18	10,559	0.242
F–19	6,782	0.156
F–20	5,818	0.134
F–21	10,594	0.243
F–22	11,658	0.268
F–23	10,229	0.235
F–24	7,930	0.182
F–25	6,876	0.158
F–26	6,050	0.139
F–27	6,050	0.139
F–28	6,050	0.139
F–29	6,050	0.139
F–30	6,050	0.139
F–31	6,050	0.139
F–32	6,046	0.139
F–33	10,980	0.252
H–1	6,656	0.153
H–2	6,050	0.139
H–3	6,050	0.139
H–4	6,050	0.139
H–5	6,050	0.139
H–6	6,050	0.139

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
H–7	6,050	0.139
H–8	6,308	0.145
H–9	6,456	0.148
H–10	6,456	0.148
H–11	6,456	0.148
H–12	6,456	0.148
H–13	6,456	0.148
H–14	7,683	0.176
I–1	7,381	0.169
I–2	6,534	0.150
I–3	6,050	0.139
I–4	6,050	0.139
I–5	6,050	0.139
I–6	6,050	0.139
I–7	6,050	0.139
I–8	6,050	0.139
I–9	6,050	0.139
I–10	6,050	0.139
J–1	7,803	0.179
J–2	7,200	0.165
J–3	7,200	0.165
J–4	7,200	0.165
J–5	7,200	0.165
J–6	7,200	0.165
J–7	7,200	0.165
J–8	7,200	0.165
J–9	7,200	0.165
J–10	7,200	0.165
J–11	6,598	0.151
J–12	6,600	0.152
J–13	7,200	0.165
J–14	7,200	0.165
J–15	7,200	0.165
J–16	7,200	0.165
J–17	7,200	0.165
J–18	7,200	0.165
J–19	7,200	0.165
J–20	7,200	0.165
J–21	7,200	0.165
J–22	7,800	0.179

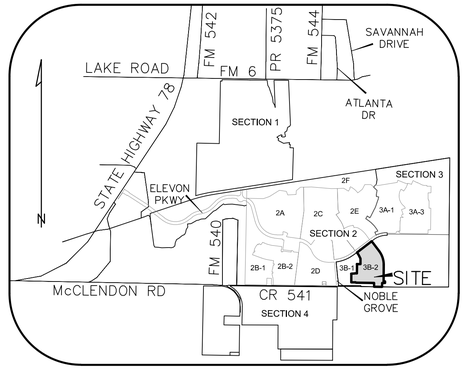
LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
K–1	7,800	0.179
K–2	7,200	0.165
K–3	7,200	0.165
K–4	7,200	0.165
K–5	7,200	0.165
K–6	7,200	0.165
K–7	7,200	0.165
K–8	7,200	0.165
K–9	7,200	0.165
K–10	7,200	0.165
K–11	6,600	0.152
K–12	6,600	0.152
K–13	7,200	0.165
K–14	7,200	0.165
K–15	7,200	0.165
K–16	7,200	0.165
K–17	7,200	0.165
K–18	7,200	0.165
K–19	7,200	0.165
K–20	7,200	0.165
K–21	7,200	0.165
K–22	7,800	0.179
L–1	6,007	0.138
L–2	6,007	0.138
L–3	6,007	0.138
L–4	6,007	0.138
L–5	6,007	0.138

COMMON AREA LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
I–CA11X	1,815	0.042

LINE TABLE		
NO.	BEARING	LENGTH
L1	N89°29'28"W	90.00'
L2	S00°30'32"W	120.14'
L3	N85°15'24"E	81.01'
L4	S89°29'28"E	16.52'
L5	N52°54'52"E	84.35'
L6	N00°30'32"E	26.57'

LINE TABLE		
NO.	BEARING	LENGTH
L7	N26°42'42"E	20.90'
L8	S31°24'16"W	26.52'
L9	S00°51'47"W	25.00'
L10	N52°54'52"E	9.35'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	51.42'	058°55'21"	50.00'	28.24'	N77°21'23"W	49.18'
C2	34.38'	005°15'08"	375.00'	17.20'	N87°52'58"E	34.36'
C3	43.54'	005°15'08"	475.00'	21.79'	N87°52'58"E	43.53'
C4	21.54'	002°21'01"	525.00'	10.77'	N00°39'58"W	21.54'
C5	26.81'	000°30'28"	3025.00'	13.41'	N52°39'38"E	26.81'
C6	35.23'	000°30'28"	3975.00'	17.61'	N52°39'38"E	35.23'
C7	24.40'	000°08'22"	10025.00'	12.20'	N52°50'41"E	24.40'
C8	321.74'	032°58'38"	559.00'	165.46'	N20°35'49"W	317.32'
C9	45.05'	004°37'02"	559.00'	22.54'	N01°47'59"W	45.04'

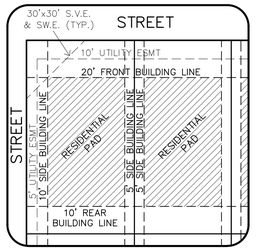


VICINITY MAP (N.T.S.)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.



TYPICAL LOT SETBACK & ESMT DETAIL
(N.T.S.)

LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
FM	FARM–TO–MARKET
S.F.	SQUARE FEET
S.V.E.	SIGHT VISIBILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
U.E.	UTILITY EASEMENT

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
3. ABSTRACT LINES SHOWN HEREON ARE APPROXIMATE.
4. ALL COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
5. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.

FINAL PLAT
ELEVON SECTION 3B PHASE 3B–2

107 RESIDENTIAL LOTS
1 COMMON AREA LOT

BEING 21.800 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON
COLLIN COUNTY, TEXAS

WILBOW FINANCE–ELEVON, LLC — **OWNER**
5307 E. Mockingbird Lane, Suite 900 (469) 334–2422
Dallas, Texas 75206
Contact: Phillip Fisher

RISEWELL HOMES — **DEVELOPER**
1320 Greenway Drive, Suite 400 (469) 334–2422
Irving, Texas 75038
Contact: Phillip Fisher

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

Date: June 5, 2026 Sheet 1 of 2

PREPARED BY: XXX	CHECKED BY: JME	DATE: 06/05/2026

Plotted by: mgarcia Plot Date: 6/8/2026 2:26 PM
Drawing: H:\Projects\WA1030 – Elevon Section 3\Surveying\dwg\WA1030PT–(Section 3B–2).dwg Saved By: mgarcia Save Time: 6/8/2026 2:23 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 51.875 acre tract of land described in deed to WILBOW FINANCE–ELEVON, LLC as recorded in Document Number 2025000107777, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found I the east line of said 51.875 acre tract;

THENCE along the east line of said 51.875 acre tract as follows:
South 37 degrees 05 minutes 08 seconds East, 384.72 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 462.58 feet along a curve to the right, having a central angle of 37 degrees 35 minutes 40 seconds, a radius of 705.00 feet, a tangent of 239.96 feet and whose chord bear South 18 degrees 17 minutes 18 seconds East, 454.33 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 30 minutes 32 seconds West, 510.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 89 degrees 29 minutes 28 seconds East, 45.17 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 00 degrees 51 minutes 47 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 90.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 120.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 250.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 120.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 532.35 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 51.42 feet along a curve to the right, having a central angle of 58 degrees 55 minutes 21 seconds, a radius of 50.00 feet, a tangent of 28.24 feet and whose chord bears North 77 degrees 21 minutes 23 seconds West, 49.18 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 130.43 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 268.68 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 34.38 feet along a curve to the left, having a central angle of 05 degrees 15 minutes 08 seconds, a radius of 375.00 feet, a tangent of 17.20 feet and whose chord bears North 87 degrees 52 minutes 58 seconds East, 34.36 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 85 degrees 15 minutes 24 seconds East, 81.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 43.54 feet along a curve to the right, having a central angle of 05 degrees 15 minutes 08 second, a radius of 475.00 feet, a tangent of 21.79 feet and whose chord bears North 87 degrees 52 minutes 58 seconds East, 43.53 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 16.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 268.47 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 21.54 feet along a curve to the left, having a central angle of 02 degrees 21 minutes 01 seconds, a radius of 525.00 feet, a tangent of 10.77 feet and whose chord bears North 00 degrees 39 minutes 58 seconds West, 21.54 feet to a point for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 105.87 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 169.96 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 26 degrees 17 minutes 45 seconds West, 116.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 31 degrees 27 minutes 29 seconds West, 38.87 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 37 degrees 05 minutes 08 seconds West, 66.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 128.58 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE 26.81 feet along a curve to the left, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,025.00 feet, a tangent of 13.41 feet and whose chord bears North 52 degrees 39 minutes 38 seconds East, 26.81 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 24 minutes 24 seconds East, 260.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE 35.23 feet along a curve to the right, having a central angle of 00 degrees 30 minutes 28 seconds, a radius of 3,975.00 feet, a tangent of 17.61 feet and whose chord bears North 52 degrees 39 minutes 38 seconds East, 35.23 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 54 minutes 52 seconds East, 84.35 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE 24.40 feet along a curve to the left, having a central angle of 00 degrees 08 minutes 22 seconds, a radius of 10,025.00 feet, a tangent of 12.20 feet and whose chord bears North 52 degrees 50 minutes 41 seconds East, 24.40 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 46 minutes 30 seconds Esat, 19.52 feet to the POINT OF BEGINNING and containing 949,622 square feet or 21.800 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **WILBOW FINANCE–ELEVON, LLC**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3B, PHASE 3B–2**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

WILBOW FINANCE–ELEVON, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2026.

_____
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2026.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

Given under my hand and seal of office this ____ day of _____, 2026.

_____
Notary Public in and for the State of Texas

Recommended for Approval:

_____

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

_____

Date: _____

Mayor, City of Lavon, Texas

Accepted:

_____

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 3, Phase 3B–2 subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

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

_____

City Secretary, City of Lavon, Texas

FINAL PLAT
ELEVON SECTION 3B
PHASE 3B–2

107 RESIDENTIAL LOTS
1 COMMON AREA LOT

BEING 21.800 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON
COLLIN COUNTY, TEXAS

WILBOW FINANCE–ELEVON, LLC — **OWNER**
5307 E. Mockingbird Lane, Suite 900 — (469) 334–2422
Dallas, Texas 75206
Contact: Phillip Fisher

RISEWELL HOMES — **DEVELOPER**
1320 Greenway Drive, Suite 400 — (469) 334–2422
Irving, Texas 75038
Contact: Phillip Fisher

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

Date: June 5, 2026 — Sheet 2 of 2

PREPARED BY: XXX	CHECKED BY: JME	DATE: 06/05/2026

Plotted by: mgarcia Plot Date: 6/8/2026 1:54 PM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PT–(Section 3B–2).dwg Saved By: mgarcia Save Time: 5/15/2026 4:50 PM

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: JBI Partners	Name: Wilbow Finance-Elevon, LLC
Address: 2121 Midway Road, Suite 240	Address: 5307 E. Mockingbird Lane, Suite 900
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: Dallas, Texas 75206
Phone #: 972.738.0243 Fax #:	Phone # 469-334-2422 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Phillip Fisher (Developer)

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Section 3, Phase 3B-2)	04/15/2026
☐ Re-Submittal	
☒ Construction Plans (Elevon Section 3, Phase 3B-2)	04/15/2026
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☒ (one) PDF plats (on separate CD's) (Via MyGov)
- ☒ (one) PDF construction plans (can be included on plat CD)

Application Fees

Preliminary Plat	Per Fee Schedule
Final Plat	Per Fee Schedule
Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.

NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		04-17-2026

To be completed by the City

In Takers Name:

In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected

Comments:

www.cityoflavon.com

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: _____

To the City of Lavon
Collin County, Texas

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

Jason Massey
Signature (Owner) Jason C Massey
President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Jason Massey,

on this the 17 day of April, 2026.

GRAYSON NASTRI
MY COMMISSION EXPIRES
10/12/2028
NOTARY ID: 13269052-3

(notary seal)

Grayson Nastri

Notary Public in and for Dallas County, Texas

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

PLAT APPLICATION

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

Declaration of Ownership

Date: _____

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Wilbow Finance-Elevon, 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.

Jason Massey
Signature (Owner) Jason C Massey
President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Jason Massey,
on this the 17 day of April, 2026.

GRAYSON NASTRI
MY COMMISSION EXPIRES
10/12/2028
NOTARY ID: 13269052-3
(notary seal)

Notary Public in and for Dallas County, Texas

June 16, 2026

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

Re: Elevon Section 3B, Phase 3B-2, 108 Total Lots, 21.800 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated June 5, 2026 and revised Engineering Plans dated June 5, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located north of CR 541, east of Elevon Section 3B Phase 3B-1. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments.

All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised Final Plat and revised Engineering Plans. **We recommend APPROVAL of the Final Plat and Engineering Plans.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.
Mark D. Hill, PE

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3B\3B-2\Sect 3B, Phase 3B-2 - Final Plat - Rev 1.docx

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

June 15, 2026

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

Re: Elevon – Section 3, Phase 3B-2
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: June 08, 2026

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

We have no further comments and recommend approval.

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

Thank you,

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

June 8, 2026

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

Re: Elevon – Section 3B, Phase 3B-2 Engineering Review

Dear Ms. Dobbs

JBI Partners received the engineering review comments for the Final Plat and Civil Plans submittal for Elevon Section 3, Phase 3B-2 on May 1st, 2026. Below is a summary of how each comment is addressed. An updated Final Plat and complete Civil Plan Set is included.

GENERAL

1. Water service to be provided by Nevada SUD.
   Nevada SUD plan approval letter is attached for your records.

2. A Traffic Impact Analysis (TIA), dated June 16, 2025 as prepared by Traffic Impact Group, LLC, has been provided. The TIA provides a detailed analysis regarding Section 3, which includes this project. The TIA does not identify any additional improvements, beyond those already planned, to adjacent streets or intersections necessitated by this development.
   The report referenced is still the latest.

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. Sheet 2.02 – The grading at the end of Carpe Diem Drive appears to be higher than the proposed road. The Engineer should verify drainage in this area.
   The existing ground surface has been updated to reflect the latest conditions post Phase 3B-1 being graded. The end of Carpe Diem Drive is now graded to tie into the latest existing ground elevation. There is existing silt fence downstream of this location that was installed with the prior phase that is being maintained. The area drains south-east towards the existing culvert on CR 541.

5. Sheet 5.00 – A copy of the retention pond calculations should be provided.
   Hydrolink prepared the detention calculations and sized the outfall structure for the pond. We have added their workmap as sheet 4.05. The watershed for this pond is labeled as "Basin H" on their plan. Stage storage table, outfall rating table and pre/post hydrology calculations are included.
   The pond excavation and outfall structure installation were done with Phase 3B-1. The pond amenities (trails, landscaping, overlook plaza) are going to be added with Phase 3B-2 once the frontage road is constructed.

6. Sheet 9.02 – Based upon field observation, we recommend that pavement sawcuts be no more than 15' centers.
   A text note has been added to overwrite the spacing callout on the sawcut detail note to "15-ft". The text had been previously added but the got out of place when the detail was moved around within the page. The note is being implemented in all new Elevon projects that we submit.

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

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

June 8, 2026

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

Re: Elevon – Section 3B, Phase 3B-2 Planning Review

Dear Ms. Dobbs

JBI Partners received the planning review comments for the Final Plat and Civil Plans submittal for Elevon Section 3, Phase 3B-2 on May 1st, 2026. Below is a summary of how each comment is addressed. An updated Final Plat and complete Civil Plan Set is included.

1. Revise the Final Plat to correct the Vicinity Map to reflect Section 3B Phase 3B-2.
   The Vicinity Map has been corrected and updated to a more up to date version.

2. Revise the Final plat to include the approval block for Nevada SUD, if required by the District.
   Nevada SUD does not require an approval block and does not typically sign the Final Plat.

3. Please provide the widths of Lots F18, F19 and F21, Block F at the front building line to verify the lot width meets the minimum requirements.
   The widths at the building line are now shown for these lots and meet the minimum width required.

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

469.621.0710
TBPELS F-1386
TBPELS 10110501
www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

April 27, 2026

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

Re: Elevon – Section 3, Phase 3B-2
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: April 20, 2026

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

1. Revise the Final Plat to correct the Vicinity Map to reflect Section 3B Phase 3B-2.

2. Revise the Final Plat to include the approval block for Nevada SUD, if required by the District.

3. Please provide the widths of Lots F18, F19, and F21, Block F at the front building line to verify the lot width meets the minimum requirements.

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

Thank you,

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

May 1, 2025

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

Re: Elevon Section 3B, Phase 3B-2, 108 Total Lots, 21.800 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated April 20, 2026 and Engineering Plans dated April 17, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located north of CR 541, east of Elevon Section 3B Phase 3B-1. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Water service to be provided by Nevada SUD.

2. A Traffic Impact Analysis (TIA), dated June 16, 2025 as prepared by Traffic Impact Group, LLC, has been provided. The TIA provides a detailed analysis regarding Section 3, which includes this project. The TIA does not identify any additional improvements, beyond those already planned, to adjacent streets or intersections necessitated by this development.

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. Sheet 2.02 – The grading at the end of Carpe Diem Drive appears to be higher than the proposed road. The Engineer should verify drainage in this area.

5. Sheet 5.00 – A copy of the retention pond calculations should be provided.

6. Sheet 9.02 – Based upon filed observation, we recommend that pavement sawcuts be no more than 15’ centers.

This concludes our review of the above referenced Final Plat and Engineering Plans. A copy of the Final Plat and Engineering Plans, 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.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3B\3B-2\Sect 3B, Phase 3B-2 - Final Plat - Rev 0.docx

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - A__**

Item:

Public hearing, discussion and action regarding an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).

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

Background:

Application Information

Owner(s): Scott West

Applicant: Joel Boyd, BB Metal Buildings

Location: 246 Shoreview.

Description: Bently Farms, Phase 2, Lot 3, Block D
Lavon, Collin County, TX; CCAD Property ID 2132750

Current Zoning: Single Family - 2 (SF-2)

Request: Conditional Use Permit – Accessory Structure - Area

Request Details

The applicant is seeking approval of a conditional use permit (CUP) for an accessory structure that does not conform to the provisions of Section 9.03.083 (b) (2)(A) Accessory Structures and Improvements of the Zoning Ordinance – Lot Coverage that permits a maximum combined floor area of all accessory structures.

The property is approximately 1.01 acres in area.

The applicant is seeking to construct a second accessory structure, 25’ x 40’ in area, on the property. The second accessory structure as proposed exceeds the permitted area of the cumulative structures. The proposed structure is 12’ in height and does not contain living facilities. There is no paved access planned for the second structure.

Code Excerpts:
CITY OF LAVON – ZONING ORDINANCE
9.03.083 ACCESSORY STRUCTURES AND IMPROVEMENTS

(2) Lot coverage:

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

Accessory structures of this size and style construction are relatively common in this neighborhood.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT TO CONSTRUCT A SECOND ACCESSORY STRUCTURE OF 1,000 SQ FT IN AREA, THAT IS 350 SQUARE FEET GREATER THAN PERMITTED AT 246 SHOREVIEW ON LOT 3, BLOCK D OF THE BENTLY FARMS, PHASE 2 ADDITION, CITY OF LAVON, TEXAS, (CCAD PROPERTY ID 2132750).
MOTION: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Clifton)

Staff Notes:

The required public hearing notice was published in the newspaper and on the website and thirteen (13) notices were provided to the owners of property located within 200 feet of the proposed site. One notice was returned in favor of or none in opposition to the proposed application.

Approval is recommended.

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

PROJECT OVERVIEW

Project Type: Conditional Use Permit (R) | **Project Title:** Conditional Use Permit (R)
ID # 26-000770 | **Started** 05/13/2026 at 10:01 AM
Status: In Review

Address

246 Shoreview, Lavon, TX USA 75166

Legal

Bently Farms Phase Two (cla) Blk D Lot 3

Description

25'w x 40'l x 12'h metal shop constructed of welded red iron steel and 26ga R-panel siding.

PROPERTY DETAILS

Property ID 298935

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Joel Boyd	[redacted]	14333 FM 121 Suite 1 Van Alstyne, TX 75495	General Contractor	APPLICANT
William D & Sandra Prince	-	246 Shoreview Lavon, TX 75166-1252	-	Property Owner

INFORMATION FIELDS

Site Address
246 Shoreline Drive, Lavon, TX 75166

Property Owner Information

Name
Scott West

Owner Phone #
(317) 281-1855

Address, City, State, Zip
-

Email Address
-

Driver's License Number and State of Issuance
-

Mortgage Holder Name & Address
-

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

Builder Information

Builder Name
Boyd Brother Metal Buildings LLC

Builder Phone #
(469) 457-4002

Misc (R) Building - Description of Work

Select Description of Work
New Building

If "Other", Please Explain
-

Comments
-

Building Information - Area in Sq. Ft.

Under Roof
1000

A/C
-

Garage
-

Lot Size
-

Building Height
-

Electric

Select Electric
-

If "Other", Please Provide
-

Hazardous Material?
No

Gas in Building?
No

Number of Stories
1

Site Coverage (in %)
2

HOA Approval Document
-

Upload: Plans
Screenshot2026-05-13100035.png

Upload: Pictures of Inspection
-

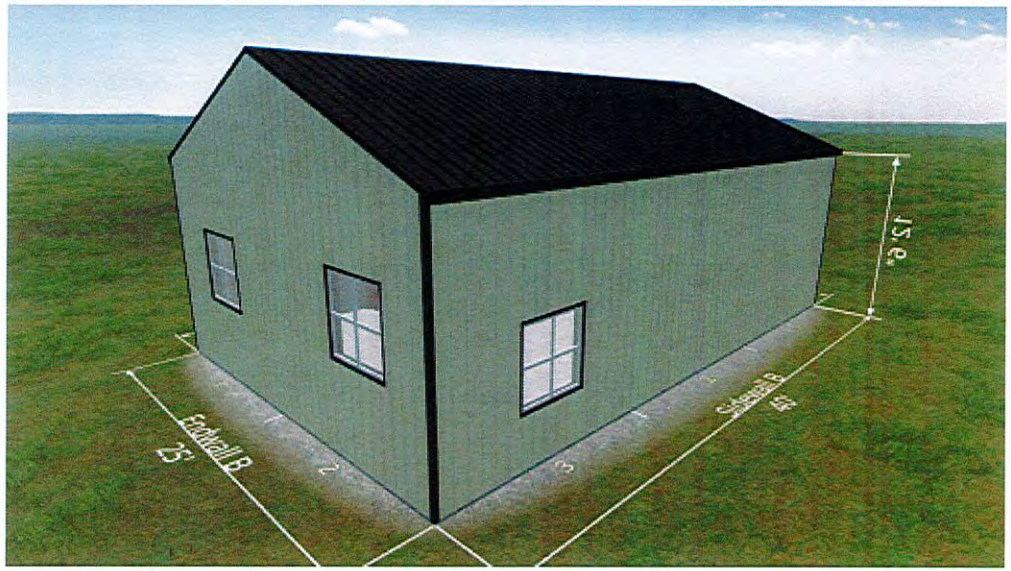
New Construction / Remodel Building Permit (R) Acknowledgement
Yes

Construction Value
-

GENERAL COMMENTS

No data for General Comments.

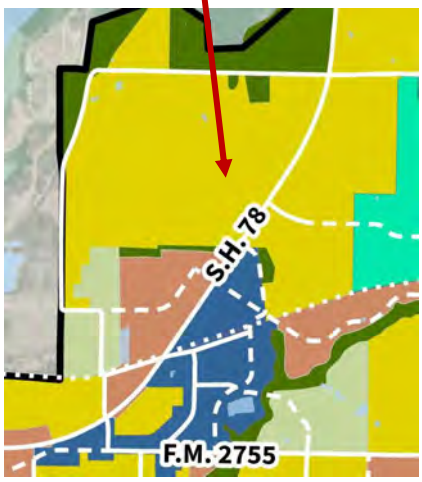


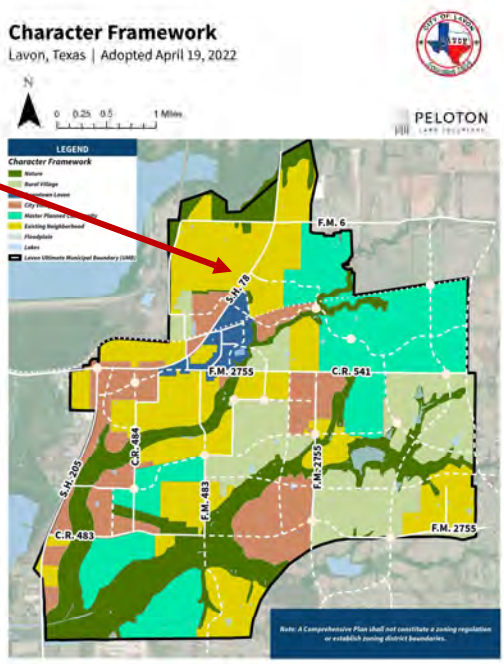


Main Building Dimensions

Width	25'
Eave Height	12' 6"
Length	40'
Roof Type	Gable

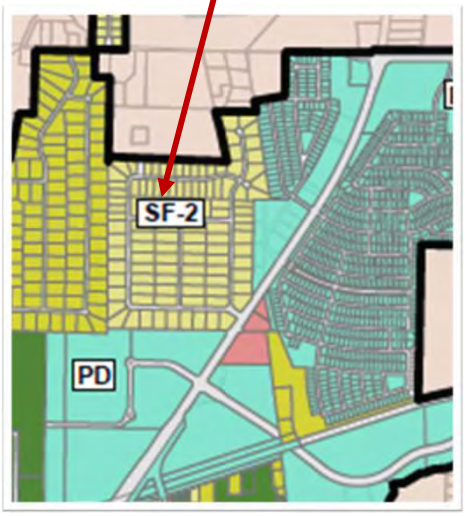
Future Land Use Plan

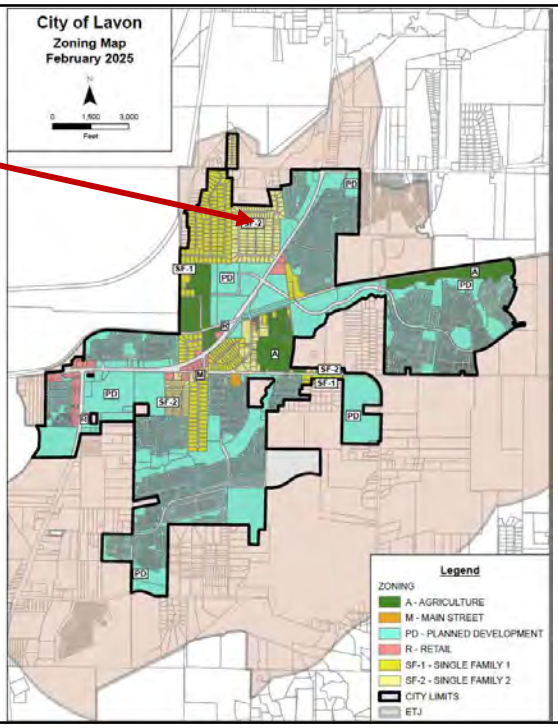




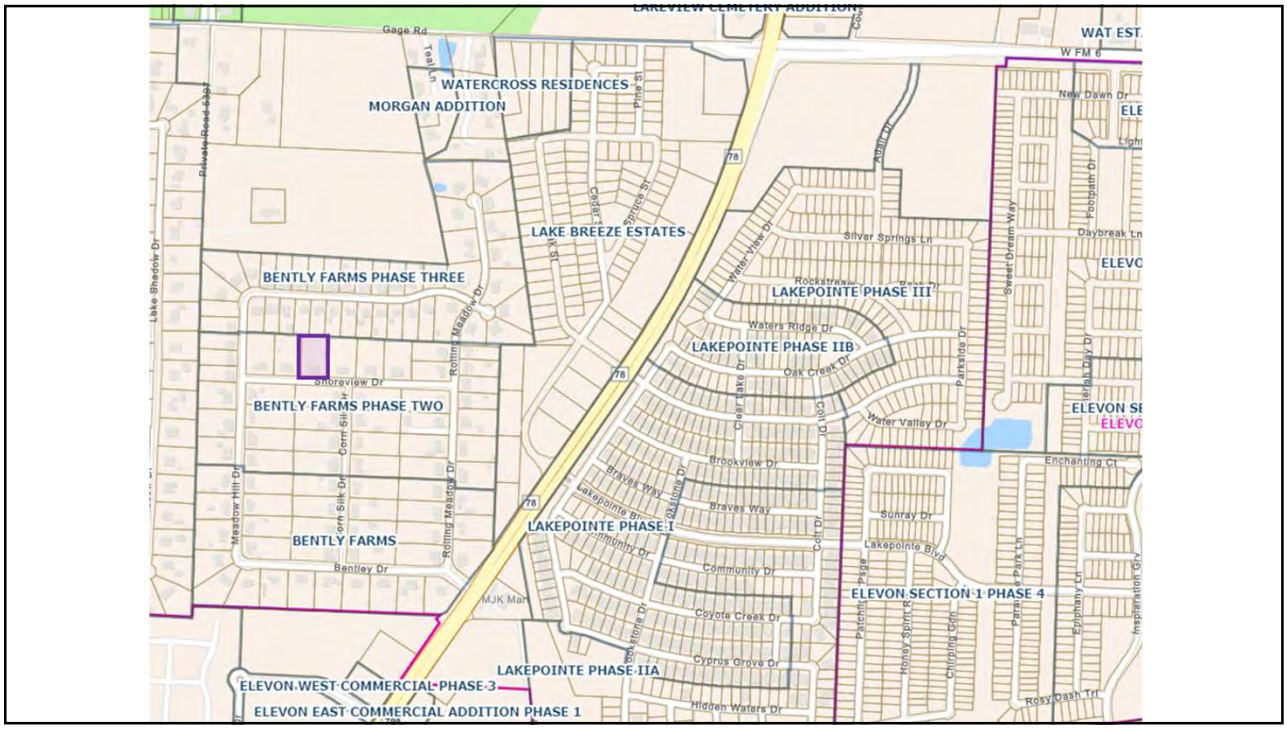
5

Zoning Map





6


Gage Rd
WATERCROSS RESIDENCES
MORGAN ADDITION
LAKE BREEZE ESTATES
BENTLY FARMS PHASE THREE
BENTLY FARMS PHASE TWO
BENTLY FARMS
LAKEPOINTE PHASE I
LAKEPOINTE PHASE IIA
LAKEPOINTE PHASE IIB
LAKEPOINTE PHASE III
ELEVON SECTION 1 PHASE 4
ELEVON WEST COMMERCIAL PHASE 3
ELEVON EAST COMMERCIAL ADDITION PHASE 1
W FM 6
Shoreview Dr
Bentley Dr
Meadow Hill Dr
Rolling Meadow Dr
Corn Silk Dr
Braves Way
Community Dr
Coyote Creek Dr
Cyprus Grove Dr
Hidden Waters Dr
Brookview Dr
Water Valley Dr
Oak Creek Dr
Waters Ridge Dr
Silver Springs Ln
Sunray Dr
Lakepointe Blvd
Enchanting Ct
Rosy Dash Trl
Daybreak Ln
New Dawn Dr
MJK Main

7


Meadow Hill Dr
Rolling Meadow Dr
Shoreview Dr
Corn Silk Dr
BENTLY FARMS PHASE TWO
246
284
268
200
162
144
1033
1020
1000
992
984
973
965
950
940
922
927
971
968
953
977
999
1015
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1126
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1106
1096
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1086
1080
1072
996
993

8



9

26017

NOTES

TABLE OF CONTENTS

A0.00 COVER PAGE
A1.00 SITE PLAN
A2.00 FOUNDATION + PLUMBING LAYOUT PLAN
A2.01 FIRST FLOOR PLAN
A2.10 ROOF PLAN
A3.00 EXTERIOR ELEVATIONS
A3.01 EXTERIOR ELEVATIONS
A4.01 LIGHTING + POWER PLAN

THESE PLANS ARE TO CONFORM TO THE FOLLOWING CODE REVISIONS :
2024 INTERNATIONAL RESIDENTIAL CODE (SINGLE & MULTI-FAMILY DWELLINGS
2024 International Energy Conservation Code
2024 INTERNATIONAL PLUMBING CODE
2024 INTERNATIONAL MECHANICAL CODE
2023 NATIONAL ELECTRICAL CODE

OR

CONTRACTOR TO VERIFY THAT PLANS CONFORM TO THE LOCAL CODE ADOPTION FOR PROJECT LOCATION CITY OR AHJ.

ABBREVIATION TABLE :
"TYP." : TYPICAL
"APPROX." : APPROXIMATE
"~" : APPROXIMATE
"CLG.": CEILING
"DECOR." : DECORATIVE
"MANUF." : MANUFACTURER
"SPECS." : SPECIFICATIONS
"STRUC." : STRUCTURAL
"REQ'S" : REQUIREMENTS
"CUST." : CUSTOM
"TRANS." : TRANSITION
"DBL" : DOUBLE
"F.P." : FIRE PLACE
"ENTER." : ENTERTAINMENT CENTER
"S&P" : SHELF & POLE
"CAB.": CABINET
"BLT-IN" : BUILT IN
"SHELV." : SHELVING
"DRSSR" : DRESSER
"W.I.C." : WALK IN CLOSET
"STOR." : STORAGE
"LIN." : LINEN
"SHWR" : SHOWER
"FRMLSS" : FRAMELESS
"TRASH" : TRASH DRAWER
"APPL." : APPLIANCE
"DW" : DISH WASHER
"MCRWV" : MICROWAVE
"ICE MACH." : ICE MACHINE
"REFR" : REFRIGERATOR
"FRZZR" : FREEZER

ALL SQUARE FOOTAGES ARE CALCULATED TO THE OUTSIDE OF THE MAIN FRAMING UNLESS NOTED OTHERWISE. ALL FOOTAGE SHOULD BE VERIFIED BEFORE BIDDING. CONTRACTORS AND ALL SUB-CONTRACTORS TO VERIFY ALL MEASUREMENTS, FOOTAGES AND MATERIALS BEFORE ORDERING
ANY MATERIALS TO ENSURE ACCURACY.

THESE CONSTRUCTION DOCUMENTS ARE INTENDED TO MEET ALL APPLICABLE CODES AND ORDINANCES. CONTRACTOR TO COMPLY WITH ALL LOCAL CODES, ORDINANCES AND DEED RESTRICTIONS. CONTRACTOR SHALL ALSO REQUIRE ALL SUBCONTRACTORS TO COMPLY WITH THESE REGULATIONS.

ANY DISCREPANCIES IN CONSTRUCTION DOCUMENTS OR NONCOMPLIANCE TO BE BROUGHT TO THE ATTENTION OF THE ARCHITECT PRIOR TO ANY WORK BEING PERFORMED OR MATERIALS BEING ORDERED.

THESE DRAWINGS/SPECS ARE INSTRUMENTS OF SERVICE AND SHALL REMAIN THE PROPERTY OF THE ARCHITECT WHETHER THE PROJECT IS EXECUTED OR NOT. THESE DRAWINGS SHALL NOT BE USED BY THE CLIENT FOR OTHER PROJECTS, FOR ADDITIONS TO THIS PROJECT, OR FOR COMPLETION OF THIS PROJECT BY OTHERS WITHOUT PERMISSION OF THIS ARCHITECT.

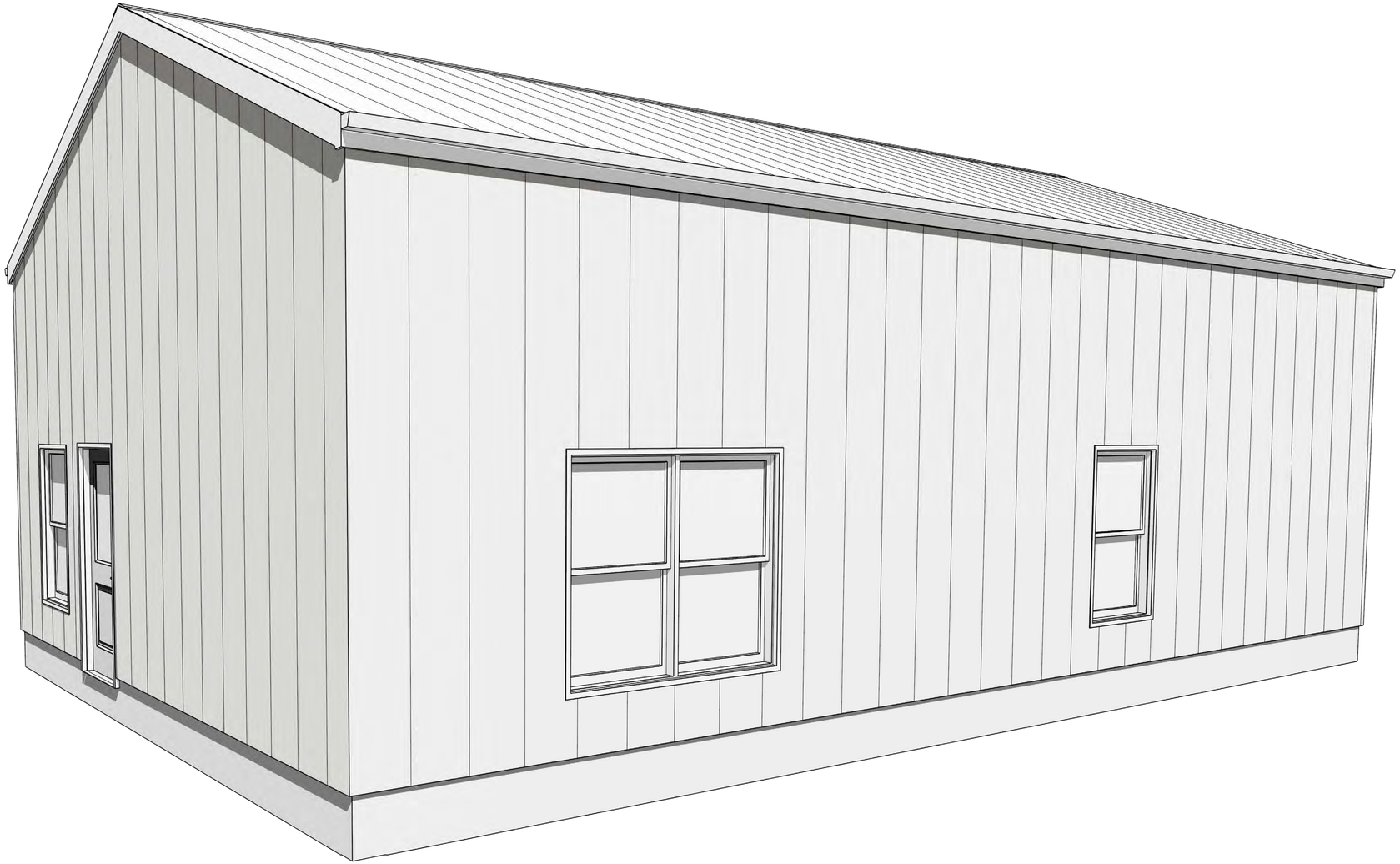
WHEN THESE DOCUMENTS DO NOT SPECIFY ACTUAL PRODUCTS, MATERIALS OR SYSTEMS. CONTRACTOR ACCEPTS FULL RESPONSIBILITY FOR APPROPRIATE AND PROPER DETAILING FOR AND BETWEEN ALL ACTUAL PRODUCTS, MATERIALS, AND SYSTEMS SELECTED WHEN INSTALLED.

THE GENERAL CONTRACTOR TO VERIFY SIZE, LOCATIONS, AND CHARACTERISTICS OF ALL WORK AND EQUIPMENT SUPPLIED BY THE OWNER OR OTHERS WITH THE MANUFACTURER OR SUPPLIER PRIOR TO THE START OF THE RELATED WORK.

ALL COMPONENTS, MATERIALS, SYSTEMS AND FINISHES TO BE CONSTRUCTED AND INSTALLED PER MANUFACTURER'S RECOMMENDATIONS, CODE REQUIREMENTS AND REGULATED BUILDING PRACTICES. IF CONFLICTS ARISE BETWEEN ARCHITECTURAL PLANS OR SPECIFICATIONS

METAL BUILDING

1,000 SF



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PROJECT INFORMATION

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PROJECT ADDRESS: 246 Shoreline Drive, Lavon , TX
DOCUMENT DATE: 6/22/2026
ARCHITECT: TEXAS HOUSE PLANS

SQUARE FOOTAGE

LIVING AREA 1ST FLOOR:	1,000	SF
LIVING AREA 2ND FLOOR:	0	SF
GARAGE:	0	SF
PORCH(ES):	0	SF
TOTAL LIVING AREA:	1,000	SF
TOTAL UNDER ROOF:	1,000	SF

ARCH D (24" x 36")

COVER PAGE

PAGE #

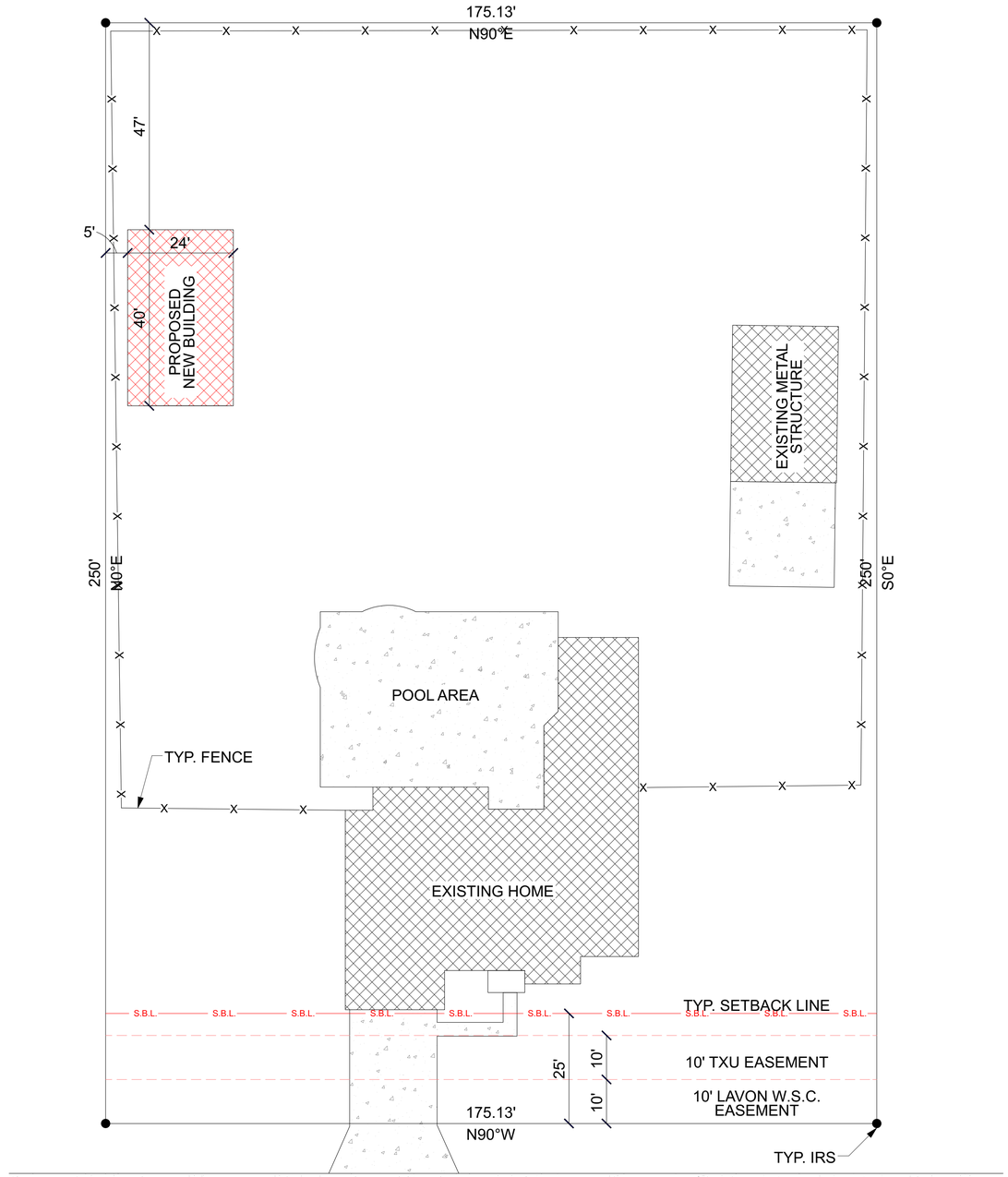
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TEXAS HOUSE PLANS, LLC
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Email : Info@TexasHousePlans.com
Phone : (888) 702-2555
Fax : (888) 726-9224

TEXAS HOUSE PLANS

26017

NOTES



SITE PLAN

1" = 15'

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TOTAL LIVING AREA:	1,000	SF
TOTAL UNDER ROOF:	1,000	SF

ARCH D (24" x 36")

SITE PLAN

PAGE #

A1.00

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TEXAS HOUSE PLANS

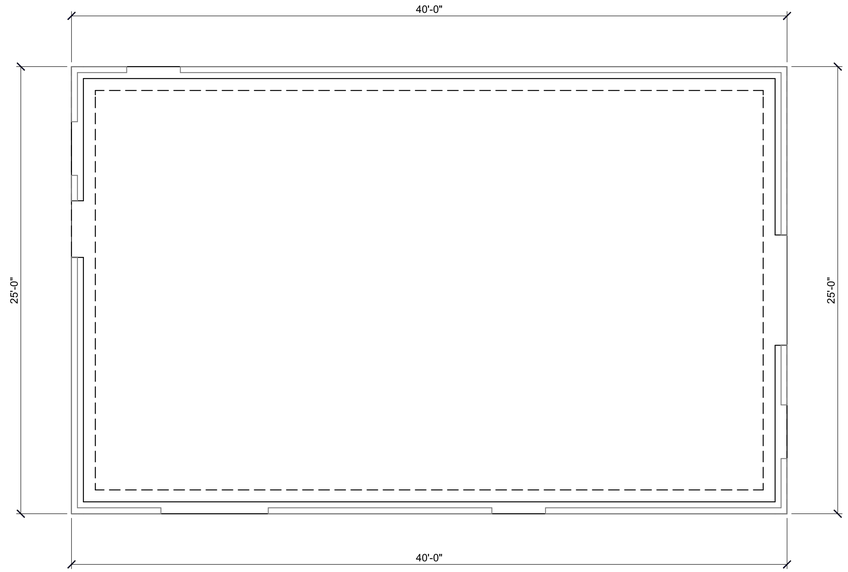
26017

NOTES

1. COMPLY WITH LATEST IRC CODE AND MODIFICATIONS AS
   REQUIRED BY JURISDICTION.

2. SCHEMATIC FOUNDATION PLAN ONLY. FOUNDATION TO
   BE DESIGNED BY STRUCTURAL ENGINEER PER SITE SPECIFIC GEOTECHNICAL REPORT.

3. PORCHES/ PATIOS TO DROP AND SLOPE PER CODE.



FOUNDATION + PLUMBING LAYOUT PLAN

1 in = 1 in

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TOTAL LIVING AREA:	1,000	SF
TOTAL UNDER ROOF:	1,000	SF

ARCH D (24" x 36")

FOUNDATION + PLUMBING LAYOUT PLAN

PAGE #

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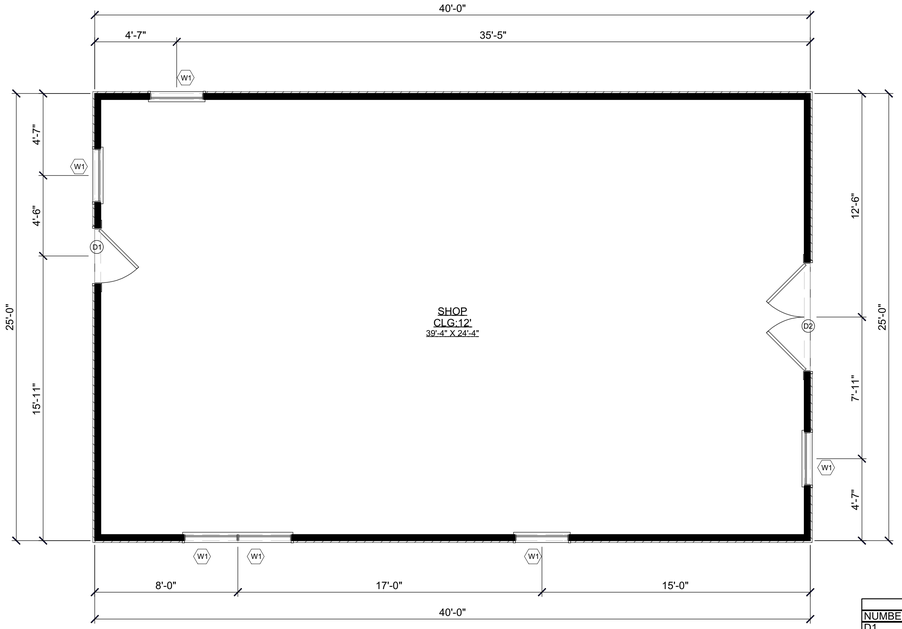
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Fax : (888) 726-9224

TEXAS HOUSE PLANS

26017

NOTES

1. REFER TO TEAS ACCESSIBILITY STANDARDS (T.A.S.) FOR ALL MOUNTING HEIGHTS, CLEARANCES, AND ACCESSIBILITY REQUIREMENTS.
2. ALL DIMENSIONS SHOWN ON PLAN ARE TO THE STRUCTURAL FACE OF WALL AND DO NOT INCLUDE WALL FINISHES OR FURRING.
3. ALL KITCHEN CABINETS TO HAVE 24" DEPTH AND 36" COUNTERTOP HEIGHT UNLESS SPECIFIED OTHERWISE.
4. ALL CABINET SPECIFICATIONS AND DIMENSIONS SHOULD BE VERIFIED WITH HOME OWNER.
5. ALL BATHROOM CABINETS TO HAVE 21" DEPTH AND 36" COUNTERTOP HEIGHT UNLESS SPECIFIED OTHERWISE.
6. ALL INTERIOR TRIM AND FLOORING SPECIFICS TO BE CONFIRMED WITH HOME OWNER.
7. MASONRY VENEER SHOULD BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES.
8. A 1" MINIMUM AIR SPACE SHOULD BE PROVIDED BETWEEN THE BACK FACE OF VENEER AND SHEATHING MATERIAL.
9. FLASHING SHOULD BE PROVIDED BENEATH THE FIRST COURSE OF EXTERIOR MASONRY ABOVE THE FINISHED GROUND LEVEL ABOVE THE FOUNDATION SLAB.
10. WEEPHOLES SHOULD BE PROVIDED IN EXTERIOR MASONRY VENEER IN THE OUTSIDE WITHE OF MASONRY WALLS WITH A MAXIMUM SPACING OF 33" AND SHOULD BE A MINIMUM 3/8" DIAMETER. WEEPHOLES SHOULD BE LOCATED IMMEDIATELY ABOVE SPACING.
11. UNLESS NOTE OTHERWISE, DOORS TO BE FRAMED 6" FROM ADJACENT WALL.
12. ALL DOOR AND WINDOW ROUGHING DIMENSIONS SHOULD MATCH MANUFACTURER SPECIFICATIONS.
13. WINDOW MANUFACTURER & BUILDER TO VERIFY EGRESS WINDOWS INSTALLED WHERE REQUIRED BY CODE.
14. NOMINAL WINDOW SIZES ARE SHOWN. WINDOW MANUFACTURER TO USE STANDARD SIZES UNLESS NOTED OTHERWISE.
15. ALL WINDOWS WITHIN 24" OF AN EXTERIOR OR INTERIOR DOOR, WITHIN 18" HEIGHT OF FINISH FLOOR, OR WITH AN AREA GREATER THAN 9SF TO BE TEMPERED GLASS. WINDOW MANUFACTURER TO VERIFY FOR ALL TEMPERED GLASS LOCATIONS AS PER APPLICABLE CODE.
16. ALL HINGED SHOWER DOORS SHALL SWING OUTWARD. GLAZING USED IN DOORS AND PANELS OF BATHTUB/SHOWER ENCLOSURES AND BUILDING WALL ENCLOSING THESE COMPARTMENTS SHALL BE FULLY TEMPERED OR LAMINATED SAFETY GLASS.
17. DOORS AT UTILITY/ GARAGE TO BE S.C. FIRE-RATED DOORS AS REQUIRED BY CODE.
18. ALL DOOR, WINDOW, AND CASED OPENING HEAD HEIGHTS TO BE 8'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
19. ALL EXTERIOR DOOR THRESHOLDS TO HAVE WEATHER SEAL AND DOOR SILL.
20. THE DROP FROM INTERIOR FINISH FLOOR TO ANY EXTERIOR FINISH FLOOR IS TO BE A MINIMUM OF 1 1/2". CONTRACTOR TO VERIFY MATERIALS USED FOR DECK CONSTRUCTION AND FINISH FLOORING TO MAINTAIN MINIMUM DROP.
21. VERIFY ATTIC ACCESS LOCATION, SIZE AND TYPE WITH HOME OWNER. ALL PULL DOWN ATTIC ACCESS TO SUPPORT 250 lb LIMIT IF APPLICABLE.
22. CONTRACTOR TO PROVIDE BLOCKING WHERE REQUIRED FOR CABINETRY, TV MOUNTS, CEILING FANS, AND OTHER WALL OR CEILING MOUNTED ITEMS.
23. CONTRACTOR TO PROVIDE A 3/4" PLYWOOD CATWALK FROM ATTIC ACCESS TO HVAC UNITS (IF APPLICABLE). UNITS TO BE LOCATED WITHIN 20'-0" OF ACCESS.
24. ALL BEARING WALLS OVER 9'-0" IN HEIGHT TO BE FRAMED WITH 2X6 STUDS.
25. CONFIRM DETAILS OF FIRE PLACE WITH MANUFACTURER AND HOME OWNER. ALL FIREPLACES TO HAVE 12" NON-COMBUSTIBLE SURROUND.
26. PROVIDE FIBER CEMENT BACKER BOARD AROUND ALL TUBS AND SHOWERS.
27. VENT DRYER, EXHAUST FANS, AND ALL OTHER FANS TO OUTSIDE AIR THROUGH VENT WITH DAMPER.
28. CONTRACTOR TO PROVIDE ATTIC VENTING AT ROOF AS REQUIRED PER PLANS AND CODE.
29. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
30. CONTRACTOR TO VERIFY SIZING AND LOCATION OF ALL APPLIANCES & RELATED COMPONENTS.
31. THE STANDARD MOUNTING HEIGHT FOR SHOWER HEADS IS 7'-0" ABOVE FINISH FLOOR UNLESS NOTED OTHERWISE.
32. ALL CONDITIONED SPACES SHALL HAVE A THERMAL ENVELOPE OF INSULATION. EXTERIOR WALL INSULATION TO HAVE AN R-VALUE OF R-13 MIN. ROOF INSULATION TO HAVE AN R-VALUE OF R-49 MIN. (OR MIN. AS REQUIRED BY LOCAL CODE).
33. CONTRACTOR TO PROVIDE CONTROL AND EXPANSION JOINTS AS REQUIRED ON CONCRETE FLATWORK.



DOOR SCHEDULE			
NUMBER	QTY	DESCRIPTION	DIMENSIONS
D1	1	HINGED	36"X80"X1 3/4" L EX
D2	1	DOUBLE HINGED	(2) 36"X80"X1 3/4" L/R EX

WINDOW SCHEDULE				
NUMBER	QTY	SIZE	DESCRIPTION	TOP
W1	6	3050SH	SINGLE HUNG	80"

FIRST FLOOR PLAN

SCALE : 1/4" = 1'-0"

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DOCUMENT DATE: 6/22/2026
ARCHITECT: TEXAS HOUSE PLANS

SQUARE FOOTAGE

LIVING AREA 1ST FLOOR:	1,000	SF		1,000	SF
LIVING AREA 2ND FLOOR:	0	SF		0	SF
GARAGE:	0	SF		0	SF
PORCH(ES):	0	SF			
TOTAL LIVING AREA:				1,000	SF
TOTAL UNDER ROOF:				1,000	SF

ARCH D (24" x 36")

FIRST FLOOR PLAN

PAGE #

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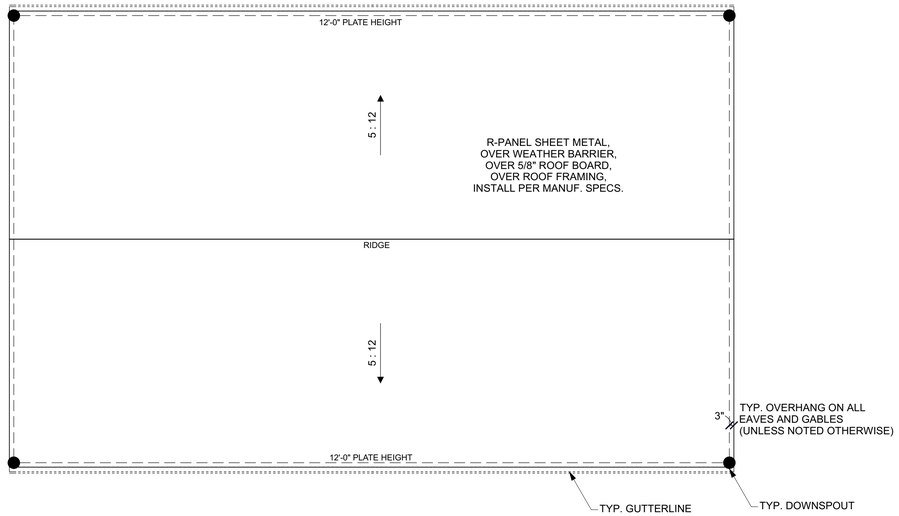
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TEXAS HOUSE PLANS

26017

NOTES

1. ROOF SYSTEM TO BE AS SELECTED BY HOMEOWNER AND CONTRACTOR. INSTALL ROOFING MATERIALS PER MANUFACTURER SPECIFICATIONS WITH REQUIRED WATERPROOFING AND FLASHING.
2. PITCHES TO BE AS NOTED ON PLANS.
3. A GUTTER DOWNSPOUT SHOULD BE ADDED FOR EVERY 40'-0" OF LINEAR GUTTER LENGTH. (CONFIRM USE OF GUTTERS WITH HOME OWNER)
4. ALL PLUMBING, APPLIANCE AND GAS VENTS TO VENT TO REAR OF ROOF RIDGE WHEREVER POSSIBLE.
4. ALL VENTS TO BE GANGED TO THE FEWEST NUMBER POSSIBLE PENETRATING THE ROOF.
5. WHEN ENGINEERED TRUSSES TO BE USED TRUSS DESIGN & SPACING TO BE PER ENGINEER'S SPECIFICATIONS.
6. THE DESIGN & SIZING OF ALL LOAD BEARING HEADERS, STRUCTURAL BEAMS AND TRUSSES IS THE RESPONSIBILITY OF THE AGENT (ENGINEER/TRUSS MANUFACTURER, ETC.) CHOSEN BY THE BUILDER/OWNER TO DO SAID DESIGN.



ROOF PLAN

SCALE : 1/4" = 1'-0"

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ROOF PLAN

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A2.10

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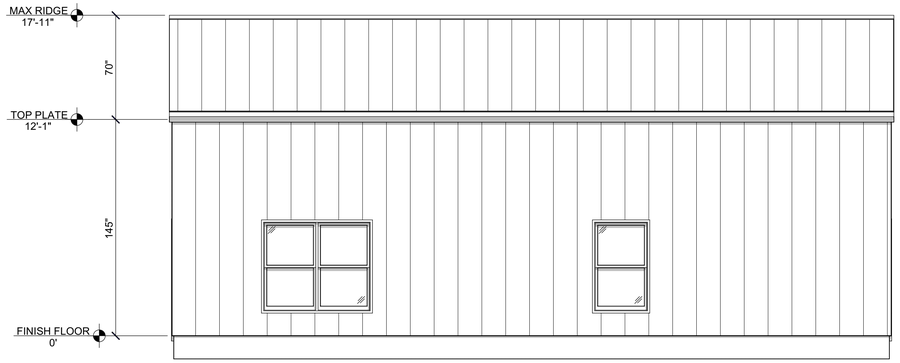
NOTES

1. ALL INTERIOR AND EXTERIOR DOOR TYPES, MATERIALS, AND COLORS TO BE CONFIRMED WITH HOME OWNER.

2. ALL WINDOW MUNTIN PATTERN, COLORS, AND MATERIALS TO BE CONFIRMED WITH HOME OWNER.

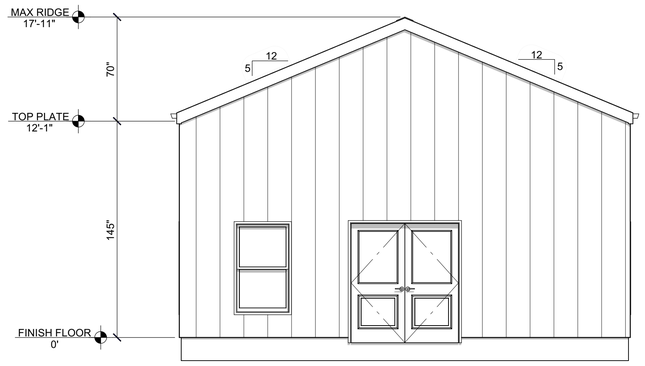
3. ALL INTERIOR AND EXTERIOR COLORS TO BE CONFIRMED WITH HOME OWNER.

R-PANEL



FRONT EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"



RIGHT EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

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EXTERIOR ELEVATIONS

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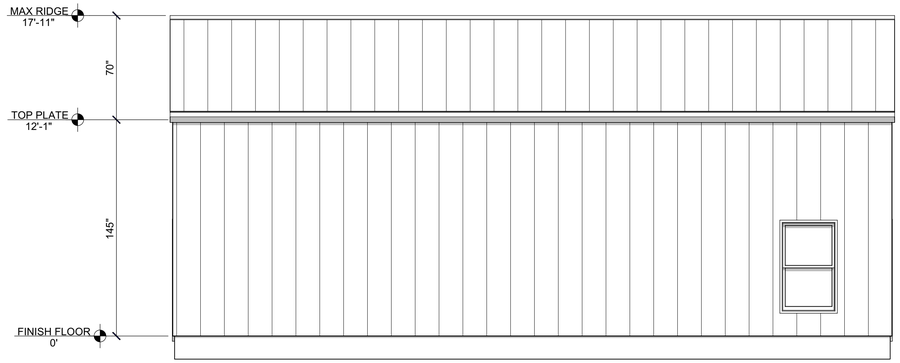
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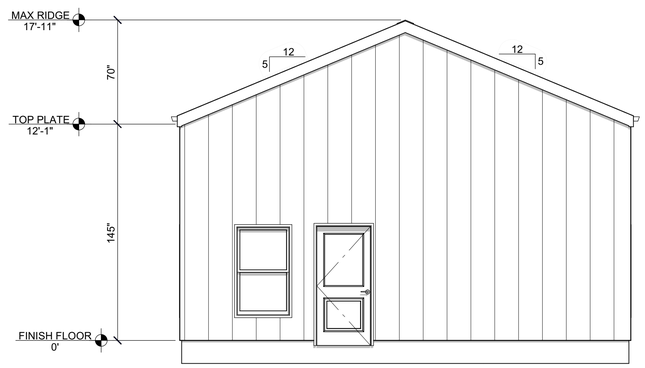
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R-PANEL



BACK ELEVATION

SCALE : 1/4" = 1'-0"



LEFT EXTERIOR ELEVATION

SCALE : 1/4" = 1'-0"

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PROJECT INFORMATION

PLAN NUMBER: 26017
PROJECT ADDRESS: 246 Shoreline Drive, Lavon , TX
DOCUMENT DATE: 6/22/2026
ARCHITECT: TEXAS HOUSE PLANS

SQUARE FOOTAGE

LIVING AREA 1ST FLOOR:	1,000	SF
LIVING AREA 2ND FLOOR:	0	SF
GARAGE:	0	SF
PORCH(ES):	0	SF
TOTAL LIVING AREA:	1,000	SF
TOTAL UNDER ROOF:	1,000	SF

ARCH D (24" x 36")

EXTERIOR ELEVATIONS

PAGE #

A3.01

TEXAS HOUSE PLANS, LLC
Address : 1104 E. US Hwy 380 Bus
Decatur, TX 76234
Website : www.TexasHousePlans.com
Email : Info@TexasHousePlans.com
Phone : (888) 702-2555
Fax : (888) 726-9224

TEXAS HOUSE PLANS

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on June 23, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on July 7, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an application for a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas, (CCAD Property ID 2132750).

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

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

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

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

Reasons: (*attach separate sheet(s) as needed*) OWNERS PERSONAL PROPERTY

Signature: [signature]

Name (printed): JOE WETZEL

Address: 984 COLD HILL

Phone: 9727542314 Email Address: JPW-TX@YAHOO.COM

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

BENTLY FARMS PHASE TWO, BLK C, LOT 9

CITY OF LAVON

ORDINANCE NO. 2026-07-01

Conditional Use Permit – Accessory Structure – 246 Shoreview

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, APPROVING AND GRANTING A CONDITIONAL USE PERMIT FOR CONSTRUCTION OF A SECOND ACCESSORY STRUCTURE OF 1,000 SQ FT IN AREA, THAT IS 350 SQUARE FEET GREATER THAN PERMITTED AT 246 SHOREVIEW ON LOT 3, BLOCK D OF THE BENTLY FARMS, PHASE 2 ADDITION, CITY OF LAVON, TEXAS; PROVIDING A PENALTY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

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

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

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

WHEREAS, owners of the Property have submitted an application for a conditional use permit for construction of a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas (1.01 acres), City of Lavon, Texas, as described in **Exhibit "A"** and depicted in **Exhibit "B"** (the "**Property**"); and

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

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

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

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

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

SECTION 3. Zoning Amendment. The Zoning Ordinance is hereby amended by approval of a conditional use permit to construct a second accessory structure of 1,000 sq ft in area, that is 350 square feet greater than permitted at 246 Shoreview on Lot 3, Block D of the Bently Farms, Phase 2 Addition, City of Lavon, Texas as provided in **Exhibit "C"** Plans attached hereto and incorporated herein.

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

SECTION 5. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses, and phrases be declared unconstitutional or invalid.

SECTION 6. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

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

SECTION 8. Open Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

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

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7th day of July 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

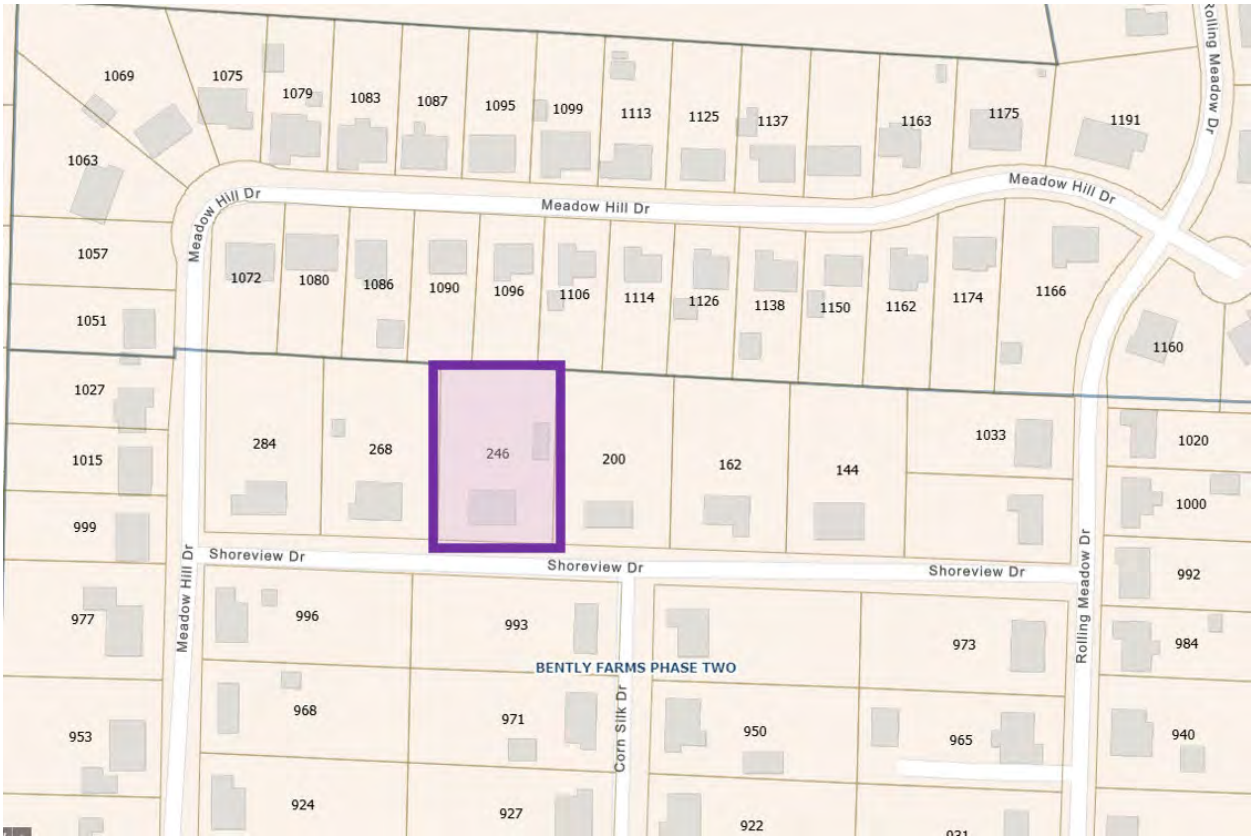
ORDINANCE NO. 2026-07-01

EXHIBIT “A” - DESCRIPTION

246 SHOREVIEW
LOT 3, BLOCK D OF THE BENTLY FARMS, PHASE 2 ADDITION
CITY OF LAVON, TEXAS

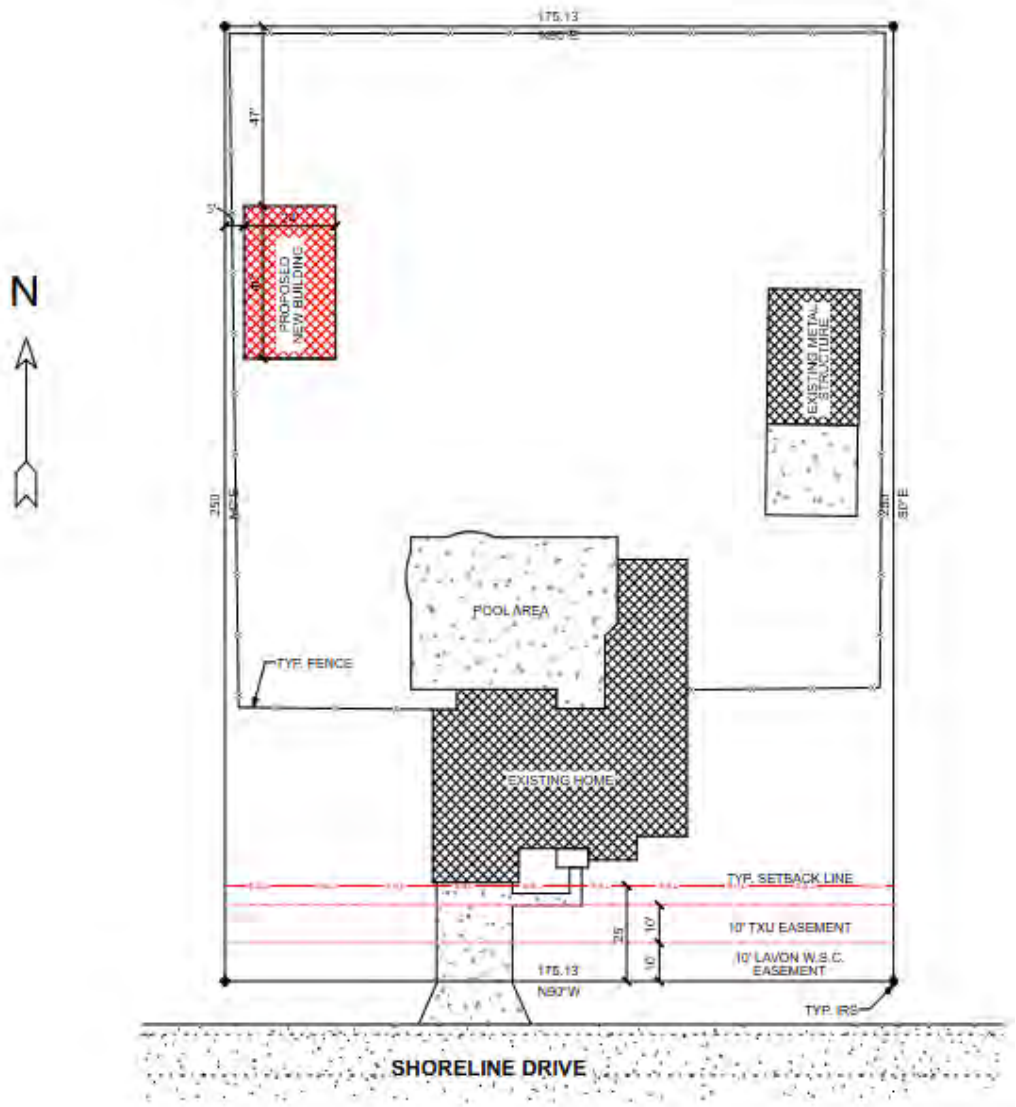
ORDINANCE NO. 2026-07-01

EXHIBIT "B" – DEPICTION



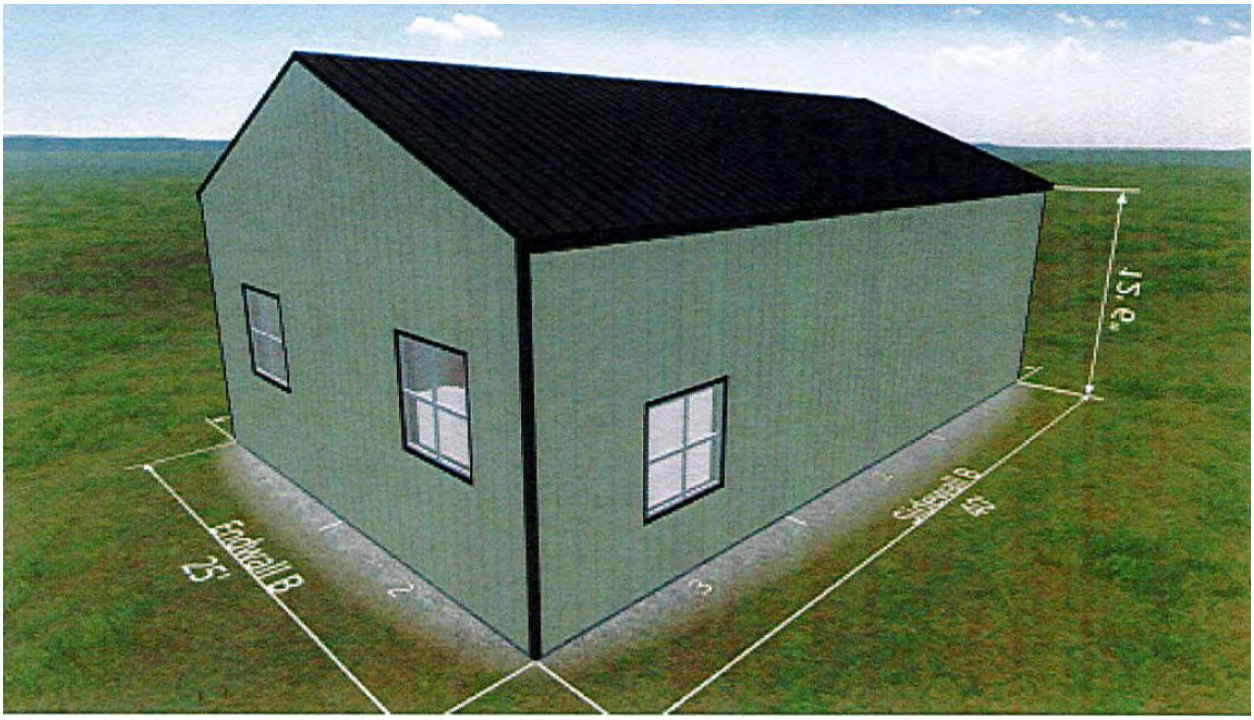
ORDINANCE NO. 2026-07-01

EXHIBIT "C" – PLANS



SITE PLAN
1" = 15'


Endwall A
25'
Sidewall A
45'


15'6"
Endwall B
25'
Sidewall B
45'

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - B__**

Item:

Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).

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

Although the application was published for July 7, the review is still in progress. The applicant has requested and staff recommends opening and continuing the public hearing without comment or action.

Application Information

Owner(s): Austin Clinkscales

Applicant: Grayson Edwards, Toth Engineering

Location: Northeast of the intersection of S. SH 78 and SH 205, adjacent to Sonic at 963 S. SH 78, City of Lavon

Description: A proposed replat consisting of 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, CCAD Parcel ID 2796752

Current Zoning: Retail (R)

Request: Change to Planned Development (PD)

Request Details

The owner is proposing to change the zoning from Retail (R) to Planned Development with a base zoning of Retail (R) to permit a drive-through-only oil change and minor maintenance automobile service establishment with modifications of the Building, Placement, Orientation, and Site Design requirements to accommodate a specific site layout.

Background:

The subject property is zoned Retail (R) which provides that an automobile service establishment is permitted with an approved conditional use permit. Retail (R) further requires that no service canopies, drive-thru lanes, service doors for auto or similar service shall face the public street nor a residential lot or residential zoning district. The site has a public street on the front and residential on the back which may limit the layout options, although the draft site plan achieves compliance.

Planning and Zoning Commission Report:

No action was taken

Staff Notes:

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

The requisite public hearing notice was published in the newspaper and posted on the website and a zoning change sign was placed on the property. In accordance with state and local laws, twenty (20) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. One notice was returned in favor of and none were returned in opposition to the proposed zoning change.

The application is still in review.

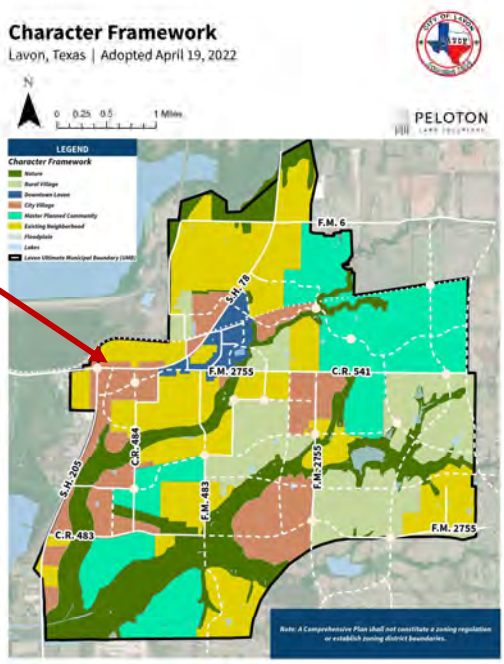
Until the review is finalized, it is recommended that the public hearing should be opened and continued to the August 4, 2026 meeting.

Attachments:

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

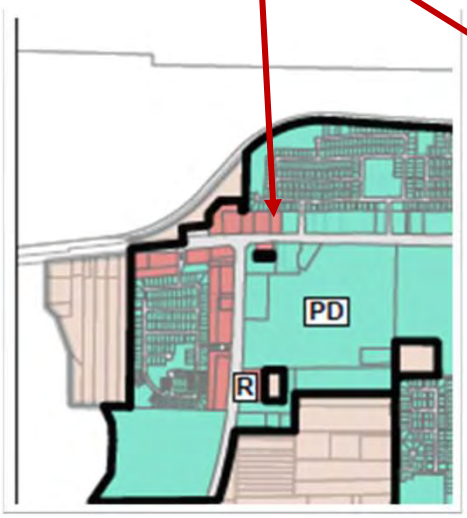
Future Land Use Plan

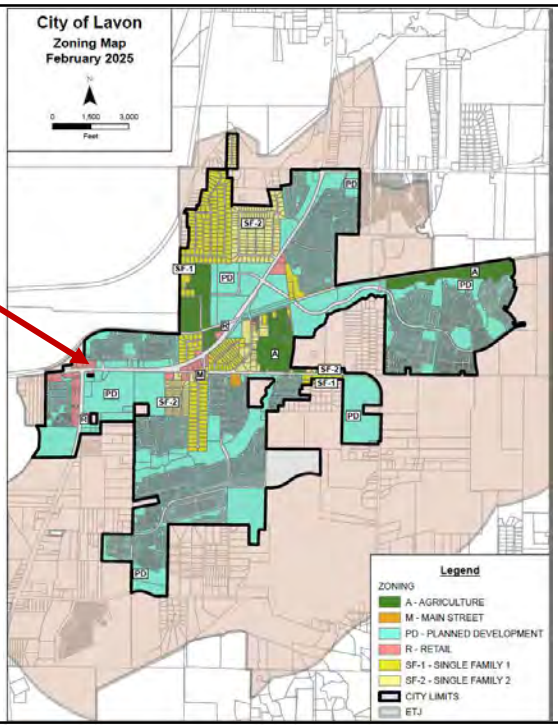




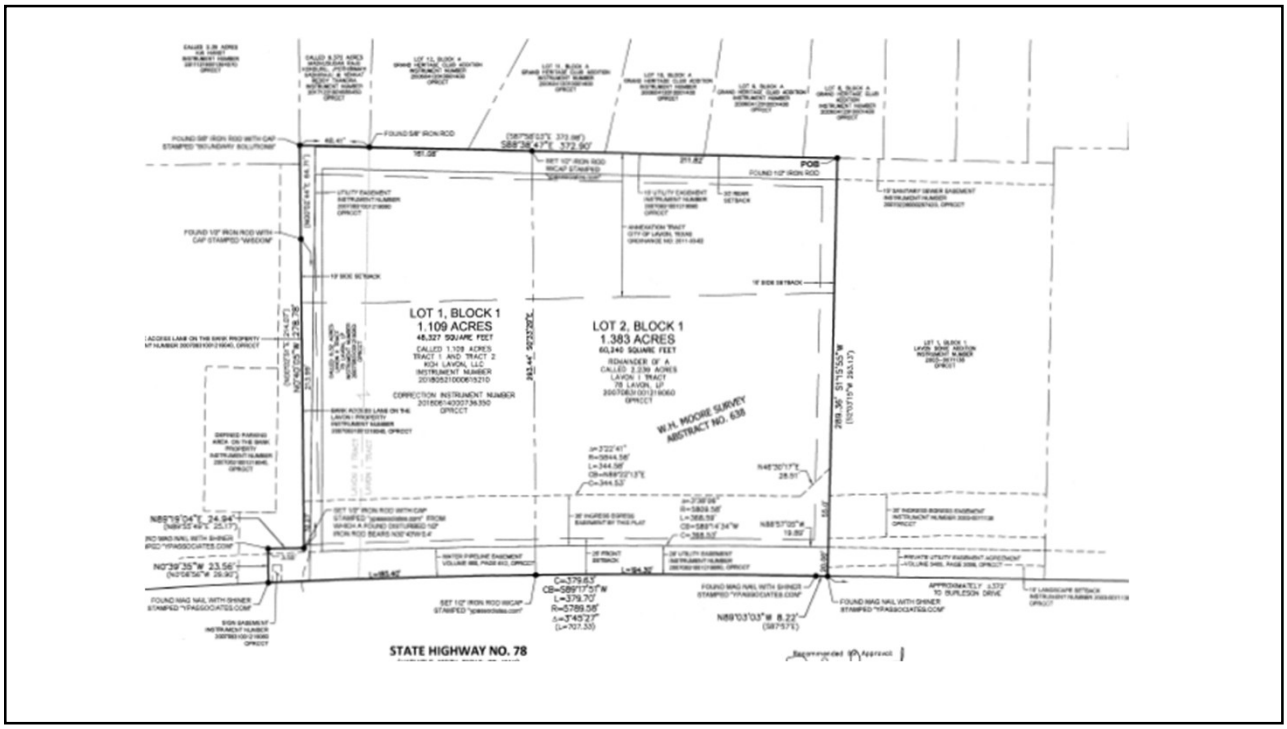
13

Zoning Map





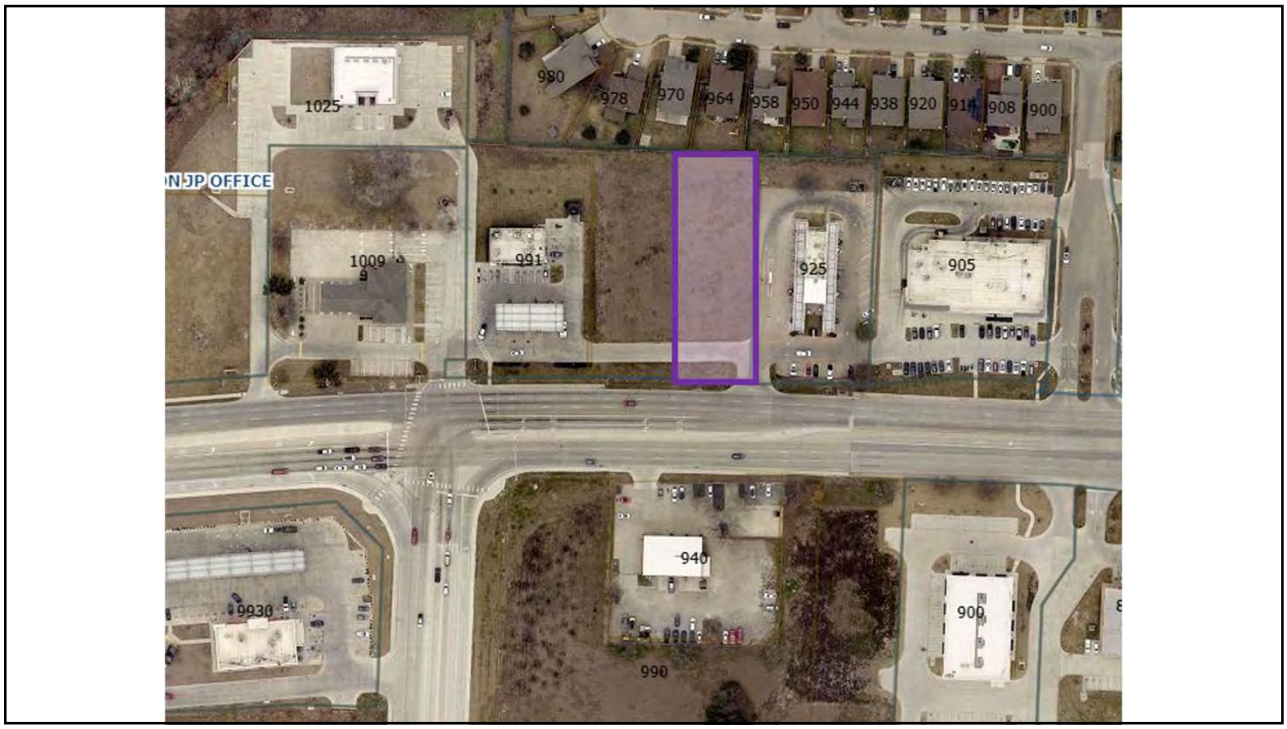
14


LOT 1, BLOCK 1
1.109 ACRES
48,327 SQUARE FEET
LOT 2, BLOCK 1
1.383 ACRES
60,240 SQUARE FEET
W.H. MOORE SURVEY
ABSTRACT NO. 638
POB
STATE HIGHWAY NO. 78

15


LAVON JP OFFICE
Austin Ln
Bowie Dr
Lamar Dr
Travis Ln
Grand Heritage Blvd
Mercury Dr
RaceTrac
Independent Financial
7-Eleven
Starbucks
205
78

16


980
978
970
964
958
950
944
938
920
914
908
900
1025
N JP OFFICE
1009
991
925
905
940
9930
900
990

17

CITY OF LAVON

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Grayson Edwards
Applicants Name

Date

Agent
Representative or Agent

417.888.0645
Phone Number

1550 East Republic Road
Street

Springfield, MO 65804
City, State, Zip

963 North State HWY 78, Lavon, Texas 75166
Location of Property

Lot 2B, Block 1, Lavon 7-Eleven Subdivision
Legal Description of Property

Retail Zoning
Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: Grayson Edwards

For Office Use Only

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

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

Rev 12-04-2023

CITY OF LAVON

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

Authorization of Representation

Date: 5/11/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Austin Clinkscales, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Toth & 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 (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Austin Clinkscales,
on this the 11 day of May, 2026.

DENISE RONQUILLO
Notary Public
STATE OF TEXAS
Notary ID # 133870783
My Comm. Exp. July 21, 2026

Denise Ronquillo

Notary Public in and for Dallas County, Texas

Rev 12-04-2023

TOTH & ASSOCIATES
1550 East Republic Road
Springfield, MO 65804
tothassociates.com
417.888.0645

May 28, 2026

RE: Take 5 Oil Change - 963 North State Hwy 78, Lavon, TX

Take 5 Oil Change is requesting approval of a Planned Development (PD) to allow development of a drive-through-only automobile service establishment within the existing R – Retail zoning district. The PD is located at 963 State Highway 78 in Lavon, Texas and will consist of the East portion of the currently vacant lot located between 7-Eleven and Sonic. The proposed business is intended to provide routine preventative vehicle maintenance services in a controlled and low-intensity operating environment designed to remain compatible with surrounding commercial and residential developments. A site plan exhibit has been included with this application to show the proposed layout of the site.

The proposed use falls under the City's "Automobile Service Establishment" classification, and includes minor maintenance activities such as oil changes, filter replacement, windshield wiper replacement, light bulb replacement, fluid services, and similar basic vehicle maintenance operations. The facility will not operate as a traditional automotive repair garage and will not perform the following activities:

- Major mechanical repair
- Engine or transmission repair
- Tire sales, repair, installation, or balancing services.
- Body work or collision repair
- Muffler or exhaust system repair
- Overnight vehicle storage
- Outdoor repair operations

Given the site's proximity to residential zoning, it is understood that noise levels are a major concern to the public. Standard operation of a Take 5 Oil Change does not include use of loud and disruptive air tools, such as air wrenches, chisels, and other such equipment. The air compressor, which is used low-impact tasks such as tire inflation and blowing dust from filters, is housed in a room within the building to minimize noise levels at neighboring properties.

All service activities will occur entirely within enclosed service bays, and no outdoor storage of vehicles, parts, or materials will be permitted. In addition, the service bays are oriented away from the public street in compliance with City development standards. The service bays are also oriented away from adjacent residential areas, further minimizing noise and visibility of operations.

The proposed business model also differs operationally from a traditional repair garage. Customers remain in their vehicles during service, resulting in limited customer wait times and reduced outdoor activity. Vehicle stay durations are brief and are associated with routine preventative maintenance rather than extended repair operations. As a result, the use functions more similarly to a quick-service commercial operation than a full-scale automotive repair facility.

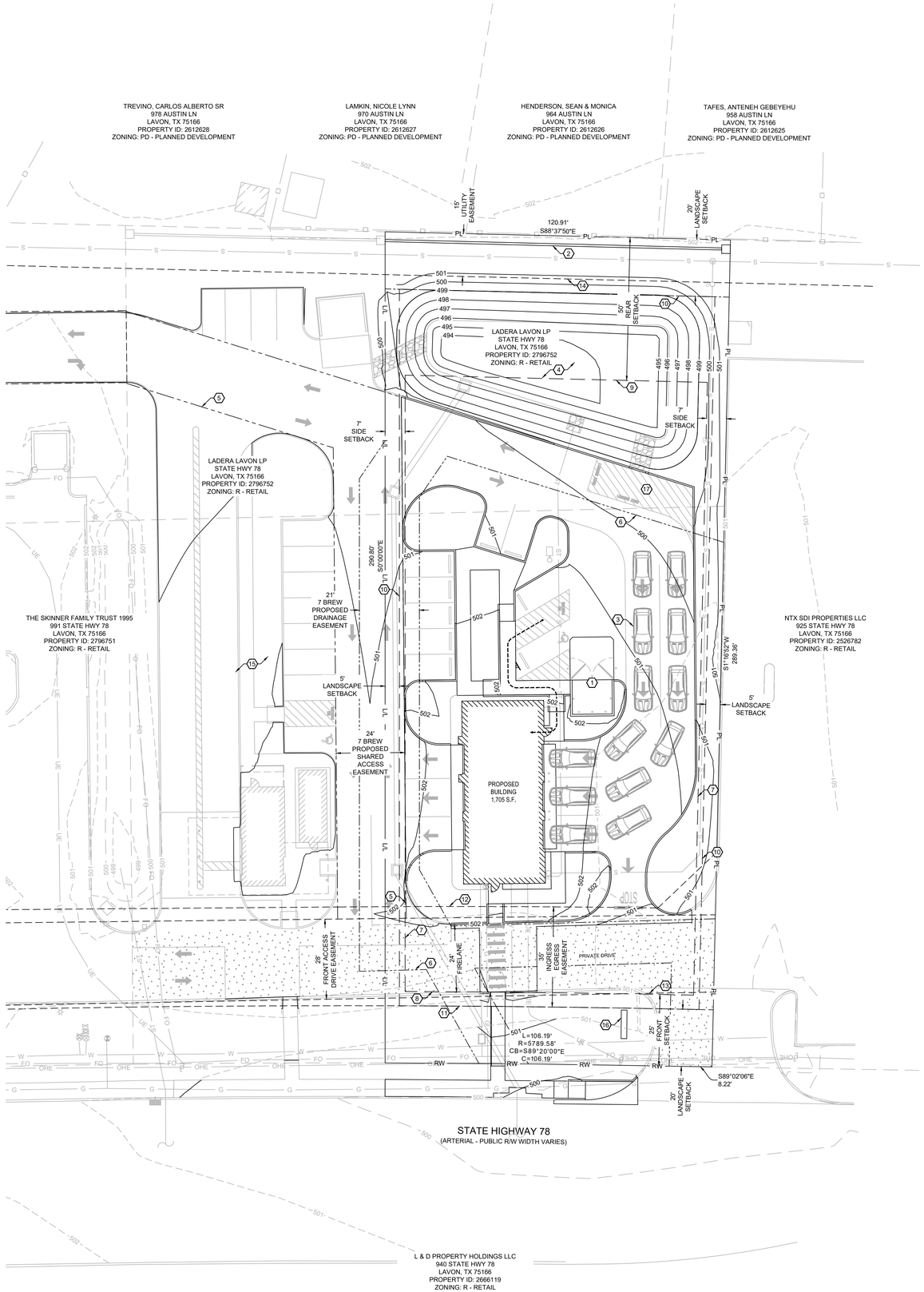
The request for a PD at this location also includes a request for approval of the drive-through component, which typically requires a Change of Use Permit.

Overall, the proposed development represents a modern, low-intensity vehicle maintenance use designed to operate in a clean, quiet, and professional manner that is compatible with nearby residential development. The applicant respectfully requests approval of the Planned Development application and associated conditional use components of the proposed development.

Respectfully,



Shawn Barry, PE
Vice President
Toth and Associates, Inc.



DEVELOPMENT SUMMARY		
STATISTIC	PERMITTED / REQUIRED	PROPOSED
ZONING	R - RETAIL	PD - PLANNED DEVELOPMENT
PROPOSED USE	VACANT	OIL CHANGE FACILITY
TOTAL SITE AREA	MIN. 2,500 S.F. / 0.06 ACRES	0.783 ± ACRES / 34,108 ± S.F.
STORMWATER	PERVIOUS: 27,286 ± S.F. (80%) IMPERVIOUS: 6,822 ± S.F. (20%)	PERVIOUS: 15,110 ± S.F. (44%) IMPERVIOUS: 18,998 ± S.F. (56%)
LOT COVERAGE	MAX. 80%	0.44 ± ACRES / 18,998 ± S.F. (56%)
BUILDING SETBACKS	FRONT 25' (SOUTH) SIDE 7' (EAST) SIDE 7' (WEST) REAR 50' (NORTH)	FRONT 63' ± (SOUTH) SIDE 60' ± (EAST) SIDE 27' ± (WEST) REAR 164' ± (NORTH)
TOTAL PARKING	1 PER 200 S.F. GFA = 9 8 STANDARD, 1 ADA.	9 SPACES TOTAL 8 STANDARD, 1 ADA
QUEUE	12 QUEUE REQUIRED	13 QUEUE PROVIDED
SITE ACCESS	PER AHJ	2 ACCESS POINT FROM PRIVATE DRIVE OFF STATE HWY 78

BUILDING SUMMARY		
STATISTIC	PERMITTED / REQUIRED	PROVIDED
BUILDING AREA	MAX. 20,000 S.F.	1,705 S.F. ±
BUILDING HEIGHT	45'-0"	19'-10" (1 STORY)
FLOOR AREA RATIO		1,705 S.F. / 34,108 S.F. = 0.05



VICINITY MAP

HATCH LEGEND:

= FIRELANE, 7" THICK CONCRETE PAVEMENT PER CITY OF LAVON CONSTRUCTION STANDARDS.

KEY NOTES:

1. TRASH ENCLOSURE AND GATE, PER ARCHITECTURAL PLANS.
2. 8' SCREEN WALL. SCREENING TO MATCH EXISTING STACKED STONE SCREEN WALL TO EAST. SEE ARCHITECTURAL PLANS.
3. 10-FOOT X 20-FOOT QUEUING SPACE.
4. PROPOSED STORMWATER DETENTION, BY 7 BREW.
5. 21 FOOT PROPOSED SHARED ACCESS EASEMENT, BY 7 BREW.
6. 24 FOOT PROPOSED DRAINAGE EASEMENT, BY 7 BREW.
7. 7 FOOT BUILDING SETBACK LINE.
8. 25 FOOT BUILDING SETBACK LINE.
9. 50 FOOT BUILDING SETBACK LINE.
10. 5 FOOT LANDSCAPE SETBACK LINE.
11. 20 FOOT LANDSCAPE SETBACK LINE.
12. 35 FOOT SHARED ACCESS EASEMENT.
13. 28 FOOT FRONT ACCESS DRIVE EASEMENT.
14. 15 FOOT UTILITY EASEMENT.
15. ADJACENT PROPOSED DEVELOPMENT BY 7 BREW.
16. MONUMENT SIGN.
17. 12 X 35 LOADING ZONE.

N

0 10 20

H. SCALE: 1" = 20'

Texas One Call

Know what's **below.**
Call before you dig.
or
1-800-344-8377
texas811.org

TAKE 5 OIL CHANGE

TOTH & ASSOCIATES
1550 E. REPUBLIC ROAD
SPRINGFIELD, MO 65804
Ph. 417-888-0045 Fax. 417-888-0657
www.toth-associates.com
TX# F-12309

© 2026 Toth and Associates, Inc.
Drawings and specifications are not intended for use on other projects at this site or other sites without written approval by the engineer.

FIRM LICENSE NO. 13229

05/28/2026

ENGINEER OF RECORD:
NAME: SHAWN W. BARRY
LICENSE NO. TX# PE-144525

PROJECT NUMBER:
CE 446

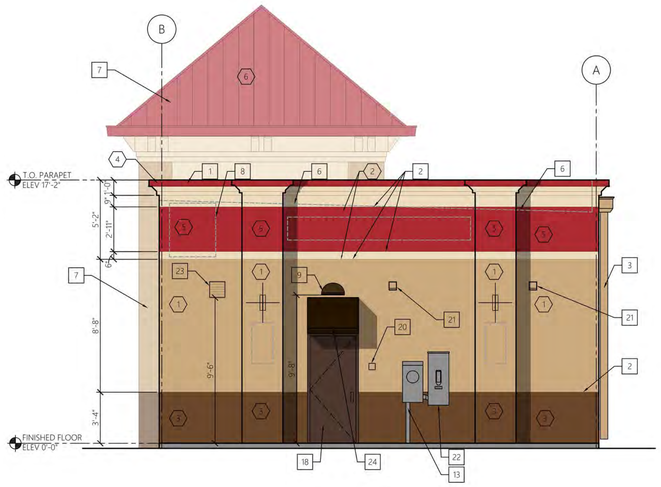
REVISION

TAKE 5 OIL CHANGE
LAVON, TX 01

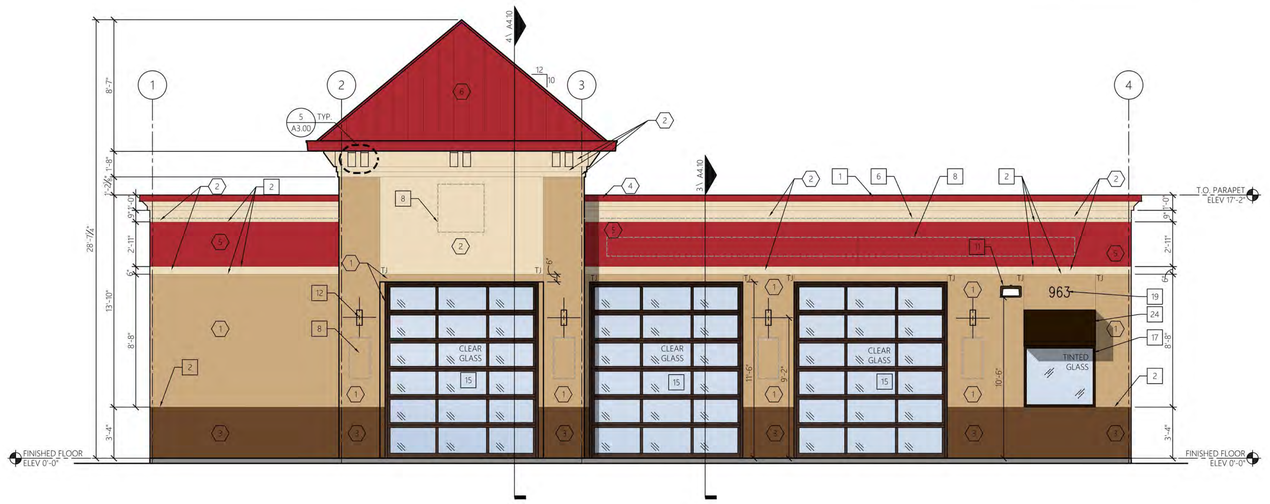
963 STATE HIGHWAY 78
LAVON, TX 75166

SITE PLAN REVIEW

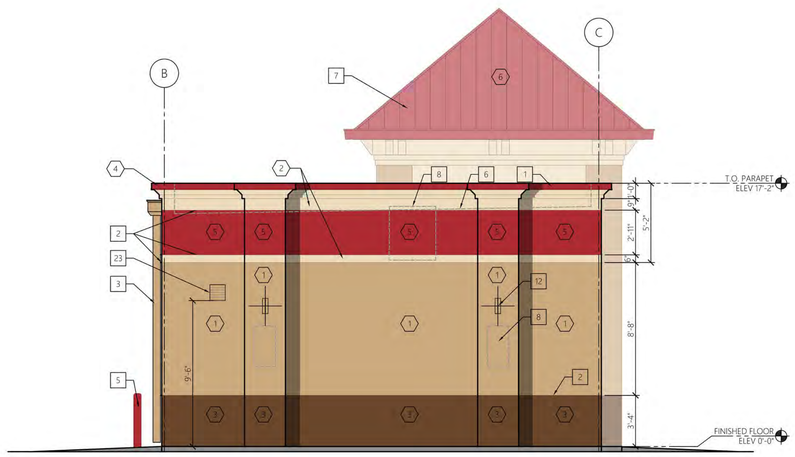
DATE: MAY 28, 2026



4 EXTERIOR ELEVATION 1/4" = 1'-0"



3 EXTERIOR ELEVATION 1/4" = 1'-0"



2 EXTERIOR ELEVATION 1/4" = 1'-0"



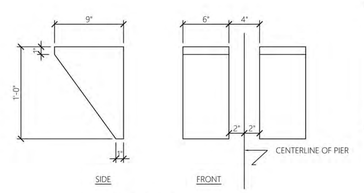
1 EXTERIOR ELEVATION 1/4" = 1'-0"

KEYNOTES

#	KEYNOTE DESCRIPTION
1.	PREFINISHED GALV. MTL. COPING.
2.	"V" JOINT IN STUCCO, REFER TO DET. 2/A7.00
3.	PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 11/A7.00. COLOR TO MATCH SW #7693, STONEBRIAR
4.	PREFINISHED MTL. OVERFLOW SCUPPER. REFER TO DET. 12/A7.00. COLOR TO MATCH SW #7693, STONEBRIAR
5.	6" DIA. CONC. FILLED PIPE BOLLARD, REFER TO DET. 8/A1.50 - COLOR TO MATCH SW COLOR #6871, POSITIVE RED
6.	ROOF LINE BEYOND.
7.	BUILDING BEYOND.
8.	SIGNAGE, BY OTHERS.
9.	WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
10.	9x2 SPLASHBLOCK OR CONNECT TO STORM DRAIN, REFER TO CIVIL DWG'S.
11.	LED LIGHT FIXTURE, REFER TO ELEC. DWG'S.
12.	SCONCE LIGHTING, REFER TO ELEC. DWG'S.
13.	ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
14.	NOT USED
15.	METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
16.	CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
17.	CRL US ALUMINUM SERIES 8200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
18.	HM DOOR, REFER TO DOOR SCHEDULE A6.00.PAINT DOOR AND FRAME COLOR TO BE SW #6076 "TURKISH COFFEE"
19.	BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND, REFER TO TEXAS FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLOATING OR FLAT MODERN HOUSE NUMBERS 0-9 BY MONTAGUE' METAL PRODUCTS, INC.; COLOR: BLACK WITH 1.0 STROKE, OR EQUAL.
20.	KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACE INTO THE KNOX BOX WILL BE DETERMINED BY LAVON FIRE PREVENTION STAFF. ALL PER LAVON FIRE DEPT. REQUIREMENTS.
21.	EXHAUST VENT, REFER TO MECH DWG'S.
22.	MEANS OF DISCONNECT PER NEC; REFER TO ELEC.
23.	12"x 12" LOUVER - REFER TO MECHANICAL DRAWINGS.PAINT TO MATCH SW #7693, STONEBRIAR
24.	PREFAB. METAL AWNING

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR
1	STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7693, STONEBRIAR
2	STUCCO ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	STUCCO WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED
5	STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED
6	TOWER PREFINISHED STANDING SEAM ROOF	SEE SPECIFICATION AND MANUFACTURER'S REQ'MENTS	MATCH SW COLOR #6871, POSITIVE RED



BRACKETS TO BE COLOR 2

5 EIFS BRACKET DETAIL 1 1/2" = 1'-0"

ARCHITECT OF RECORD:
STEPHEN KLIMAS
TEXAS REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:

COR3 DESIGN, LLC
ARCHITECTURE

COR3 Design, LLC
Commercial, Office, Retail, Restaurant, Real Estate Development
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Suite 101
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

Consultants:
STRUCTURAL
Fuller Group, LLC
1350 C Cleveland Street
Greenville, SC 29607
864.235.3580

PLUMBING
LWI Consulting Engineers
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535

MECHANICAL
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870 Cleveland St, STE 1D
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864.271.6535

ELECTRICAL
Hugh P. Bunn
912 S. Pine Street
Spartanburg, SC 29302
864.583.6274

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Project Title :
TAKE 5 OIL CHANGE
LAVON TX
963 STATE RTE 78
LAVON, TX 75166

Client Logo:

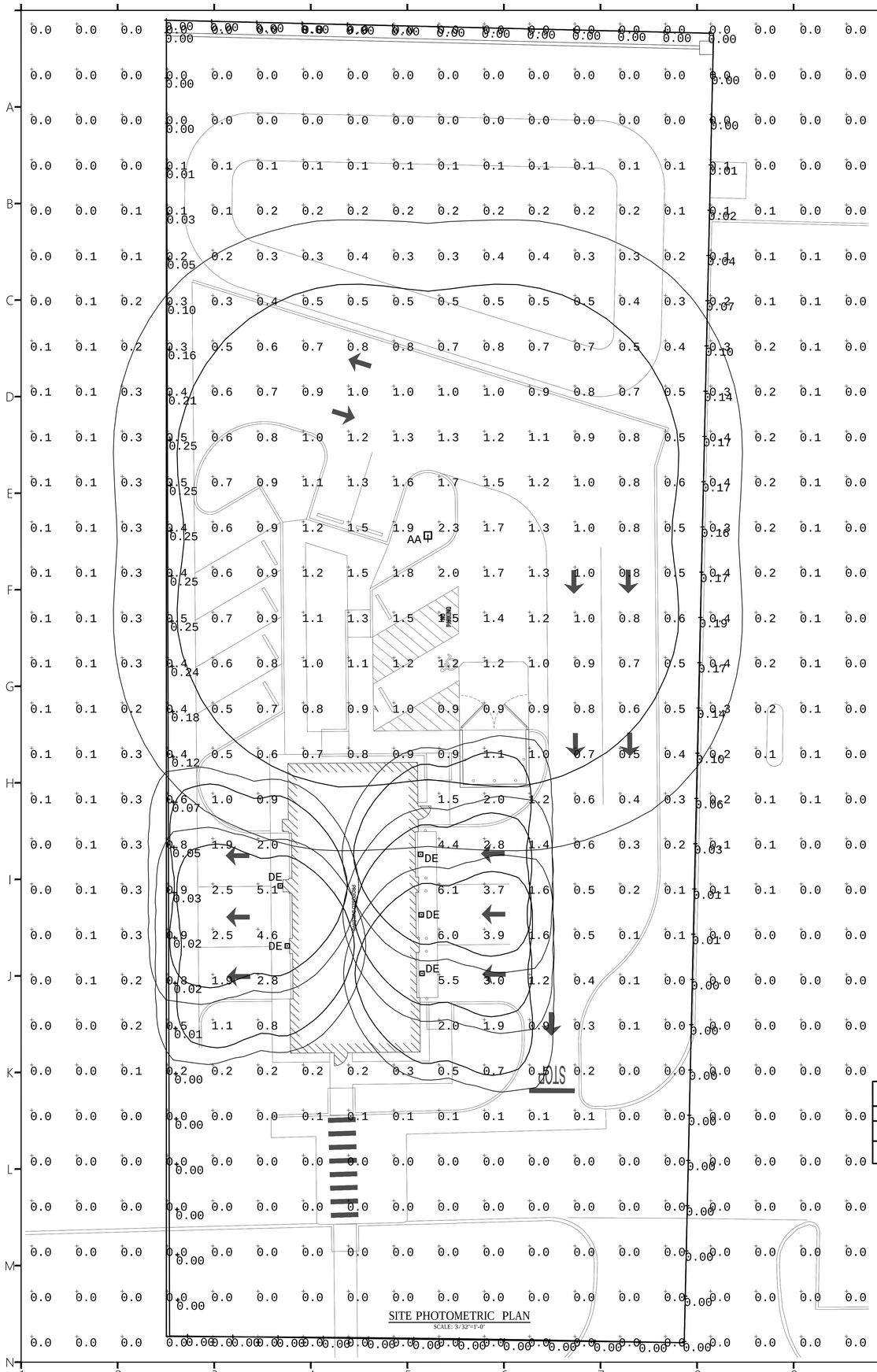
Seals :

Revisions :
xx.xx.2026 Issue for Permit

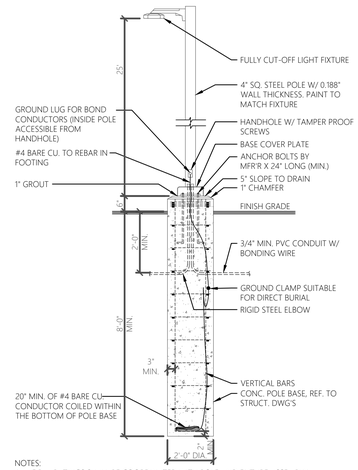
Project Number :
26024
Phase :
CD
Date :
XX.XX.2026
Drawn By :
-
Checked By :
-

Sheet Number:
A3.00

Sheet Title :
EXTERIOR ELEVATIONS



SITE PHOTOMETRIC PLAN
SCALE: 3/32"=1'-0"



NOTES:
1. E.P.A. RATINGS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
2. REFER TO STRUCTURAL SHEET S105 FOR LIGHT POLE BASE DESIGN.
3. CONNECT TO REBAR W/ APPROVED LISTED GROUNDING CLAMPS USED FOR THIS PURPOSE.
4. POLE BASED IN NATURAL UNDISTURBED SOIL OR APPROVED COMPACT FILL (PER SOILS REPORT).
5. PROVIDE "SONOTUBE" LINER TO ELIMINATE TUBE SPIRAL LINES, TYP.



NOTE:
VERIFY DIMENSIONS WITH MANUFACTURER

BASE PLATE

POLE MOUNTING DETAIL
SCALE: NONE

PHOTOMETRIC CALCULATIONS

DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.05 fc	0.25 fc	0.00 fc	N/A	N/A
SITE AREA	0.09 fc	6.10 fc	0.00 fc	N/A	N/A
PARKING DRIVEWAY	1.29 fc	6.10 fc	0.10 fc	61.00 fc	12.90 fc

LIGHTING FIXTURE SCHEDULE

TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #	KELVIN	VOLTAGE	WATTAGE	MOUNTING	COMMENTS
AA	FULL CUTOFF EXTERIOR LED AREA LIGHT WITH HOUSE SIDE SHIELD. (TYPE V DISTRIBUTION).	LED	NLS LIGHTING CATALOG #NV-1-T5-64L-7-40K7-UNV-DPS3-FINISH-HSS NLS POLE CATALOG #SSSP-25-4S-188-9BC-SQL-FINISH	4000K	120	139	POLE MOUNTED	MOUNTING HEIGHT 25'-0" AFG
DE	EXTERIOR LED WALL PACK W/ EMERGENCY BATTERY PACK (TYPE IV DISTRIBUTION).	LED	ACUITY LIGHTING CATALOG #MRW-LED-P2-40K-SR4-MVOLT-BBW-E20WC-FINISH	4000K	120	30	WALL MOUNTED	MOUNTING HEIGHT 10'-0" AFG

ARCHITECT OF RECORD:
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TEXAS REGISTERED ARCHITECT
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GREENVILLE, SC 29601
PHONE 864.451.5288

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Project Title :
TAKE 5 OIL CHANGE
LAVON TX
963 STATE RTE 78
LAVON, TX 75166

Client Logo:

Seals :
STATE OF TEXAS
HUGH P BUNN III
05/26/2026

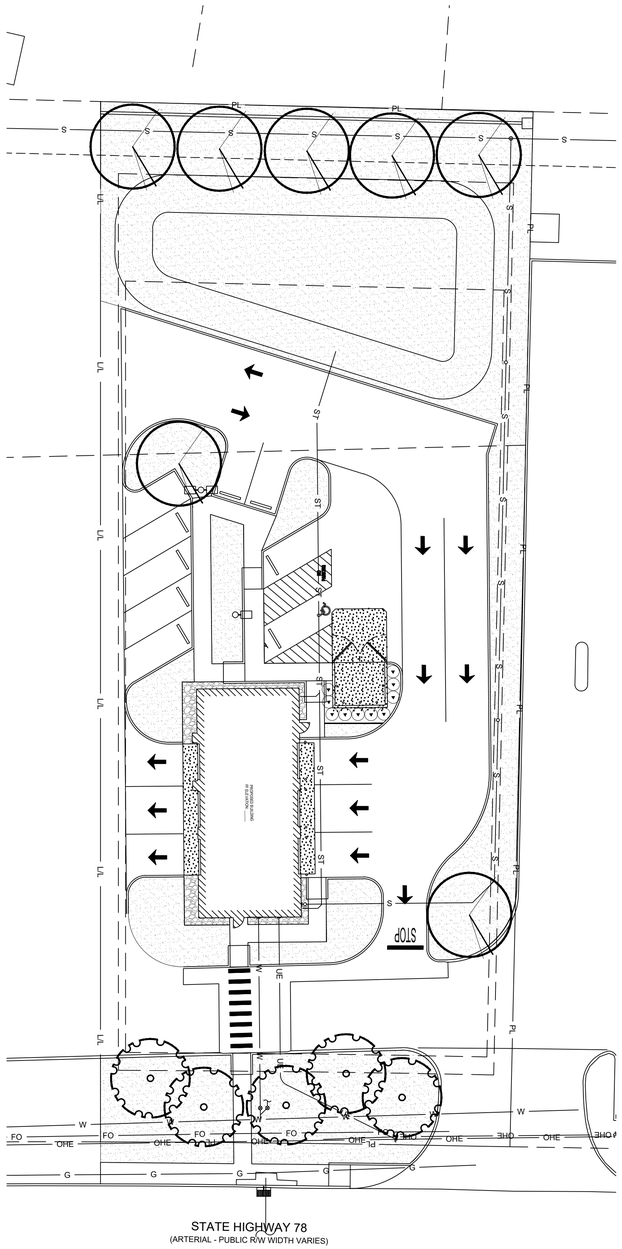
Revisions :
05.26.2026 Issue for Permit

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Project Number : 26024
Phase : CD
Date : 05.26.2026
Drawn By : NT
Checked By : HPB

Sheet Number:
LP-1

Sheet Title :
SITE PHOTOMETRIC PLAN



GRAPHIC SCALE

20 0 20 40

(IN FEET)

1 INCH = 20 FEET

LANDSCAPE CALCULATIONS

STREET TREES
- STATE HIGHWAY 78
- REQUIRED: 114.41 LF OF STREET FRONTAGE / 25 = 5 TREES
- PROVIDED: 6 TREES

NORTH BUFFERYARD
- REQUIRED: 1 TREE / 30 LF = 120.91 LF / 30 = 4 TREES
- PROVIDED: 4 TREES

LANDSCAPE AREA
- REQUIRED: 34,107.99 SF X 20% = 6,821.59 SF
- PROVIDED: 15,153 SF (44% OF SITE)

PLANTING STRIP:
- REQUIRED: 20' WIDE
- PROVIDED: 20' WIDE

RETAIL DISTRICT:
- REQUIRED: 1 TREE / 1500 SF OF FLOOR AREA = 1,815 SF / 1500 = 2 TREES
- PROVIDED: 2 TREES

PLANT KEY

TREES			
SYMBOL	QTY.	NAME	Specifications
	6	Ulmus crassifolia Cedar Elm	4" Cal. Min. Cont. Grown 65 Gal. 12'-15' Height, 6'-8' Spread
	7	Quercus texana Red Oak	3" Cal. Min. Cont. Grown 65 Gal. 12'-15' Height, 6'-8' Spread
SHRUBS			
	11	Ilex 'Nellie R. Stevens' Nellie R. Stevens Holly	7 Gal. MIn. 35" Min. Ht. at Planting Uniform
SOD, GROUND COVER, MISCELLANEOUS			
	15,391 SF	TIFTUF Bermuda Sod	Solid Sod Sand fill joints and provide uniform coverage within 30 days of completion
	257 SF	River Rock 3"-4"	Submit colors to owner for approval

IRRIGATION NOTE

ALL LANDSCAPED AREAS MUST BE IRRIGATED BY AN AUTOMATIC UNDERGROUND IRRIGATION SYSTEM EQUIPPED WITH OPERATING RAIN AND FREEZE SENSORS.

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Texas811

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or
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texas811.org

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

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1500 E. REPUBLIC ROAD
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Ph: 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
TX# 1-2299
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REGISTERED LANDSCAPE ARCHITECT
AMY S. LONDON
STATE OF TEXAS

5/28/26

LANDSCAPE ARCHITECT OF RECORD:
NAME: AMY LONDON, RLA
LICENSE NO. TX #2971

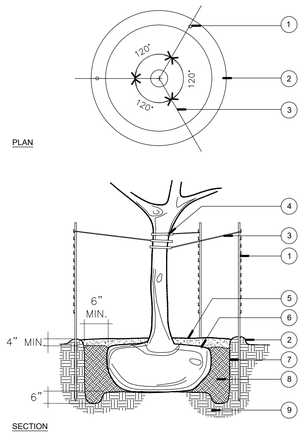
PROJECT NUMBER:
CE 446

REVISION:

TAKE 5 OIL CHANGE
LAVON, TX 01
963 STATE HIGHWAY 78
LAVON, TX 75166

L1.0
LANDSCAPE PLAN

DATE: MAY 28, 2026

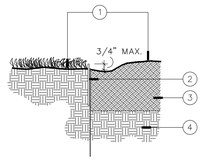


1. 2"x2"x8' STEEL FENCE "T" POST, 3 PER TREE, SPACED EQUALLY, MATERIAL PER NOTES
2. 4" EARTH SAUCER
3. GALVANIZED GUY WIRE, ADD TURNBUCKLES IF NECESSARY TO STABILIZE TREE
4. RUBBER CHAFING GUARD
5. 3" ORGANIC MULCH, KEEP ROOT FLARE EXPOSED
6. ROOT BALL: REMOVE BURLAP, BURLAP TIES, AND WIRE BASKET FROM TOP 1/3 OF ROOTBALL. REMOVE ALL NYLON STRINGS, PLASTIC LINERS, AND OTHER SYNTHETIC MATERIALS FROM THE ENTIRE ROOTBALL. (AS NECESSARY)
7. PLANTING PIT EXCAVATED 12" LARGER (MIN.) THAN WIDTH OF ROOTBALL. PIT DEPTH AS NEEDED TO SET ROOTBALL COLLAR AT PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL.
8. PIT BACKFILL SOIL PER SPECIFICATIONS
9. UNDISTURBED EARTH

A TREE PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY— THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.



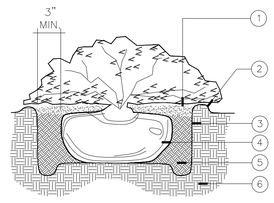
1. DIFFERENT SURFACE TREATMENTS.
2. STEEL EDGING
3. BED SOIL. 6" MINIMUM DEPTH.
4. NATIVE SOIL

NOTE: STEEL EDGING SHOULD BE USED BETWEEN ALL PLANTING BEDS AND SODDED AREAS.

B STEEL EDGING

N.T.S.

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1. 3" ORGANIC MULCH LAYER.
2. 3" HIGH EARTH SAUCER
3. PLANTING PIT: EXCAVATE 6" LARGER (MIN.) THAN WIDTH OF ROOTBALL, W/ PIT DEPTH AS NEEDED TO SET ROOTBALL @ PROPOSED FINISHED GRADE. PLACE ROOTBALL ON SOLID SOIL AND NOT LOOSE BACKFILL. SCARIFY SIDES OF PIT. PROVIDE CONTINUOUS PIT FOR MASSED BED PLANTINGS.
4. ROOT BALL: REMOVE FROM CONTAINER. GENTLY SCARIFY GIRDERED ROOTS AS NEEDED. REMOVE ALL TAGS & TWINE.
5. PIT BACKFILL W/ PREPARED SOIL BED MIX PER SPECIFICATIONS. PROVIDE CONTINUOUS SOIL BED MIX IN MASS PLANTINGS.
6. UNDISTURBED EARTH

C SHRUB PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY— THESE DETAILS SHALL NOT BE USED IN THE R.O.W. OR EASEMENT AREAS.

LANDSCAPE NOTES

1. PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
2. ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
3. ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE CITY.
4. GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY.
5. TREES MUST BE PLANTED FOUR FEET (40) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
6. TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITH IN A 24–HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
7. TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
8. THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
9. BURLAP, TWINE, AND WIRE BASKETS SHALL BE REMOVED FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
10. TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
11. A 3–4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1–2" FROM THE TRUNK OF THE TREE.
12. NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
13. TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLODS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
14. ALL PLANT BEDS SHALL BE TOP–DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
15. TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
16. A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
17. TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
18. NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
19. THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
20. ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.
21. LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
22. AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
23. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT–OF–WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
24. NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE.
25. EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
26. FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE CITY'S PUBLIC WORKS DEPARTMENT STANDARDS.
27. PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.

LONDON LANDSCAPES
P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET

TAKE 5 OIL CHANGE

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Ph. 417-888-0645 Fax: 417-888-0657
www.tothassociates.com
TX# F-12295
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REGISTERED LANDSCAPE ARCHITECT — AMY S. LONDON — STATE OF TEXAS

5/28/26

LANDSCAPE ARCHITECT OF RECORD:
NAME: AMY LONDON, RLA
LICENSE NO. TX #2971

PROJECT NUMBER:
CE 446

REVISION:

TAKE 5 OIL CHANGE
LAVON, TX 01
963 STATE HIGHWAY 78
LAVON, TX 75166

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L1.1
LANDSCAPE DETAILS

DATE: MAY 28, 2026

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on June 23, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on July 7, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).

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

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

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

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

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

Signature: Bonnie McCooper

Name (printed): Bonnie Cooper

Address: 903 W 47th ST, Royse City TX 75756

Phone: [redacted] Email Address: bcooper@ccisd.com

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

VICTORY AT LAVON, BLK 1, LOT 1

RECEIVED
JUN 23 2026
By

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on June 23, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on July 7, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

Request and Property Description: an application to amend Article 9.03 Zoning Ordinance to change the zoning from Retail (R) to Planned Development (PD) to allow a drive-through-only oil change and minor maintenance automobile service establishment on a proposed 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, at 963 S. SH 78 situated northeast of the intersection of SH 78 and SH 205, City of Lavon, Collin County, Texas, (CCAD Property ID 2796752).

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

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

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

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

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

Signature: _____

Name (printed): Austin Clinkscales

Address: 5949 Sherry Lane, Ste 960, Dallas, TX 75225

Phone (817) 368-9499 Email Address: ac@laderaproperties.com

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

LAVON 7-ELEVEN ADDITION, BLK 1, LOT 2

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 6 - C**

Item:

Public hearing, discussion and action regarding an amendment to Article 9.03 Zoning Ordinance Division 2 “Districts and Zoning District Map” Section 9.03.032 “Permitted use table” generally to amend uses and minimum parking requirements; an amendment to Division 2 “Districts and Zoning District Map” Section 9.03.034 ”Amendments to the official zoning ordinance and zoning district map” generally to amend the property notification sign requirements; an amendment to Division 3 “Definitions” Section 9.03.061 “General” generally to amend use definitions; an amendment to Division 4 “Regulations Applicable to All Districts” Section 9.03.085 “Home occupation/home based business” generally to amend home occupation/home based business standards; an amendment to Division 4 “Regulations Applicable to All Districts” generally to establish farmers market standards; an amendment to Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” Section 9.03.135 “Dumpster regulations” generally to amend dumpster standards; an amendment to Division 7 “Site Plan Requirements” Section 9.03.156 “Term of the approved site plan” generally to amend the expiration period of site plans; and an amendment to Division 8 “Off-Street Parking and Loading Regulations” Section 9.03.175 “Off-street loading space requirements”.

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

Background:

The proposed amendment represents a culmination of revised standards and new regulations to align the Code with recent State legislation, modify existing design standards for relevance and function, and establish farmers market standards. The following is a general summary of the items within the proposed amendment:

- Changing the posting timeframe for property notification signs to align with State law.
- Updating the Home Occupation/Home Based Business definition and standards to align with the recent amendments to State law.
- Adding farmers market standards, to include a definition, permissions, parking, permitting, health and safety, and operational regulations, as a new section of the Code and within the Permitted and Parking Use Table.
- Updating the dumpster enclosure standards to align with Community Waste Disposal dimensional

standards and proper screening.

- Removal of the off-street loading space requirement for a "Bank or similar financial institution." Financial institutions do not receive deliveries requiring a large loading space on a regular basis.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP" SECTION 9.03.032 "PERMITTED USE TABLE" GENERALLY TO AMEND USES AND MINIMUM PARKING REQUIREMENTS; AN AMENDMENT TO DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP" SECTION 9.03.034 "AMENDMENTS TO THE OFFICIAL ZONING ORDINANCE AND ZONING DISTRICT MAP" GENERALLY TO AMEND THE PROPERTY NOTIFICATION SIGN REQUIREMENTS; AN AMENDMENT TO DIVISION 3 "DEFINITIONS" SECTION 9.03.061 "GENERAL" GENERALLY TO AMEND USE DEFINITIONS; AN AMENDMENT TO DIVISION 4 "REGULATIONS APPLICABLE TO ALL DISTRICTS" SECTION 9.03.085 "HOME OCCUPATION/HOME BASED BUSINESS" GENERALLY TO AMEND HOME OCCUPATION/HOME BASED BUSINESS STANDARDS; AN AMENDMENT TO DIVISION 4 "REGULATIONS APPLICABLE TO ALL DISTRICTS" GENERALLY TO ESTABLISH FARMERS MARKET STANDARDS; AN AMENDMENT TO DIVISION 6 "REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS" SECTION 9.03.135 "DUMPSTER REGULATIONS" GENERALLY TO AMEND DUMPSTER STANDARDS; AN AMENDMENT TO DIVISION 7 "SITE PLAN REQUIREMENTS" SECTION 9.03.156 "TERM OF THE APPROVED SITE PLAN" GENERALLY TO AMEND THE EXPIRATION PERIOD OF SITE PLANS; AND AN AMENDMENT TO DIVISION 8 "OFF-STREET PARKING AND LOADING REGULATIONS" SECTION 9.03.175 "OFF-STREET LOADING SPACE. REQUIREMENTS".
MOTION: NABORS
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: Clifton)

Staff Notes:

The farmers market standards were revised after the June 23 Planning and Zoning Commission meeting, to further clarify the durations and sizes of short term versus long-term farmers markets. The following revisions were made:

- A maximum number of vendors was established for long-term farmers markets, the maximum number of vendors for short-term farmers markets was reduced to 50 vendors.
- All food handling requirements were removed since food handling is controlled by the State of Texas, but the Section includes a standard which refers to applicable State regulations.
- The number of occurrences for a short-term farmers market was specified to be **up to four occurrences** within a calendar year, with a maximum of three days per occurrence.
- The number of occurrences for a long-term farmers market was specified to be **more than four occurrences** within a calendar year, with a maximum of three days per occurrence.

The requisite public hearing notice was published in the newspaper and posted on the website. No inquiries regarding the proposed amendments were received.

Approval is recommended.

Attachments: 1) Proposed Draft Zoning Amendment, Redline
2) Proposed Draft Redline for Farmers Market – updated per P&Z Meeting
3) Proposed Ordinance

(1) Generally. The rules and regulations found in this article are the standard requirements of the city. Suspension of any of these rules and regulations may be granted by the City Council, upon a good and sufficient showing by the sign owner or his or her agent that there are special circumstances or conditions affecting the property in question, or that the enforcement of the provisions of this section will deprive the owner of a substantial property right, and that such suspension, if granted, will not be materially detrimental to the public welfare or to other property or property rights in the vicinity.

(2) Application and Standing. All appeals applications related to the denial of a permit shall be deemed complete by the City Manager and/or their designee before being accepted for filing.

(3) Appeals of Administrative Determinations. The City Council is responsible for hearing appeals of administrative determinations. Appeals may be filed by the owner of the property, or his or her agent, or by a person aggrieved by the denial of a permit under this section.

~~(d) Any request for variance shall be accompanied by a completed application and a nonrefundable filing fee in the amount specified in the current fee schedule adopted by the city council.~~

Chapter 9 Planning and Development Regulations

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Article 9.02 Subdivision Ordinance

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§ 9.02.004 Procedure

...

(16) Construction Plans

...

(F) A plan and profile of the proposed storm sewers, showing hydraulic data and gradients, pipe grades and sizes, manholes, inlets, pipe connections, outlet structures, stormwater detention, etc. Scale shall be the same as stated in (5). Each [Such] plans shall show the seal and signature of the registered professional civil engineer who prepared the plans. Each sheet shall include north point, scale, date and benchmark description to mean sea level datum.

(G) The approval of construction drawings ~~by the city council~~ shall be effective for a period of ~~two~~one (~~2~~1) year~~s~~ after the approval date, unless the subdivider has requested in writing and received an extension of time. Construction drawings which have expired shall be resubmitted to the city for approval before any construction is begun. The design of the proposed improvements shall be based on the construction requirements which are in effect at the time of resubmittal.

...

(19) Approval. The approval of a final plat shall remain in effect for five (5) years following the date of approval except that the plat's approval shall remain valid indefinitely as long as consistent progress toward the filing of the final plat is demonstrated. If after the 5-year approval time period, progress toward the filing of the final plat has not been shown for a period of at least 180 days, the plat's approval shall immediately terminate and become void.

If the final plat expires and no other final plat has been submitted or filed on the same preliminary plat, the preliminary plat of the property shall also expire concurrently with the expiration of the final plat.

Article 9.03 Zoning Ordinance

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§ 9.03.032 Permitted use table.

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Figure 9.1.2.2								
PERMITTED USE AND PARKING TABLE								
P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				**NONRESIDENTIAL & SPECIAL DISTRICTS**			**PARKING[9]**
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**	
...								
Farmers market, Long-Term[10]	C	C	C	C	C	C	C	1 space per 500 sq. ft. of sales area
...								

...

[1] Conducted entirely within the interior of a building.

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

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

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

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

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

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

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

[9] Reference additional off-street parking requirements in Section 9.03.173.

[10] Reference additional requirements for farmers markets in section 9.03.092.

...

§ 9.03.034 Amendments to the official zoning ordinance and zoning district map.

...

(e) Notices and notifications. Zoning and rezoning requests shall be scheduled for public hearings before the planning and zoning commission and the city council and noticed in accordance with this section as follows:

...

(2) Subject property notification signs. Notification signs shall meet the following requirements:

(A) The city manager or their designee shall have the authority to determine if the notice posting on the subject property met the intent of the requirements contained herein.

(B) The applicant shall post the required number of notification signs, on the subject property, at least ~~seven~~ ten (10) calendar days prior to the date of the public hearing before the planning and zoning commission as follows:

(i) Sign requirements: A minimum of one (1) sign shall be posted on the subject property, along each of its public road frontages, at a minimum spacing of one (1) sign per five hundred (500) linear feet of frontage or portion thereof.

(ii) The sign shall contain legible information and specifications as detailed in the city's notification sign requirements.

(iii) The applicant shall provide time-stamped photos of the required notification signs, as posted on the subject property, between 8:00 a.m. on Monday and 12:00 p.m. (noon) on Wednesday, the week before the scheduled planning and zoning commission meeting. The applicant shall provide the following photos:

a. One legible photo of a sign showing the required information meeting the standards as provided on the signs;

b. One photo of each public road frontage showing that the signs are facing the right-of-way; and

c. An informal exhibit showing the location of the signs along the rights-of-way.

(C) Notification signs for residential Conditional Use Permits are not required.

§ 9.03.061 General.

...

Farmers market, short term. A temporary market held in an open area or in a structure where groups of individual sellers/vendors (minimum three, maximum 50) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

Farmers market, long-term. An ongoing or reoccurring market held in an open area or in a structure where groups of individual sellers/vendors (minimum three, maximum 100) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

...

~~*Home based business.* A home occupation or use for profit or non-profit involving business, art or hobby activities including the selling to, production of, and provision of services to others not part of the on-site single family residential use.~~

Home ~~based business occupation~~. Any occupation or activity carried on or occurring in a dwelling unit by ~~a~~n owner or tenant of the property~~a member of the immediate family, residing on the premises~~, where the business operates with a total number of employees and clients or patrons of the business that does not exceed the city's occupancy limit for the property, does not generate on-street parking or a substantial increase in traffic through the area, operates in a manner in which none of its activities are visible from a street, and does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule~~in connection with which there is used no sign other than a name plate as allowed by the city's sign ordinance attached to the building, and no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling; and, no mechanical equipment is used except that which is of a type similar in character to that normally used for purely domestic or household purposes. Retail sales from the home to walk up or drive up customers, cafes, or diners and barber or beauty shops are not considered a home occupation~~. ~~Examples of home occupations include crafts; woodworking; dressmaking; custom cakes or other small scale catering that uses no commercial type or size equipment; professional services such as bookkeeping, handling of telephone orders, technology or electronic communication; traditional bed and breakfasts limited to three (3) rooms for rent, and day care for six (6) or fewer persons.~~

...

§ 9.03.085 ~~Home Occupation/~~Home Based Business

(a) Home based business~~es and/or home occupation~~ are ~~means business activities and~~ uses that are incidental to the primary use of the premises as a residence and conducted on the residential premises by an owner or resident of the premises,~~.~~ as defined in §9.03.061 General.

(b) The following regulations shall apply to a home based business ~~or home occupation~~.

~~**(1)** On-premises advertisements or signage is prohibited.~~

~~**(2)** No display of goods or materials or signage shall be allowed.~~

~~**(3)** Alteration of the exterior appearance of the residential structure or its accessory structure(s) shall not be permitted, nor shall the business occupation or use within the dwelling be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.~~

~~**(4)** There shall be no more than two (2) employees who do not reside on the premises and who perform work on the premises.~~

~~(5)~~ (1) Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts.

~~(6)~~ (2) There shall be no outdoor storage of materials or equipment. There shall be no merchandise visible from outside the dwelling.

~~(7)~~ (3) The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.

~~(8)~~ (4) No use or storage of mechanical equipment not recognized as being part of normal household or hobby use shall be visible from the public street or neighboring residential use(s).

~~(9)~~ ~~(5)~~ All parking shall be on premises with no on-street parking allowed for a home based business ~~or home occupation~~.

~~(10)~~ ~~(6)~~ As defined by the Human Resource Code, chapter 42 an "in-home day care" or a "family home" that is certified, listed or registered with the state is exempt from this division, and governed by the rules and regulations of the state.

(7) The home occupation shall be compatible with the residential use of the property where the business is located.

NOTE: Farmers Market Section Updated from P&Z - ENCLOSED

§ 9.03.092 Farmers markets.

(a) Purpose. The purpose of this section is to provide adequate regulations, including permitting, food safety, and operations, for a short-term or long-term farmers market. Farmers markets are exempt from the requirements of a food service establishment and are generally not required to comply with the Texas Food Establishment Rules. However, a local health authority may require permits and enforce temperature requirements governing potentially hazardous foods.

(b) State Regulations. In addition to the requirements in this section, applicable provisions in Title 25, part 1, chapter 229, subchapter K and subchapter FF of the Texas Administrative Code, as well as Chapters 433, 437, and 438 of the Texas Health and Safety Code, as may be amended from time to time, and any other applicable state codes as may be amended, shall also apply to a short-term or long-term farmers market.

~~Potentially hazardous food definition. A potentially hazardous food is a food that requires time and temperature control for safety ("TCS") to limit pathogen growth or toxin production, as further defined in Texas Administrative Code, title 25, part 1, chapter 229, subchapter AA, section 229.543(23).~~

(c) Permit requirements; violations.

(1) (An) individual(s) and/or entity(ies) wishing to operate a short-term or long-term farmers market shall first obtain an annual health services permit issued by the city, and ensure that any property it intends to operate on holds proper zoning permits. The permit fees shall be set annually by the city council in the fee schedule.

(2) (An) individual(s) and/or entity(ies) wishing to operate a farmers market ~~for less than 180 days in a calendar year,~~ shall obtain a temporary use permit as a short-term farmers market, per Section 9.03.212. A short-term farmers market is limited to four occurrences within a calendar year, maximum three days per occurrence (this is more restrictive than maximum temporary use standards)~~two (2) temporary use permits per calendar year~~.

(3) (An) individual(s) and/or entity(ies) wishing to operate a farmers market for more than four occurrences within a calendar year, maximum three days per occurrence~~180 days in a calendar year~~, shall obtain a conditional use permit as a long-term farmers market, per Section 9.03.211.

(4) A certificate of occupancy issued by the city must be obtained prior to operation of a long-term farmers market.

(5) Establishments or persons that are not permitted as required under this section may not sell or distribute food at a short-term or long-term farmers market. Any violation of this section or of the regulations set forth in other provisions of this article or adopted hereunder shall subject a violator to penalties as set forth in Section 1.01.009 of this code.

(d) Coordinator. A coordinator must be designated for every short-term or long-term farmers market event. The coordinator of the short-term or long-term farmers market is responsible for the day-to-day operations (including parking and traffic management) and monitoring of all food vendors, including TCS food vendors and non-TCS food vendors. The coordinator must submit to the city ten (10) business days in advance a list of all vendors participating and identify each vendor, state the extent to which a vendor will sell or distribute potentially hazardous food, provide food samples, or conduct cooking demonstrations.

(e) ~~Cottage food operations exempt. To the extent set forth in chapter 437 of the Texas Health and Safety Code, and in title 25, part 1, chapter 229, subchapter EE, section 229.661 of the Texas Administrative Code, a cottage food production operation is exempt from the requirements of this article; provided, however, that the city has authority to act to prevent an immediate and serious threat to human life or health. The city shall maintain a record of a complaint made by a person against a cottage food production operation. An individual who operates a cottage food production operation must have successfully completed a basic food safety education or training program for food handlers accredited under subchapter D, chapter 438 of the Texas Health and Safety Code. A cottage food production operation is required by state regulations to meet certain labeling requirements as set forth in title 25, part 1, chapter 229, subchapter EE, section 229.661(d).~~

(f) General Standards.

~~A short-term farmers market may not operate more than two times per week.~~

~~No more than 100 vendors may participate in a short-term farmers market.~~

(1) Short-term and long-term farmers markets and their customers shall not sell or consume food within any public street, public alley, driveway, or fire lane unless closed to through traffic pursuant to permit issued by the city.

(2) Vendor tents of short-term and long-term farmers markets will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed. A vendor of a short-term or long-term farmers market shall not use stakes, rods, or any method of support that is required to be drilled, driven, or otherwise fixed, in asphalt pavement, curbs, sidewalks, or buildings.

(3) Short-term and long-term farmers markets shall not impede access to the entrance or driveway of any adjacent property or building. A short-term or long-term farmers market shall not encumber required parking spaces, drive aisles, or fire lanes of the property it is located on, or adjacent properties.

(4) Short-term and long-term farmers market vendors shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other structures located upon any public street, sidewalk, right-of-way, or other public property.

(5) If a vendor of a short-term or long-term farmers market maintains food at a hot holding temperature by mechanical means, that person shall comply with fire and explosion safety standards established by the fire marshal.

(6) If a vendor of a short-term or long-term farmers market uses a pressurized fuel system or container, the operator shall comply with fire and explosion safety standards established by the city and with all applicable codes.

(7) Short-term and long-term farmers markets shall provide an adequate amount of seating and shaded seating area for patrons.

(8) Short-term and long-term farmers markets shall provide adequate lighting.

(9) Short-term and long-term farmers markets shall, at all times, have a manager and/or an individual with authority to speak and make decisions on behalf of the farmers market and any and all vendors operating within said market.

(10) City-sponsored events may be exempt from this article.

(g) Health and Safety.

(1) General. Short-term and long-term farmers markets shall adhere to the following health and safety requirements:

(A) All trash and debris generated by customers and the short-term or long-term farmers market vendors shall be collected and deposited in (a) properly sized and sited trash container(s) provided or coordinated by the short-term or long-term farmers market, and removed from the site at the conclusion of each day of the event.

(B) Unless otherwise provided for in the approved permit, a person who operates a short-term or long-term farmers market may not place food, equipment, or supplies related to its operation outside of the permitted area.

(C) A fire extinguisher shall be located on the short-term or long-term farmers market site, with said extinguisher being approved by the city fire marshal.

(D) Clean public restroom facilities shall be located within 500 feet from the short-term or long-term farmers market. The owner(s) and/or entity(ies) must provide documentation to the city concerning the availability of such restroom facilities as a condition of the issuance of a permit.

(E) If necessary, to protect against public health hazards or nuisances, the city may impose specific requirements in addition to those requirements contained in the City's Code of Ordinances.

(F) Hours of operation for any farmers market shall not be permitted between 11:00 p.m. and 7:00 a.m. daily.

(G) Depositing, dumping or release of any grease into the city's sanitary sewer system by any vendor of a short-term or long-term farmers market shall be prohibited. Any such act shall be a violation of this article and shall be subject to the issuance of a citation, revocation of the permit and/or injunctive relief by a court of competent jurisdiction.

(H) Short-term or long-term farmers markets may be provided electricity or may use a portable generator as long as it does not create noise nuisance.

CITY OF LAVON ZONING AMENDMENTS
June 23, 2026 P&Z / July 7, 2026 City Council

Revisions to Farmers Market Regulations Showing Changes Since P&Z Version

Chapter 9 Planning and Development Regulations

Article 9.03 Zoning Ordinance

...

§ 9.03.061 General.

...

Farmers market, short term. A temporary market held in an open area or in a structure where groups of individual sellers/vendors (minimum three, maximum 50) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

Farmers market, long-term. An ongoing or reoccurring market held in an open area or in a structure where groups of individual sellers/vendors (minimum three, maximum 100) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

...

§ 9.03.092 Farmers markets.

(a) Purpose. The purpose of this section is to provide adequate regulations, including permitting, food safety, and operations, for a short-term or long-term farmers market. Farmers markets are exempt from the requirements of a food service establishment and are generally not required to comply with the Texas Food Establishment Rules. However, a local health authority may require permits and enforce temperature requirements governing potentially hazardous foods.

(b) State Regulations. In addition to the requirements in this section, applicable provisions in Title 25, part 1, chapter 229, subchapter K and subchapter FF of the Texas Administrative Code, as well as Chapters 433, 437, and 438 of the Texas Health and Safety Code, as may be amended from time to time, and any other applicable state codes as may be amended, shall also apply to a short-term or long-term farmers market.

~~(c) Potentially hazardous food definition. A potentially hazardous food is a food that requires time and temperature control for safety ("TCS") to limit pathogen growth or toxin production, as further defined in Texas Administrative Code, title 25, part 1, chapter 229, subchapter AA, section 229.543(23).~~

~~(d)~~(c) Permit requirements; violations.

(1) (An) individual(s) and/or entity(ies) wishing to operate a short-term or long-term farmers market shall first obtain an annual health services permit issued by the city, and ensure that any property it intends to operate on holds proper zoning permits. The permit fees shall be set annually by the city council in the fee schedule.

(2) (An) individual(s) and/or entity(ies) wishing to operate a farmers market ~~for less than 180 days in a calendar year,~~ shall obtain a temporary use permit as a short-term farmers market, per Section 9.03.212. A short-term farmers market is limited to four occurrences within a calendar year, maximum three days per occurrence (this is more restrictive than maximum temporary use standards)~~two (2) temporary use permits per calendar year~~. Occurrences may not be on contiguous properties, operated by the same individuals or entities.

(3) (An) individual(s) and/or entity(ies) wishing to operate a farmers market for more than four occurrences within a calendar year, maximum three days per occurrence~~180 days in a calendar year~~, shall obtain a conditional use permit as a long-term farmers market, per Section 9.03.211.

(4) A certificate of occupancy issued by the city must be obtained prior to operation of a long-term farmers market.

(5) Establishments or persons that are not permitted as required under this section may not sell or distribute food at a short-term or long-term farmers market. Any violation of this section or of the regulations set forth in other provisions of this article or adopted hereunder shall subject a violator to penalties as set forth in Section 1.01.009 of this code.

~~(e)~~(d) Coordinator. A coordinator must be designated for every short-term or long-term farmers market event. The coordinator of the short-term or long-term farmers market is responsible for the day-to-day operations (including parking and traffic management) and monitoring of all food vendors, including TCS food vendors and non-TCS food vendors. The coordinator must submit to the city ten (10) business days in advance a list of all vendors participating and identify each vendor, state the extent to which a vendor will sell or distribute potentially hazardous food, provide food samples, or conduct cooking demonstrations.

~~(f) Cottage food operations exempt. To the extent set forth in chapter 437 of the Texas Health and Safety Code, and in title 25, part 1, chapter 229, subchapter EE, section 229.661 of the Texas Administrative Code, as may be amended from time to time, and any other applicable state codes as may be amended, a cottage food production operation is exempt from the requirements of this article; provided, however, that the city has authority to act to prevent an immediate and serious threat to human life or health. The city shall maintain a record of a complaint made by a person against a cottage food production operation. An individual who operates a cottage food production operation must have successfully completed a basic food safety education or training program for food handlers accredited under subchapter D, chapter 438 of the Texas Health and Safety Code. A cottage food production operation is required by state regulations to meet certain labeling requirements as set forth in title 25, part 1, chapter 229, subchapter EE, section 229.661(d).~~

~~(g)~~(e) General Standards.

~~(1) A short-term farmers market may not operate more than two times per week.~~

~~(2) No more than 70 vendors may participate in a short-term farmers market.~~

~~(3)~~

~~(4)~~(1) Short-term and long-term farmers markets and their customers shall not sell or consume food within any public street, public alley, driveway, or fire lane unless closed to through traffic pursuant to permit issued by the city.

~~(5)~~(2) Vendor tents of short-term and long-term farmers markets will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed. A vendor of a short-term or long-term farmers market shall not use stakes, rods, or any method of support that is required to be drilled, driven, or otherwise fixed, in asphalt pavement, curbs, sidewalks, or buildings.

~~(6)~~(3) Short-term and long-term farmers markets shall not impede access to the entrance or driveway of any adjacent property or building. A short-term or long-term farmers market shall not encumber required parking spaces, drive aisles, or fire lanes of the property it is located on, or adjacent properties.

~~(7)~~(4) Short-term and long-term farmers market vendors shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other structures located upon any public street, sidewalk, right-of-way, or other public property.

~~(8)~~(5) If a vendor of a short-term or long-term farmers market maintains food at a hot holding temperature by mechanical means, that person shall comply with fire and explosion safety standards established by the fire marshal.

~~(9)~~(6) If a vendor of a short-term or long-term farmers market uses a pressurized fuel system or container, the operator shall comply with fire and explosion safety standards established by the city and with all applicable codes.

~~(10)~~(7) Short-term and long-term farmers markets shall provide an adequate amount of seating and shaded seating area for patrons.

~~(11)~~(8) Short-term and long-term farmers markets shall provide adequate lighting.

~~(12)~~(9) Short-term and long-term farmers markets shall, at all times, have a manager and/or an individual with authority to speak and make decisions on behalf of the farmers market and any and all vendors operating within said market.

~~(13)~~(10) City-sponsored events may be exempt from this article.

~~(h)~~(f) Health and Safety.

(1) General. Short-term and long-term farmers markets shall adhere to the following health and safety requirements:

(A) All trash and debris generated by customers and the short-term or long-term farmers market vendors shall be collected and deposited in (a) properly sized and sited trash container(s) provided or coordinated by the short-term or long-term farmers market, and removed from the site at the conclusion of each day of the event.

(B) Unless otherwise provided for in the approved permit, a person who operates a short-term or long-term farmers market may not place food, equipment, or supplies related to its operation outside of the permitted area.

(C) A fire extinguisher shall be located on the short-term or long-term farmers market site, with said extinguisher being approved by the city fire marshal.

(D) Clean public restroom facilities shall be located within 500 feet from the short-term or long-term farmers market. The owner(s) and/or entity(ies) must provide documentation to the city concerning the availability of such restroom facilities as a condition of the issuance of a permit.

(E) If necessary, to protect against public health hazards or nuisances, the city may impose specific requirements in addition to those requirements contained in the City's Code of Ordinances.

(F) Hours of operation for any farmers market shall not be permitted between 11:00 p.m. and 7:00 a.m. daily.

(G) Depositing, dumping or release of any grease into the city's sanitary sewer system by any vendor of a short-term or long-term farmers market shall be prohibited. Any such act shall be a violation of this article and shall be subject to the issuance of a citation, revocation of the permit and/or injunctive relief by a court of competent jurisdiction.

(H) Short-term or long-term farmers markets may be provided electricity or may use a portable generator as long as it does not create noise nuisance.

(I) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market on private property, open space or any city park must have a written agreement authorizing such operation with the owner of the property. Each individual and/or entity operating a short-term or long-term farmers market shall maintain a copy of the written agreement at their location and produce said agreement to any city official upon request.

(J) Short-term or long-term farmers markets shall not provide drive through service of any kind.

(K) The operation of any farmers market shall be subject to inspections by the city health official or their designee at any time.

(L) Any individual(s) and/or entity(ies) obtaining a permit to operate a short-term or long-term farmers market is prohibited from transferring any such permit.

(M) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market must maintain proof of valid liability insurance prior to the issuance of any city permit. Evidence of proof of insurance shall be subject to inspections by the city health official or their designee at any time.

(N) Short-term or long-term farmers market operators shall not engage in the sale and service of products or services including but not limited to, smoking/vaping products, sexually explicit and/or drug related paraphernalia, obscene material, sales real estate and vacation packages, marketing and advertising activities, sales of tickets for events, any nonfood vending, and other services or products, unless otherwise approved by the city with issuance of the permit.

(O) The sale of alcoholic beverages at any farmers market shall be subject to city and state regulations.

(P) Health and safety inspections may be performed, by the city, at anytime during the event.

~~(2) Cooking demonstrations, samples, and temperatures.~~

~~(A) Cooking demonstrations. Only the holder of a permit issued under this article may conduct a cooking demonstration at a short-term or long-term farmers market. A cooking demonstrator may conduct a cooking demonstration only if:~~

~~(i) Regardless of whether the demonstrator provides a sample of food to consumers, the short-term or long-term farmers market that hosts the demonstration:~~

~~a. Has an establishment operator with a valid certification under subchapter D, chapter 438 of the Texas Health and Safety Code supervising the demonstration; and~~

~~b. Complies with subsection (3), below, regarding food temperature.~~

(ii) A demonstrator may provide a sample of food to consumers only if the demonstrator complies with subsection (2), below, and:

a. The demonstrator provides a sample (bite-sized) only and not a full serving; and
b. Samples of food prepared during a demonstration are provided not later than two hours after the beginning of the demonstration.

(B) Samples. Only the holder of a permit issued under this article may provide food samples to consumers. In providing samples to consumers, the holder of a permit issued under this article must comply with the following requirements:

(i) Samples must be distributed in a sanitary manner and must be bite-sized and not full portions.

(ii) A person preparing produce samples on site must:

a. Wear clean, disposable plastic gloves when preparing samples; or
b. Observe proper handwashing techniques immediately before preparing samples;

c. Produce intended for sampling must be washed in potable water to remove any soil or other visible material;
d. Potable water must be available for washing;
e. Except as set forth in subsection (3), below, potentially hazardous food, as determined by rule of the department, must be maintained at or below 41 degrees Fahrenheit or provided within two hours after cutting or preparing; and
f. Utensils and cutting surfaces used for cutting samples must be smooth, non-absorbent, and easily cleaned or disposed of.

(C) Food temperatures. Food temperature requirements shall be as set forth in this subsection as defined in Texas Administrative Code, title 25, chapter 229, subchapter FF, section 229.704, as may be amended from time to time, and any other applicable state codes as may be amended; however, that in any instance where this subsection conflicts with state law or rule, then the state law or rule shall prevail to the extent of the conflict.

(i) Potentially hazardous food sold, distributed, or prepared on site at a short-term or long-term farmers market, and potentially hazardous food transported to or from a short-term or long-term farmers market shall meet the requirements of this subsection (3).

(ii) Frozen food. Stored frozen foods shall be maintained frozen.

(iii) Hot and cold holding. All potentially hazardous food sold at, prepared on site at, or transported to or from a farm for a short-term or long-term farmers market at all times shall be maintained at:

a. For cold, 5 degrees Celsius (41 degrees Fahrenheit) or below; or
b. For hot, 54 degrees Celsius (135 degrees Fahrenheit) or above.

(D) Cooking of raw animal foods. Raw animal foods shall be cooked to heat all parts of the food to the following temperatures:

(i) Poultry, ground poultry, stuffing with poultry, meat and fish to 74 degrees Celsius (165 degrees Fahrenheit) for 15 seconds;

(ii) Ground meat, ground pork, ground fish, and injected meats to 68 degrees Celsius (155 degree Fahrenheit) for 15 seconds;

(iii) Beef, pork, meat, fish and raw shell eggs for immediate service to 63 degrees Celsius (145 degrees Fahrenheit) for 15 seconds;

(iv) Prepackaged, potentially hazardous food, that has been commercially processed, to 57 degree Celsius (135 degrees Fahrenheit);

(v) A raw or undercooked whole-muscle, intact beef steak may be served if:

a. the steak is labeled to indicate that it meets the definition of "whole-muscle, intact beef" as defined in the Food Code §1-201.10(B); and
b. the steak is cooked on both the top and bottom to a surface temperature of 63 degrees Celsius (145 degrees Fahrenheit) or above and a cooked color change is achieved on all external surfaces; and

(vi) Raw animal foods cooked in a microwave oven shall be:

a. Rotated or stirred throughout or midway during cooking to compensate for uneven distribution of heat;
b. Covered to retain surface moisture;
c. Heated to a temperature of at least 74 degrees Celsius (165 degrees Fahrenheit) in all parts of the food; and
d. Allowed to stand covered for 2 minutes after cooking to obtain temperature equilibrium.

(E) Cooking fruits and vegetables. Fruits and vegetables that are cooked shall be heated to a temperature of 57 degrees Celsius (135 degrees Fahrenheit).

(F) Eggs. A farmer or egg producer that sells eggs directly to the consumer shall maintain the eggs at an ambient air temperature of 7 degrees Celsius (45 degrees Fahrenheit) as specified in the Food Code §3-501.16(B).

(G) Meat and poultry. In addition to complying with the TCS regulations set forth in section 9.03.092 (j)(3), a person who sells or provides samples of meat or poultry or food containing meat or poultry shall comply with Texas Health and Safety Code, chapter 433, as may be amended from time to time, and any other applicable state codes as may be amended.

(H) Milk. No raw milk or raw milk products may be sold or provided to a consumer.

CITY OF LAVON

ORDINANCE NO. 2026-07-02

Zoning Amendment – Farmers Markets and General Updates

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ARTICLE 9.03 ZONING ORDINANCE DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP" SECTION 9.03.032 "PERMITTED USE TABLE" GENERALLY TO AMEND USES AND MINIMUM PARKING REQUIREMENTS; AN AMENDMENT TO DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP" SECTION 9.03.034 "AMENDMENTS TO THE OFFICIAL ZONING ORDINANCE AND ZONING DISTRICT MAP" GENERALLY TO AMEND THE PROPERTY NOTIFICATION SIGN REQUIREMENTS; AN AMENDMENT TO DIVISION 3 "DEFINITIONS" SECTION 9.03.061 "GENERAL" GENERALLY TO AMEND USE DEFINITIONS; AN AMENDMENT TO DIVISION 4 "REGULATIONS APPLICABLE TO ALL DISTRICTS" SECTION 9.03.085 "HOME OCCUPATION/HOME BASED BUSINESS" GENERALLY TO AMEND HOME OCCUPATION/HOME BASED BUSINESS STANDARDS; AN AMENDMENT TO DIVISION 4 "REGULATIONS APPLICABLE TO ALL DISTRICTS" GENERALLY TO ESTABLISH FARMERS MARKET STANDARDS; AN AMENDMENT TO DIVISION 6 "REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS" SECTION 9.03.135 "DUMPSTER REGULATIONS" GENERALLY TO AMEND DUMPSTER STANDARDS; AN AMENDMENT TO DIVISION 7 "SITE PLAN REQUIREMENTS" SECTION 9.03.156 "TERM OF THE APPROVED SITE PLAN" GENERALLY TO AMEND THE EXPIRATION PERIOD OF SITE PLANS; AND AN AMENDMENT TO DIVISION 8 "OFF-STREET PARKING AND LOADING REGULATIONS" SECTION 9.03.175 "OFF-STREET LOADING SPACE REQUIREMENTS".

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

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

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

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

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

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

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

SECTION 2. Zoning Amendment. The Zoning Ordinance is hereby amended as provided in Exhibit "A" attached hereto and incorporated herein.

SECTION 3. Compliance Required. The Property shall be used only in the manner and for the purposes provided for in this Ordinance and the Comprehensive Zoning Ordinance of the City, as amended.

SECTION 4. Severability Clause. Should any section, subsection, sentence, clause, or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, sentence, clause, or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 5. Savings/Repealing Clause. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

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

SECTION 7. Open Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given all as required by Section 551.041 of the Texas Government Code.

SECTION 8. Publication and Effective Date. That this Ordinance shall be in full force and effect immediately upon its adoption and its publication as required by law.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on this 7th day of July 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

ORDINANCE NO. 2026-07-02

EXHIBIT "A"

Article 9.03 Zoning Ordinance

...

§ 9.03.032 Permitted use table.

...

Figure 9.1.2.2								
PERMITTED USE AND PARKING TABLE								
P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				**NONRESIDENTIAL & SPECIAL DISTRICTS**			**PARKING[9]**
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	**A**	**SF-1**	**SF-2**	**SF-4**	**R**	**M**	**B**	
...								
Farmers market, Long-Term[10]	C	C	C	C	C	C	C	1 space per 500 sq. ft. of sales area
...								

...

[1] Conducted entirely within the interior of a building.

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

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

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

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

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

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

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

[9] Reference additional off-street parking requirements in Section 9.03.173.

[10]Reference additional requirements for farmers markets in section 9.03.092.

...

§ 9.03.034 Amendments to the official zoning ordinance and zoning district map.

...

(e) Notices and notifications. Zoning and rezoning requests shall be scheduled for public hearings before the planning and zoning commission and the city council and noticed in accordance with this section as follows:

...

(2) Subject property notification signs. Notification signs shall meet the following requirements:

(A) The city manager or their designee shall have the authority to determine if the notice posting on the subject property met the intent of the requirements contained herein.

(B) The applicant shall post the required number of notification signs, on the subject property, at least ten (10) calendar days prior to the date of the public hearing before the planning and zoning commission as follows:

(i) Sign requirements: A minimum of one (1) sign shall be posted on the subject property, along each of its public road frontages, at a minimum spacing of one (1) sign per five hundred (500) linear feet of frontage or portion thereof.

(ii) The sign shall contain legible information and specifications as detailed in the city's notification sign requirements.

(iii) The applicant shall provide time-stamped photos of the required notification signs, as posted on the subject property, between 8:00 a.m. on Monday and 12:00 p.m. (noon) on Wednesday, the week before the scheduled planning and zoning commission meeting. The applicant shall provide the following photos:

a. One legible photo of a sign showing the required information meeting the standards as provided on the signs;

b. One photo of each public road frontage showing that the signs are facing the right-of-way; and

c. An informal exhibit showing the location of the signs along the rights-of-way.

(C) Notification signs for residential Conditional Use Permits are not required.

§ 9.03.061 General.

...

Farmers market, short term. A temporary market held in an open area or in a structure where groups of individual sellers/vendors (minimum three, maximum 50) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

Farmers market, long-term. An ongoing or reoccurring market held in an open area or in a structure where groups of individual sellers/vendors (minimum three, maximum 100) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

...

Home based business. Any occupation or activity carried on or occurring in a dwelling unit by an owner or tenant of the property, where the business operates with a total number of employees and clients or patrons of the business that does not exceed the city's occupancy limit for the property, does not generate on-street parking or a substantial increase in traffic through the area, operates in a manner in which none of its activities are visible from a street, and does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.

...

§ 9.03.085 Home Based Business

(a) Home based businesses are uses that are incidental to the primary use of the premises as a residence and conducted on the residential premises by an owner or resident of the premises, as defined in §9.03.061 General.

(b) The following regulations shall apply to a home based business.

(1) Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts.

(2) There shall be no outdoor storage of materials or equipment. There shall be no merchandise visible from outside the dwelling.

(3) The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.

(4) No use or storage of mechanical equipment not recognized as being part of normal household or hobby use shall be visible from the public street or neighboring residential use(s).

(5) All parking shall be on premises with no on-street parking allowed for a home based business.

(6) As defined by the Human Resource Code, chapter 42 an "in-home day care" or a "family home" that is certified, listed or registered with the state is exempt from this division, and governed by the rules and regulations of the state.

(7) The home occupation shall be compatible with the residential use of the property where the business is located.

§ 9.03.092 Farmers markets.

(a) Purpose. The purpose of this section is to provide adequate regulations, including permitting, food safety, and operations, for a short-term or long-term farmers market. Farmers markets are exempt from the requirements of a food service establishment and are generally not required to comply with the Texas Food Establishment Rules. However, a local health authority may require permits and enforce temperature requirements governing potentially hazardous foods.

(b) State Regulations. In addition to the requirements in this section, applicable provisions in Title 25, part 1, chapter 229, subchapter K and subchapter FF of the Texas Administrative Code, as well as Chapters 433, 437, and 438 of the Texas Health and Safety Code, as may be amended from time to time, and any other applicable state codes as may be amended, shall also apply to a short-term or long-term farmers market.

(c) Permit requirements; violations.
(1) (An) individual(s) and/or entity(ies) wishing to operate a short-term or long-term farmers market shall first obtain an annual health services permit issued by the city, and ensure that any property it intends to operate on holds proper zoning permits. The permit fees shall be set annually by the city council in the fee schedule.

(2) (An) individual(s) and/or entity(ies) wishing to operate a farmers market shall obtain a temporary use permit as a short-term farmers market, per Section 9.03.212. A short-term farmers market is limited to four occurrences within a calendar year, maximum three days per occurrence (this is more restrictive than maximum temporary use standards).

(3) (An) individual(s) and/or entity(ies) wishing to operate a farmers market for more than four occurrences within a calendar year, maximum three days per occurrence, shall obtain a conditional use permit as a long-term farmers market, per Section 9.03.211.

(4) A certificate of occupancy issued by the city must be obtained prior to operation of a long-term farmers market.

(5) Establishments or persons that are not permitted as required under this section may not sell or distribute food at a short-term or long-term farmers market. Any violation of this section or of the regulations set forth in other provisions of this article or adopted hereunder shall subject a violator to penalties as set forth in Section 1.01.009 of this code.

(d) Coordinator. A coordinator must be designated for every short-term or long-term farmers market event. The coordinator of the short-term or long-term farmers market is responsible for the day-to-day operations (including parking and traffic management) and monitoring of all food vendors, including TCS food vendors and non-TCS food vendors. The coordinator must submit to the city ten (10) business days in advance a list of all vendors participating and identify each vendor, state the extent to which a vendor will sell or distribute potentially hazardous food, provide food samples, or conduct cooking demonstrations.

(e) General Standards.

(1) Short-term and long-term farmers markets and their customers shall not sell or consume food within any public street, public alley, driveway, or fire lane unless closed to through traffic pursuant to permit issued by the city.

(2) Vendor tents of short-term and long-term farmers markets will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed. A vendor of a short-term or long-term farmers market shall not use stakes, rods, or any method of support that is required to be drilled, driven, or otherwise fixed, in asphalt pavement, curbs, sidewalks, or buildings.

(3) Short-term and long-term farmers markets shall not impede access to the entrance or driveway of any adjacent property or building. A short-term or long-term farmers market shall not encumber required parking spaces, drive aisles, or fire lanes of the property it is located on, or adjacent properties.

(4) Short-term and long-term farmers market vendors shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other structures located upon any public street, sidewalk, right-of-way, or other public property.

(5) If a vendor of a short-term or long-term farmers market maintains food at a hot holding temperature by mechanical means, that person shall comply with fire and explosion safety standards established by the fire marshal.

(6) If a vendor of a short-term or long-term farmers market uses a pressurized fuel system or container, the operator shall comply with fire and explosion safety standards established by the city and with all applicable codes.

(7) Short-term and long-term farmers markets shall provide an adequate amount of seating and shaded seating area for patrons.

(8) Short-term and long-term farmers markets shall provide adequate lighting.

(9) Short-term and long-term farmers markets shall, at all times, have a manager and/or an individual with authority to speak and make decisions on behalf of the farmers market and any and all vendors operating within said market.

(10) City-sponsored events may be exempt from this article.

(f) Health and Safety.

(1) General. Short-term and long-term farmers markets shall adhere to the following health and safety requirements:

(A) All trash and debris generated by customers and the short-term or long-term farmers market vendors shall be collected and deposited in (a) properly sized and sited trash container(s) provided or coordinated by the short-term or long-term farmers market, and removed from the site at the conclusion of each day of the event.

(B) Unless otherwise provided for in the approved permit, a person who operates a short-term or long-term farmers market may not place food, equipment, or supplies related to its operation outside of the permitted area.

(C) A fire extinguisher shall be located on the short-term or long-term farmers market site, with said extinguisher being approved by the city fire marshal.

(D) Clean public restroom facilities shall be located within 500 feet from the short-term or long-term farmers market. The owner(s) and/or entity(ies) must provide documentation to the city concerning the availability of such restroom facilities as a condition of the issuance of a permit.

(E) If necessary, to protect against public health hazards or nuisances, the city may impose specific requirements in addition to those requirements contained in the City's Code of Ordinances.

(F) Hours of operation for any farmers market shall not be permitted between 11:00 p.m. and 7:00 a.m. daily.

(G) Depositing, dumping or release of any grease into the city's sanitary sewer system by any vendor of a short-term or long-term farmers market shall be prohibited. Any such act shall be a violation of this article and shall be subject to the issuance of a citation, revocation of the permit and/or injunctive relief by a court of competent jurisdiction.

(H) Short-term or long-term farmers markets may be provided electricity or may use a portable generator as long as it does not create noise nuisance.

(I) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market on private property, open space or any city park must have a written agreement authorizing such operation with the owner of the property. Each individual and/or entity operating a short-term or long-term farmers market shall maintain a copy of the written agreement at their location and produce said agreement to any city official upon request.

(J) Short-term or long-term farmers markets shall not provide drive through service of any kind.

(K) The operation of any farmers market shall be subject to inspections by the city health official or their designee at any time.

(L) Any individual(s) and/or entity(ies) obtaining a permit to operate a short-term or long-term farmers market is prohibited from transferring any such permit.

(M) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market must maintain proof of valid liability insurance prior to the issuance of any city permit. Evidence of proof of insurance shall be subject to inspections by the city health official or their designee at any time.

(N) Short-term or long-term farmers market operators shall not engage in the sale and service of products or services including but not limited to, smoking/vaping products, sexually explicit and/or drug related paraphernalia, obscene material, sales real estate and vacation packages, marketing and advertising activities, sales of tickets for events, any nonfood vending, and other services or products, unless otherwise approved by the city with issuance of the permit.

(O) The sale of alcoholic beverages at any farmers market shall be subject to city and state regulations.

(P) Health and safety inspections may be performed, by the city, at anytime during the event.

§ 9.03.135 Dumpster regulations.

...

(8) Dumpster enclosures shall comply with the minimum standards below.

Minimum Nonresidential and Multifamily Residential Enclosure Size Requirements			
Container Type	**Height (inside wall measurement)**	**Width (inside wall measurement)[1]**	**Depth (inside wall measurement)[1]**
Single container	7 feet	10 feet	10 feet
Double container	7 feet	22 feet	10 feet
Single compactor, self-contained	7 feet	12 feet, 9 inches	26 feet, 5 inches
Single compactor, stationary	7 feet	12 feet, 9 inches	26 feet, 5 inches
Double compactor	7 feet	28 feet	26 feet, 5 inches

[1] In the case where the dimensional standards in this section conflict with the dimensional requirements from the City's waste service provider, the most restrictive dimensional requirements shall apply.

...

§ 9.03.175 Off-street loading space requirements.

...

(b) Amusement, health club and similar uses - one (1) loading space plus one (1) additional loading space for each twenty-five thousand (25,000) square feet of building space over twenty-five thousand (25,000) square feet.

...

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 6 - D**

Item:

Public hearing, discussion and action regarding an amendment to Article 9.02 Subdivision Ordinance Division 1 "Generally" Section 9.02.004 "Procedure" generally to amend the expiration period of construction plans and to establish the expiration for final plats.

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

Background:

The proposed amendment revises the expiration date of approved construction drawings and establishes an expiration date for approved Final Plats. Expiration dates for plats and construction plans ensure projects are completed in a timely manner and that development complies with current regulations, safety standards, and infrastructure needs.

Should the plats and construction plans reach the expiration date, an extension can be requested and granted.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL REGARDING AN AMENDMENT TO ARTICLE 9.02 SUBDIVISION ORDINANCE DIVISION 1 "GENERALLY" SECTION 9.02.004 "PROCEDURE" GENERALLY TO AMEND THE EXPIRATION PERIOD OF CONSTRUCTION PLANS AND TO ESTABLISH THE EXPIRATION FOR FINAL PLATS.
MOTION: MCCLENDON
SECONDED: NABORS
APPROVED: UNANIMOUS (Absent: Clifton)

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website. No inquiries regarding the proposed amendments were received.

At the Planning and Zoning Commission Meeting, developer representatives in attendance expressed general support.

Approval is recommended

Attachments: 1) Proposed Draft Subdivision Amendment, Redline
2) Proposed Ordinance

CITY OF LAVON AMENDMENTS
June 23, 2026 P&Z / July 7, 2026 City Council

Expirations

Code Amendment Topics:

- Construction Plan and Final Plat expirations

Proposed standards:

Chapter 9 Planning and Development Regulations

...

Article 9.02 Subdivision Ordinance

...

§ 9.02.004 Procedure

...

(16) Construction Plans

...

(F) A plan and profile of the proposed storm sewers, showing hydraulic data and gradients, pipe grades and sizes, manholes, inlets, pipe connections, outlet structures, stormwater detention, etc. Scale shall be the same as stated in (5). Each [Such] plans shall show the seal and signature of the registered professional civil engineer who prepared the plans. Each sheet shall include north point, scale, date and benchmark description to mean sea level datum.

(G) The approval of construction drawings ~~by the city council~~ shall be effective for a period of ~~two~~one (~~2~~1) year~~s~~ after the approval date, unless the subdivider has requested in writing and received an extension of time. Construction drawings which have expired shall be resubmitted to the city for approval before any construction is begun. The design of the proposed improvements shall be based on the construction requirements which are in effect at the time of resubmittal.

...

(19) Approval. The approval of a final plat shall remain in effect for five (5) years following the date of approval except that the plat's approval shall remain valid indefinitely as long as consistent progress toward the filing of the final plat is demonstrated. If after the 5-year approval time period, progress toward the filing of the final plat has not been shown for a period of at least 180 days, the plat's approval shall immediately terminate and become void.

If the final plat expires and no other final plat has been submitted or filed on the same preliminary plat, the preliminary plat of the property shall also expire concurrently with the expiration of the final plat.

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-07-03

Amending Chapter 9, Article 9.02, Subdivision Ordinance - Expirations

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES CHAPTER 9, "PLANNING AND DEVELOPMENT REGULATIONS," ARTICLE 9.02, "SUBDIVISION ORDINANCE", SECTION 9.02.004 "PROCEDURE" TO AMEND THE EXPIRATION PERIOD OF CONSTRUCTION PLANS AND ESTABLISH THE EXPIRATION FOR FINAL PLATS; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon, Texas (the "City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas ("Lavon") to amend the provisions pertaining to approved permanent signs; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein; and

WHEREAS, the City Council finds that the adoption of this Ordinance is in the best interest of the City and that the regulations provided herein will promote and provide for the health, safety, and welfare of the City.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. AMENDMENT

Chapter 9, "Planning and Development Regulations," Article 9.02, "Subdivision Ordinance," of the City's Code of Ordinances is hereby amended by amending Section 9.02.004, "Procedure" to label (G), reduce construction plan approval from two years to one year, and adding (19) to establish an expiration of final plat approval as follows:

"§9.02.004 **Procedure**

...

(16) Construction Plans

...

(G) The approval of construction drawings shall be effective for a period of one (1) year after the approval date, unless the subdivider has requested in writing and received an extension of time. Construction drawings which have expired shall be resubmitted to the city for approval

before any construction is begun. The design of the proposed improvements shall be based on the construction requirements which are in effect at the time of resubmittal.

...

(19) Approval. The approval of a final plat shall remain in effect for five (5) years following the date of approval except that the plat's approval shall remain valid indefinitely as long as consistent progress toward the filing of the final plat is demonstrated. If after the 5-year approval time period, progress toward the filing of the final plat has not been shown for a period of at least 180 days, the plat's approval shall immediately terminate and become void. If the final plat expires and no other final plat has been submitted or filed on the same preliminary plat, the preliminary plat of the property shall also expire concurrently with the expiration of the final plat.

SECTION 3. SAVINGS/REPEALING CLAUSE

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

SECTION 4. SEVERABILITY

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

SECTION 5. PENALTY

Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be subject to the general penalty provision of Section 1.01.009. Nothing in this Ordinance shall limit the remedies available to the City in seeking to enforce the provisions of the amended article or other law, and all remedies shall be cumulative and not exclusive.

SECTION 6. PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 7. OPEN MEETING

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

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of July 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - E___**

Item:

Discussion and action regarding Ordinance No. **2026-07-04** an amendment to Article 4.05 Signs vision Ordinance Division 1 "Generally" Section 9.02.004 "Procedure" amending the City's Code of Ordinances Chapter 4 "Building Regulations," Article 4.05 "Signs," Division 1 "Variances," to refine the definitions and process and requirements for Flexibility and Relief Procedures.

Background:

The City Council directed the staff to research and prepare revisions to the Sign Code to address routine variances and processes.

The proposed amendment replaces the existing sign variance process with an evaluation process. The proposed "Flexibility and Relief Procedures" introduce meritorious exception criteria that evaluate a sign's design merit, creativity, and positive contribution to the built environment. The approval criteria include factors, such as architectural integration, wayfinding benefits, visual appeal, and situations where a sign does not specifically align with existing regulations.

The proposed standards also delegate approval authority to the City Manager or their designee, to allow for more efficient administrative approvals, while retaining City Council oversight through referral and appeal processes.

The overriding intention of the revisions is to preserve a cohesive streetscape of high quality and encouraging elevated grade signage.

The proposed regulations do not address specific permitted and prohibited sign criteria at this time.

Financial Implication:

The financial impact is positive as the process is streamlined and requires less staff involvement.

Staff Notes:

The City Attorney has reviewed the proposed ordinance and approval is recommended.

Attachments: 1) Proposed Draft Redline
2) Proposed Ordinance

CITY OF LAVON SIGN AMENDMENTS
July 7, 2026 City Council

Sign Variances

Code Amendment Topics:

- Sign Variance requirements

Proposed standards:

Chapter 4 Building Regulations

...

Article 4.05 Signs

...

§ 4.05.006 ~~Variances~~Flexibility and Relief Procedures.

(a) ~~The city council may authorize variances to any restriction set forth in this article, including but not limited to the number, type, area, height or setback of signs, or any other aspect involved in the sign permitting process.~~Meritorious Exceptions.

(1) Generally. primary objectives of this section include ensuring the prohibition of signage that has low visual quality, while guarding against the over-regulation of signage.

(2) Submittal Requirements. A submittal for approval of a meritorious exception shall include:

(i) a narrative describing the proposed sign(s) and the reason for the meritorious exception request;
(ii) a plan drawn to scale showing the location of the building, structure or tract to which or upon which the sign(s) is to be attached or erected;
(iii) position of the sign(s) in relation to nearby buildings or structures or other related signs; and
~~(i)~~(iv) plans and specifications showing materials, colors, lighting, fonts of letters, and dimensions of the sign(s).

(3) Approval Criteria. It is not the intent of these regulations to discourage innovation. It is possible that signage proposals could be made that, while clearly nonconforming to the requirements of this article, and thus not allowable under these regulations, have merit in not only being appropriate to the particular site or location, but also in making positive contribution to the visual environment. In such cases, the City Manager and/or their designee may approve a meritorious exception, if the proposal meets any of the following:

a. The signage is creative, innovative, or otherwise visually appealing so as to result in a positive contribution to the built environment;
b. The signage contains an architectural element that positively supplements the visual environment;
c. The regulations of this section do not adequately describe or regulate the proposed signage;
d. The signage will promote a strong public interest, including but not limited to wayfinding and the positive identification of essential services; **or**
e. The relocation of allowed signage is necessary based on difficulties resulting from building design, orientation, or location.

(3) City Council Consideration.

a. The City Manager and/or their designee, at their sole discretion, may refer the meritorious exception application to the City Council for consideration and action.

~~a.~~b. The City Manager and/or their designee may deny a meritorious exception if the proposed sign does not meet the criteria included in subsection 2 above. The applicant whose request was denied may appeal the decision of the City Manager and/or their designee to the City Council, in accordance with the procedures in Section 4.05.006(b).Appeals.

~~(b) In granting any variance, the city council shall:~~

~~(1) determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will not be contrary to the public interest and will be in harmony with the spirit and purpose of this article of the code; or~~

~~(2) determine that the proposed sign is consistent with a sign plan and design guidelines approved in connection with a commercial, mixed use, or residential planned development considering whether the signs are:~~

~~a. compatible with the surroundings and proportional in size and scale to building facade on which they are placed, the area in which they are located, and the scale of the structure;~~

~~b. integrated with the design of the building on which they are placed and in multiple-tenant buildings, designed to complement or enhance the other signs on the building;~~

~~c. mounted in locations that respect the design of a building and site, including the arrangement of bays and openings;~~

~~d. if on a multi-tenant structure, whether the signs for the individual businesses relate well to each other in terms of location, height, proportion, color, and illumination;~~

~~e. whether the signs avoid colors or color combinations that interfere with legibility of the sign copy or that interfere with viewer identification of other signs;~~

~~f. and whether the signs' materials are compatible with the design of the facade on which they are placed.~~

(c~~b~~) ~~A person may request a variance from the sign regulations by filing the request with the city secretary~~Appeals.

(1) Generally. The rules and regulations found in this article are the standard requirements of the city. Suspension of any of these rules and regulations may be granted by the City Council, upon a good and sufficient showing by the sign owner or his or her agent that there are special circumstances or conditions affecting the property in question, or that the enforcement of the provisions of this section will deprive the owner of a substantial property right, and that such suspension, if granted, will not be materially detrimental to the public welfare or to other property or property rights in the vicinity.

(2) Application and Standing. All appeals applications related to the denial of a permit shall be deemed complete by the City Manager and/or their designee before being accepted for filing.

(3) Appeals of Administrative Determinations. The City Council is responsible for hearing appeals of administrative determinations. Appeals may be filed by the owner of the property, or his or her agent, or by a person aggrieved by the denial of a permit under this section.

~~(d) Any request for variance shall be accompanied by a completed application and a nonrefundable filing fee in the amount specified in the current fee schedule adopted by the city council.~~

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-07-04

Amending Chapter 4, Article 4.05, Signs – Variances Revised

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING THE CITY'S CODE OF ORDINANCES CHAPTER 4, "BUILDING REGULATIONS," ARTICLE 4.05, "SIGNS,", SECTION 4.05.006 "VARIANCES" TO REFINE DEFINITIONS AND PROCESS REQUIREMENTS FOR FLEXIBILITY AND RELIEF PROCEDURES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon, Texas (the "City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas ("Lavon") to amend the provisions pertaining to approved permanent signs; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein; and

WHEREAS, the City Council finds that the adoption of this Ordinance is in the best interest of the City and that the regulations provided herein will promote and provide for the health, safety, and welfare of the City.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. AMENDMENT

Chapter 4, "Building Regulations," Article 4.05, "Signs," of the City's Code of Ordinances is hereby amended by amending Section 4.05.006, "Variances" to rename the Section "Flexibility and Relief Procedures" and replace the Section in its entirety as follows:

"§ 4.05.001 **Flexibility and Relief Procedures.**

(a) Meritorious Exceptions.

(1) Generally. primary objectives of this section include ensuring the prohibition of signage that has low visual quality, while guarding against the over-regulation of signage.

(2) Submittal Requirements. A submittal for approval of a meritorious exception shall include:

(i) a narrative describing the proposed sign(s) and the reason for the meritorious exception request;

(ii) a plan drawn to scale showing the location of the building, structure or tract to which or upon which the sign(s) is to be attached or erected;
(iii) position of the sign(s) in relation to nearby buildings or structures or other related signs; and
(iv) plans and specifications showing materials, colors, lighting, fonts of letters, and dimensions of the sign(s).

(3) Approval Criteria. It is not the intent of these regulations to discourage innovation. It is possible that signage proposals could be made that, while clearly nonconforming to the requirements of this article, and thus not allowable under these regulations, have merit in not only being appropriate to the particular site or location, but also in making positive contribution to the visual environment. In such cases, the City Manager and/or their designee may approve a meritorious exception, if the proposal meets any of the following:

a. The signage is creative, innovative, or otherwise visually appealing so as to result in a positive contribution to the built environment;
b. The signage contains an architectural element that positively supplements the visual environment;
c. The regulations of this section do not adequately describe or regulate the proposed signage;
d. The signage will promote a strong public interest, including but not limited to wayfinding and the positive identification of essential services; **or**
e. The relocation of allowed signage is necessary based on difficulties resulting from building design, orientation, or location.

(3) City Council Consideration.

a. The City Manager and/or their designee, at their sole discretion, may refer the meritorious exception application to the City Council for consideration and action.
b. The City Manager and/or their designee may deny a meritorious exception if the proposed sign does not meet the criteria included in subsection 2 above. The applicant whose request was denied may appeal the decision of the City Manager and/or their designee to the City Council, in accordance with the procedures in Section 4.05.006(b).Appeals.

(b) Appeals.

(1) Generally. The rules and regulations found in this article are the standard requirements of the city. Suspension of any of these rules and regulations may be granted by the City Council, upon a good and sufficient showing by the sign owner or his or her agent that there are special circumstances or conditions affecting the property in question, or that the enforcement of the provisions of this section will deprive the owner of a substantial property right, and that such suspension, if granted, will not be materially detrimental to the public welfare or to other property or property rights in the vicinity.
(2) Application and Standing. All appeals applications related to the denial of a permit shall be deemed complete by the City Manager and/or their designee before being accepted for filing.
(3) Appeals of Administrative Determinations. The City Council is responsible for hearing appeals of administrative determinations. Appeals may be filed by the owner of the property, or his or her agent, or by a person aggrieved by the denial of a permit under this

section.

SECTION 3. SAVINGS/REPEALING CLAUSE

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

SECTION 4. SEVERABILITY

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

SECTION 5. PENALTY

Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be subject to the general penalty provision of Section 1.01.009. Nothing in this Ordinance shall limit the remedies available to the City in seeking to enforce the provisions of the amended article or other law, and all remedies shall be cumulative and not exclusive.

SECTION 6. PUBLICATION AND EFFECTIVE DATE

This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 7. OPEN MEETING

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

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of July 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 6 – F**

Item:

Discussion and action regarding Resolution No. **2026-07-03** of the City of Lavon, Texas determining the costs of certain authorized improvements to be financed by the Heritage Public Improvement District No. 1 (Residential); approving a Preliminary Service and Assessment Plan, including a proposed Assessment Roll; calling a regular meeting and noticing a public hearing for July 21, 2026 to consider an ordinance levying assessments on property located within the Heritage Public Improvement District No. 1 (Residential); directing the filing of the proposed Assessment Roll 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**.**

Background:

On October 28, 2004, the City Council approved a resolution creating the Heritage Public Improvement District (PID) No. 1 (Residential) to finance specific public improvements for the benefit of the property.

On March 13, 2020, the owners of certain real property delivered to the City of Lavon, Texas a petition to add certain land containing approximately 87.56 acres owned by the Petitioners to the Original District and on April 7, 2020, and May 5, 2020 the City Council authorized the addition of the land to the Heritage PID No. 1 (Residential) and authorized related improvements.

As of 2020, the City had levied and re-levied assessments for properties in the Heritage PID No. 1 (Residential) Zones 1, 2, 3, and 4. The owner has submitted a request for Zone 4, consisting of Bear Creek Phases 3-5 in Grand Heritage, to be developed in phases.

A 2026 Amended and Restated Preliminary Service and Assessment Plan has been prepared that sets forth the estimated total costs of the improvements, includes the proposed assessment rolls, and establishes the assessments to be levied against the property.

State law requires a public hearing be conducted and the proposed Resolution calls for a public hearing regarding the matters on July 21, 2026.

Staff Notes:

The developer, city attorney, and city's consulting teams have reviewed and approved the proposed resolution form. Approval is recommended. The City's bond counsel and PID administrator will be at the meeting to answer questions.

Attachment: Proposed Resolution and Amended and Restated Preliminary SAP

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-07-03

A RESOLUTION OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING A PROPOSED ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR JULY 21, 2026 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL); DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL 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.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Lavon, Texas (the "City") to create a public improvement district within the City or the extraterritorial jurisdiction of the City; and

WHEREAS, the City has previously created Heritage Public Improvement District No. 1 (Residential) (the "Original District") pursuant to Resolution 2004-10-01 adopted on October 28, 2004 (the "Creation Resolution"), which Creation Resolution established the District containing approximately 434.171 acres (the "Original District Land"); and

WHEREAS, on March 13, 2020, the owners (the "Petitioners") of certain real property delivered to the City of Lavon, Texas a petition (the "Petition") to add certain land containing approximately 87.56 acres (the "Additional District Land") owned by the Petitioners to the Original District; and

WHEREAS, on April 7, 2020 the City Council conducted a public hearing to consider the Petition; and

WHEREAS, on April 7, 2020, the City Council approved Resolution No. 2020-04-07 (the "Addition Resolution"), authorizing the addition of the Additional Land to the Original District and amending the boundaries of the Original District to include the Additional District Land (such area, containing the Original District Land and the Additional District Land being referred to herein as the "District"); and

WHEREAS, the City authorized the creation of the Original District to allow for financing the design, acquisition and construction of those improvements identified in the Creation Resolution (the "Initial Improvements"); and

WHEREAS, on April 7, 2020, the City Council approved Resolution No. 2020-04-07 authorizing the addition of the Additional District Land to finance certain other public improvements authorized by the Act for the benefit of the property within the Additional District Land (the "Additional Improvements"); and

WHEREAS, on May 5, 2020 the City Council conducted a public hearing to consider the advisability of additional public improvements to be constructed for the benefit of an approximately 92.267 acres of land included in the Original District known as "Bear Creek Phases 3-5" (depicted as Zone 4 on the Map of the District and Zones (the "District Map") attached hereto as **Exhibit A**) and the costs thereof (the "Bear Creek Improvements" and, together with the Initial Improvements and the Additional Improvements, the "Authorized Improvements"); and

WHEREAS, on May 5, 2020, the City Council approved Resolution No. 2020-05-03 declaring the advisability of the Bear Creek Improvements, the costs of the Bear Creek Improvements, and addressing other matters as required by Section 372.009 of the Act; and

WHEREAS, assessments on the property within the areas of the District depicted as Zone 1 and Zone 2 on the District Map were levied by the City under Ordinance No. 2006-06-11 approved by City Council on June 27, 2006 (the "2006 Assessment Ordinance"), with collection of the assessments commencing in 2017 and assessments were re-levied on the property within Zone 2 by the City under Ordinance No. 2020-05-03 approved by the City Council on May 19, 2020 (the "2020 Assessment Ordinance") to ensure procedures required for the levy of assessments required under the Act had been complied with; and

WHEREAS, assessments on the property within the area of the District depicted as Zone 4 on the District Map were levied by the City under the 2006 Assessment Ordinance, but such levy terminated as of December 31, 2012 in accordance with the 2006 Assessment Ordinance, and assessments were re-levied under the 2020 Assessment Ordinance in order to commence collection of assessments; and

WHEREAS, the 2020 Assessment Ordinance approved the 2020 Amended and Restated Service and Assessment Plan (the "SAP"), re-levied the Zone 2 Assessments, levied the Zone 3 Assessments and re-levied Zone 4 Assessments to finance the Authorized Improvements to be constructed for the benefit of the Zone 2 Assessed Property, Zone 3 Assessed Property, and Zone 4 Assessed Property; and

WHEREAS, the property is being developed in phases, and the City desires to amend and restate the SAP to reflect the construction of Authorized Improvements within the area of the District depicted as Zone 4 Phase 5 of the District on the District Map; and

WHEREAS, the City Council and the City staff have been presented a "Heritage Public Improvement District No. 1 (Residential) Preliminary 2026 Amended and Restated Service and Assessment Plan," including the proposed assessment roll for Zone 4 Phase 5 attached thereto (the "Proposed Assessment Roll"), dated July 7, 2026 (collectively, the "Preliminary SAP"), a copy of which is attached hereto as **Exhibit B** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements for Zone 4 Phase 5 to be financed by the District and the Proposed Assessment Roll

states the assessments proposed to be levied against each parcel of land in Zone 4 Phase 5 of the District for costs of the Authorized Improvements as determined by the method of assessment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "City Secretary") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "Assessment Hearing") be called to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City before the tenth (10th) day before the date of the Assessment Hearing.

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

SECTION 1. THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. THAT the City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit B** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. THAT the City Council hereby determines that the total costs of the Authorized Improvements constituting Zone 4 Phase 5 Improvements (as defined in the Preliminary SAP) to be financed by the District are as set forth in Exhibit B of the Preliminary SAP, which costs include the payment of expenses incurred in the administration of the District.

SECTION 4. THAT the City Council's final determination and approval of the costs of the Zone 4 Phase 5 Improvements, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include a final Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. THAT the Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in the District for the costs of the Zone 4 Phase 5 Improvements as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. THAT the City Council expressly defers the levy of assessments against property within future zones for zone-specific improvements that will benefit only the property within each subsequent zone until such time as the costs of such zone-specific improvements can be determined with certainty.

SECTION 7. THAT the City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

SECTION 8. THAT the City Council hereby authorizes and calls a public hearing (the Assessment Hearing, as defined above) to be held on July 21, 2026 at 6:30 p.m. in the City Council Chamber, at Lavon City Hall, 120 School Road, Lavon, Texas 75166, or such other location as designated by the City and noticed pursuant to the Act, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 9. THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on July 21, 2026, in substantially the form attached hereto as **Exhibit C** and incorporated herein for all purposes, in a newspaper of general circulation in the City, before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act, which date is to be not later than July 10, 2026.

SECTION 10. THAT when the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on July 21, 2026, on or before July 10, 2026, as required by Section 372.016(c) of the Act.

SECTION 11. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act and the Act) to place the public hearing on the agenda for the July 21, 2026 meeting of the City Council.

SECTION 12. THAT this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on this the 7th day of July, 2026.

ATTEST:

_____
Vicki Sanson, Mayor

_____
Rae Norton, City Secretary

EXHIBIT A

MAP OF DISTRICT AND ZONES

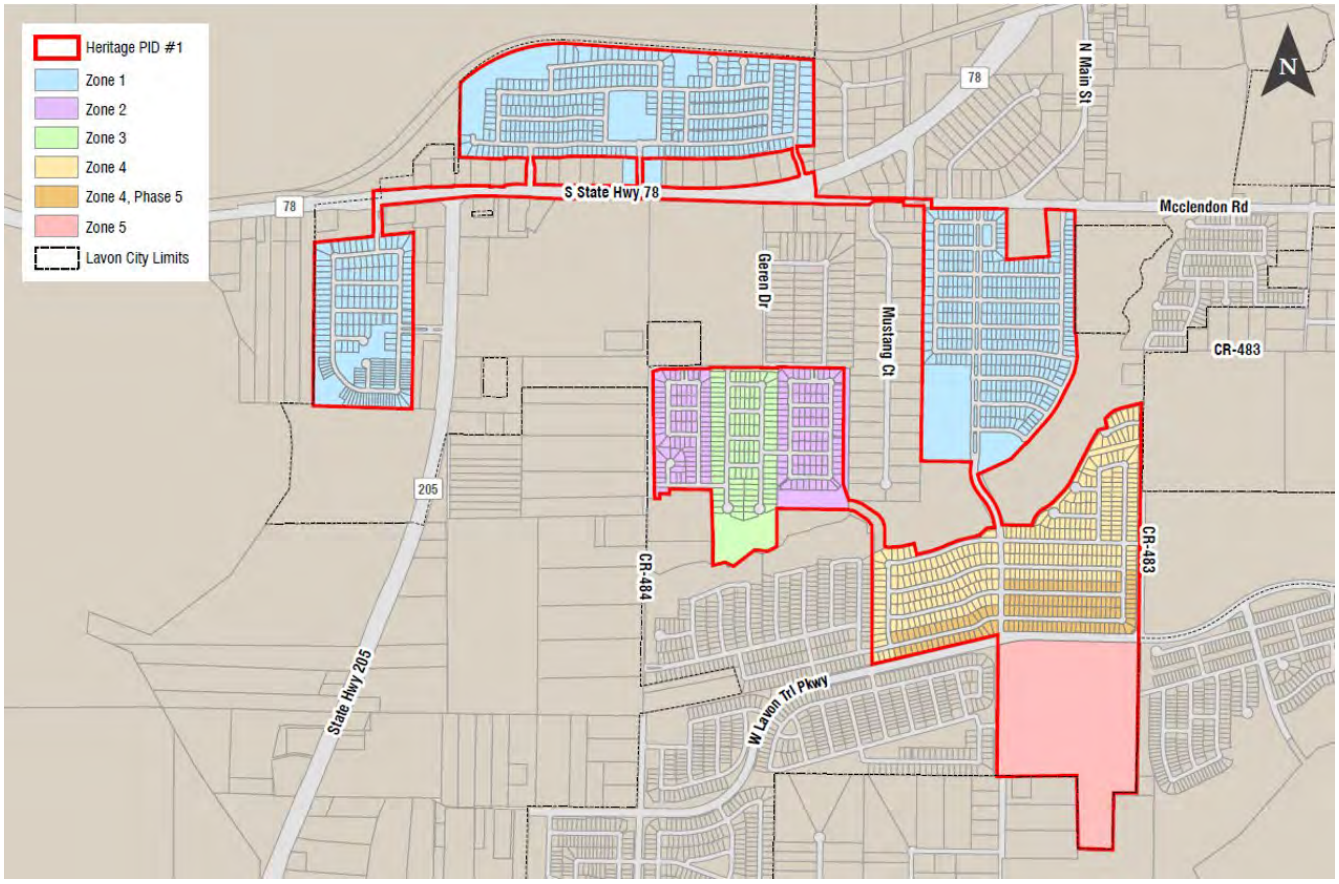


EXHIBIT B

PRELIMINARY SERVICE AND ASSESSMENT PLAN

EXHIBIT C

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARING

REGARDING ASSESSMENTS FOR HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL)

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of the City of Lavon, Texas on *July 21, 2026 at 6:30 p.m., in the City Council Chamber, at Lavon City Hall, 120 School Road, Lavon, Texas 75166*. The public hearing will be held to consider proposed assessments to be levied against portions of the assessable property within the Heritage Public Improvement District No. 1 (Residential) (the "District") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "Act").

The general nature of the proposed public improvements for which such assessments will be levied include the design, acquisition, and construction of public improvement projects authorized by the Act that are necessary for development of property in the District, which public improvements will include water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to the property within the District; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District.

The estimated cost to design, acquire and construct the public improvements listed above for Zone 4 Phase 5 of the District, together with bond issuance costs, eligible legal and financial fees, eligible credit enhancement costs and eligible costs incurred in establishment, administration and operation of the District is $3,304,419.

The District contains approximately 521.731 acres, which property is located within the corporate limits of the City of Lavon, Collin County, State of Texas, and generally located between of County Road 483 and County Road 484, and south and north of US 78, and all as more particularly described by a metes and bounds description available at Lavon City Hall located at 120 School Road, Lavon, Texas 75166 and available for public inspection.

All written or oral objections on the proposed assessments to be levied within the District will be considered at the public hearing.

A copy of the Assessment Roll relating to the Authorized Improvements (the "Assessment Roll"), which Assessment Roll includes the assessments to be levied against each parcel in the District for the costs of design, acquisition and construction of the Authorized Improvements for Zone 4 Phase 5, is available for public inspection at the office of the City Secretary, 120 School Road, Lavon, Texas 75166.

Heritage
Public Improvement District No. 1 (Residential)

PRELIMINARY 2026 AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN

JULY 7, 2026

AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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INTRODUCTION

Capitalized terms used in this 2026 Amended and Restated Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this 2026 Amended and Restated Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," an "Exhibit," or an "Appendix" shall be a reference to a Section of this 2026 Amended and Restated Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes.

On October 28, 2004, the City Council of the City of Lavon, Texas passed and approved Resolution No. 2004-10-01 authorizing the establishment of Heritage Public Improvement District No. 1 (Residential) in accordance with Chapter 372, Texas Local Government Code, which authorization was effective upon publication as required by the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 151.914 acres located within the corporate limits of the city, as described by the legal description on **Exhibit M** and depicted on **Exhibit A-1**.

Upon application of the then current property owners, the property within the District was zoned by Planned Development Ordinance No. 2004-09-05, adopted by the City Council on September 30, 2004. The Planned Development Ordinance designates the property within the District for residential use and includes development standards based on Lot size. Lot size is designated by measuring Lot width at the front building restriction line.

On June 27, 2006, the City Council approved the Service and Assessment Plan and levied Assessments to finance the Authorized Improvements to be constructed for the benefit of the Assessed Property within the Zone 1 and Zone 2 by approving Ordinance No. 2006-06-11. The Service and Assessment Plan identified the Authorized Improvements to be provided by the District, the costs of the Authorized Improvements, the indebtedness to be incurred for the Authorized Improvements, and the manner of assessing the property in the District for the costs of the Authorized Improvements. The City also adopted an Assessment Roll identifying the Assessment on each Lot within the District, based on the method of assessment identified in the Service and Assessment Plan.

On March 17, 2020, the City Council approved Resolution No. 2020-03-05 accepting a petition amending the boundary of the District to include Zone 3 and Zone 5 and calling for a public hearing.

On April 7, 2020, the City Council approved Resolution No. 2020-04-07 adding the land in Zone 3 and Zone 5 to the District. Additionally, on April 7, 2020 the City Council approved Resolution No.

2020-04-08 calling for a public hearing to consider the advisability of certain Authorized Improvements within Zone 4 and the costs thereof to be financed by the District.

On May 5, 2020, the City Council approved Resolution No. 2020-05-03 approving the additional Authorized Improvements and costs thereof within Zone 4 to be financed by the District. Additionally, on May 5, 2020 the City Council approved Resolution No. 2020-05-04 approving the preliminary Amended and Restated Service and Assessment Plan and calling a public hearing on the re-levy of Assessments in Zone 2 and Zone 4 and the levy of Assessments in Zone 3 of the District.

On May 19, 2020, the City Council approved the 2020 Amended and Restated Service and Assessment Plan, re-levied the Zone 2 Assessments, levied the Zone 3 Assessments and re-levied Zone 4 Assessments to finance the Authorized Improvements to be constructed for the benefit of the Zone 2 Assessed Property, Zone 3 Assessed Property, and Zone 4 Assessed Property by approving the 2020 Assessment Ordinance.

On July 21, 2026, the City approved this 2026 Amended and Restated Service and Assessment Plan for the District by adopting Ordinance No. _____, which serves to replace the 2020 Amended and Restated Service and Assessment Plan in its entirety for the purposes of (1) update the Zone 1 Assessment Roll; (2) update the Zone 2 Assessment Roll; (3) update the Zone 3 Assessment Roll; (4) update the Zone 4 Assessment Roll; (5) identify the costs of the Zone 4 Phase 5 Authorized Improvements; (5) levy of Zone 4 Phase 5 Assessments against Zone 4 Phase 5 Property and (6) approve the Zone 4 Phase 5 Assessment Roll. This 2026 Amended and Restated Service and Assessment Plan serves as the Annual Service Plan Update for 2026, as more specifically described in **Section IX**.

The PID Act requires a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice forms are attached as **Appendix B.**

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on

the Parcel by such Authorized Improvements. The Zone 1 Assessment Roll is included as **Exhibit F-1**, the Zone 2 Assessment Roll is included as **Exhibit G-1**, Zone 3 Assessment Roll is included as **Exhibit H-1**, Zone 4 Assessment Roll is included as **Exhibit I-1**, and Zone 4 Phase 5 Assessment Roll is included as **Exhibit J-1**.

SECTION I: DEFINITIONS

"2006 Assessment Ordinance" means the Assessment Ordinance approved by the City Council on June 27, 2006.

"2006 Parcels" means the portion of Zone 1 platted in 2006 as shown on the plats attached as **Exhibit A-2**: "Grand Heritage Club," accepted on April 11, 2006 (referred to in the Service and Assessment Plan as "Grand Heritage Club"); "Replat Grand Heritage Club Lots 1, 2 & 3, Block O," accepted on August 5, 2019; and Heritage East A Phase 1 Addition, accepted on May 16, 2006 (referred to in the Service and Assessment Plan as "Heritage East A-1");

"2008 Parcels" means the portion of Zone 1 platted in 2008 as shown on the plats attached as **Exhibit A-3**: "Grand Heritage East A2," accepted on August 5, 2008; "Grand Heritage – West C," accepted on June 9, 2008; and "Grand Heritage – West C," accepted on December 11, 2008, which replatted a portion of the Grand Heritage West C.

"2016 Parcels" means the portion of Zone 2 platted in 2016 as shown on the plat attached as **Exhibit A-4**, titled "Traditions at Grand Heritage," accepted on September 29, 2016, also referred to as Grand Heritage Traditions 97.

"2017 Parcels" means the portion of Zone 2 platted in 2017 as shown on the plat attached as **Exhibit A-5**, titled "Traditions at Grand Heritage West," accepted on October 17, 2017, also referred to as Grand Heritage Traditions 84.

"2020 Assessment Ordinance" means the Ordinance No. 2020-05-03 approved by the City Council on May 19, 2020.

"2026 Assessment Ordinance" means the Ordinance No. _____ approved by the City Council on July 21, 2026, which levied assessments against the Zone 4 Phase 5 Assessed Property.

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer, (either directly or through affiliates), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental

fees and charges; and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

"Additional Interest" means the amount collected by the application of the Additional Interest Rate.

"Additional Interest Rate" means the up to 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this 2026 Amended and Restated Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"2020 Amended and Restated Service and Assessment Plan" means the Heritage Public Improvement District Amended and Restated Service and Assessment Plan, which replaced in its entirety the Service and Assessment Plan, as updated, amended, or supplemented from time to time.

"2026 Amended and Restated Service and Assessment Plan" means this Heritage Public Improvement District Amended and Restated Service and Assessment Plan, which replaces in its entirety the 2020 Amended and Restated Service and Assessment Plan, as updated, amended, or supplemented from time to time.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this 2026 Amended and Restated Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including continuing disclosure requirements; and (9) the paying agent/registrar and Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds, if applicable.

"Annual Service Plan Update" means an update to this 2026 Amended and Restated Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against Assessed Property to pay the costs of certain Authorized Improvements as specified herein, which Assessment is imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in **Section V**.

"Assessment Roll" means any assessment roll for the Assessed Property, including the Zone 1 Assessment Roll, Zone 2 Assessment Roll, Zone 3 Assessment Roll, Zone 4 Assessment Roll, and Zone 4 Phase 5 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds, if issued, in any Annual Service Plan Updates. The Assessment Rolls are included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-1**, **Exhibit G-1**, **Exhibit H-1**, **Exhibit I-1**, and **Exhibit J-1**.

"Authorized Improvements" means the improvements authorized by Section 372.003 of the PID Act, and described in **Section III**.

"Authorized Improvement Construction Contracts" means the contracts and related documentation entered into by or on behalf of the Developer for the construction of the Zone 4 Phase 5 Authorized Improvements, copies of which are included in **Appendix A**, and which reflect the costs of constructing the Zone 4 Phase 5 Authorized Improvements described in **Exhibit B**.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including but not limited to attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City costs, capitalized interest, reserve fund requirements, underwriter's

discount, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

"City" means the City of Lavon, Texas.

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

"County" means Collin County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this 2026 Amended and Restated Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Developer" means Oak National Development, LLC, a Texas limited liability company, and any successors or assigns thereof that intend to develop the property in the District for the ultimate purpose of transferring title to homebuilders or end users.

"District" means Heritage Public Improvement District No. 1 (Residential) located within the corporate limits of the City, and more specifically described in **Exhibit M** and depicted on **Exhibit A-1.**

"Equivalent Units" means the number of dwelling units built or expected to be built on an Assessed Parcel multiplied by the applicable factors as determined by the Administrator and confirmed by the City Council, based on the information available regarding the use of the Assessed Parcel.

"Estimated Buildout Value" means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developer and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E-1** and **Exhibit E-2**.

"General Benefit Improvements" means the portion of the Authorized Improvements that are labeled as General Benefit Improvements in the Service and Assessment Plan.

"General Benefit Portion" means, with respect to the Zone 1 Assessment, that portion allocated to General Benefit Improvements that benefit the property in Zone 1.

"Indenture" means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

"Land Use Class 1" means Lots identified as Lot Type 1, Lot Type 3, Lot Type 6, Lot Type 7, or Lot Type 8 on any Assessment Roll.

"Land Use Class 2" means Lots identified as Lot Type 2 or Lot Type 4 on any Assessment Roll.

"Land Use Class 3" means Lots identified as Lot Type 5 on any Assessment Roll.

"Land Use Class 4" means Lots identified as Lot Type 9, Lot Type 10, or Lot Type 11 on any Assessment Roll.

"Lot" means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by "lot" in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A "Lot" shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined at the time of levy of the applicable Assessment and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E-1** and **Exhibit E-2**.

"Lot Type 1" means a Lot within the 2006 Parcels within Zone 1 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 1 is attached as **Exhibit L-1**.

"Lot Type 2" means a Lot within the 2006 Parcels within Zone 1 marketed to homebuilders as a 60' Lot. Lot Type 2 belongs to Land Use Class 2. The homebuyer disclosure for Lot Type 2 is attached as **Exhibit L-2**.

"Lot Type 3" means a Lot within the 2008 Parcels within Zone 1 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 3 is attached as **Exhibit L-3**.

"Lot Type 4" means a Lot within the 2008 Parcels within Zone 1 that belongs to Land Use Class 2. The homebuyer disclosure for Lot Type 4 is attached as **Exhibit L-4**.

"Lot Type 5" means a Lot within the 2008 Parcels within Zone 1 that belongs to Land Use Class 3. The homebuyer disclosure for Lot Type 5 is attached as **Exhibit L-5**.

"Lot Type 6" means a Lot within the 2016 Parcels within Zone 2 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 6 is attached as **Exhibit L-6**.

"Lot Type 7" means a Lot within the 2017 Parcels within Zone 2 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 7 is attached as **Exhibit L-7**.

"Lot Type 8" means a Lot within Zone 3 that belongs to Land Use Class 1. The homebuyer disclosure for Lot Type 8 is attached as **Exhibit L-8**.

"Lot Type 9" means a Lot within Zone 4 Phase 3 that belongs to Land Use Class 4. The homebuyer disclosure for Lot Type 9 is attached as **Exhibit L-9.**

"Lot Type 10" means a Lot within Zone 4 Phase 4 that belongs to Land Use Class 4. The homebuyer disclosure for Lot Type 10 is attached as **Exhibit L-10.**

"Lot Type 11" means a Lot within Zone 4 Phase 5 that belongs to Land Use Class 4. The homebuyer disclosure for Lot Type 11 is attached as **Exhibit L-11.**

"Maximum Assessment" means $9,500 for each Lot in Land Use Class 1, $11,400 for each Lot in Land Use Class 2, $5,700 for each Lot in Land Use Class 3, and $25,116.67 for each Lot in Land Use Class 4.

"Non-Benefitted Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

"Notice of Assessment Termination" means a document that shall be recorded in the official public records of the County evidencing the termination of an Assessment, a form of which is attached as **Exhibit K.**

"Original Owner" means the original owner or developer of the property within the District prior to the current Developer.

"Owner" means the Developer or any successors or assigns thereof that own the property and intend to develop the property in the District for the ultimate purpose of transfer to end users.

"Parcel" or **"Parcels"** means a specific property within the District identified by either a tax parcel identification number assigned by the Collin County Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the official public records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

"PID Reimbursement Agreement" means that certain "PID Reimbursement Agreement – Heritage Public Improvement District No. 1 (Residential)" approved by Resolution No. 2020-05-11 on May 19, 2020 entered into by and between the City and Owner.

"Planned Development Ordinance" means Ordinance No. 2004-09-05, adopted by City Council on September 30, 2004.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

"Prepayment Costs" means interest, including Additional Interest and Annual Collection Costs, to the date of Prepayment.

"Service and Assessment Plan" means the Heritage Public Improvement District No. 1 (Residential) Service and Assessment Plan approved on June 11, 2006 by the Ordinance No. 2006-06-11, which is to be replaced in its entirety by this 2026 Amended and Restated Service and Assessment Plan.

"Service Plan" means the plan described in **Section IV** which covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

"Specific Benefit Improvements" mean the portion of the Authorized Improvements that primarily benefit the property within the Zone in which it is built.

"Specific Benefit Portion" means, with respect to the Zone 1 Assessments, that portion allocated to Specific Benefit Improvements.

"Trustee" means the trustee or successor trustee under an Indenture.

"Unplatted Parcel" means a parcel of land for which a final subdivision plat has not been recorded in the real property records of the County.

"Zone 1" means the Parcels depicted on the plats on **Exhibit A-2** and **Exhibit A-3.** Zone 1 includes the 2006 Parcels and the 2008 Parcels.

"Zone 1 Annual Installment" means the Annual Installment of the Zone 1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

"Zone 1 Assessed Property" means any Parcel within Zone 1 against which a Zone 1 Assessment is levied.

"Zone 1 Assessment" means an Assessment levied against a Parcel within Zone 1 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Zone 1 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Zone 1 Assessment Roll" means the Assessment Roll for the Zone 1 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any Annual Service Plan Updates. The Zone 1 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit F-1.**

"Zone 1 Bonds" means those certain "City of Lavon, Texas Special Assessment Revenue Bonds, Series 2013 (Heritage Public Improvement District No. 1 (Residential)), issued to fund a portion of Zone 1 Projects or refinance a portion of the Zone 1 Promissory Note, that are secured by actual revenues received by or on behalf of the City from the collection of Zone 1 Assessments, or the Annual Installments thereof, and any PID Bonds issued to refund or refinance any outstanding Zone 1 Bonds.

"Zone 1 General Benefit Improvements" means that portion of the General Benefit Improvements allocated to Zone 1 in the Service and Assessment Plan.

"Zone 1 Projects" means collectively: (1) the pro rata portion of the General Benefit Improvements allocable to Zone 1; and (2) the Zone 1 Specific Benefit Improvements.

"Zone 1 Promissory Note" means that certain "Temporary Reimbursement Note" effective January 9, 2007, entered into by and between the City and Original Owner, whereby all or a portion of the Actual Costs not paid to the Original Owner from Zone 1 Bonds will be paid to the Original Owner from Assessments to reimburse the Original Owner for Actual Costs paid by the Original Owner, plus interest, that are eligible to be paid with Assessments.

"Zone 1 Specific Benefit Improvements" means the Authorized Improvements which only benefit the Zone 1 Assessed Property as shown on **Exhibit B** and described in **Section III.A.**

"Zone 2" means the Parcels depicted on the plats on **Exhibit A-4** and **Exhibit A-5.** Zone 2 includes the 2016 Parcels and the 2017 Parcels.

"Zone 2 Annual Installment" means the Annual Installment of the Zone 2 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

"Zone 2 Assessed Property" means any Parcel within Zone 2 against which a Zone 2 Assessment is levied.

"Zone 2 Assessment" means an Assessment levied against a Parcel within Zone 2 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Zone 2 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Zone 2 Assessment Roll" means the Assessment Roll for the Zone 2 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 2 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit G-1.**

"Zone 2 Specific Benefit Improvements" means the Authorized Improvements which only benefit the Zone 2 Assessed Property, as shown on **Exhibit B** and described in **Section III.B.**

"Zone 3" means the Parcels depicted on the preliminary plat on **Exhibit A-6.**

"Zone 3 Annual Installment" means the Annual Installment of the Zone 3 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

"Zone 3 Assessed Property" means any Parcel within Zone 3 against which a Zone 3 Assessment is levied.

"Zone 3 Assessment" means an Assessment levied against a Parcel within Zone 3 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Zone 3 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Zone 3 Assessment Roll" means the Assessment Roll for the Zone 3 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 3 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit H-1.**

"Zone 3 Initial Parcel" means all of the property within Zone 3 as generally shown on the preliminary plat on **Exhibit A-6.**

"Zone 3 Specific Benefit Improvements" means the Authorized Improvements which only benefit the Zone 3 Assessed Property as shown on **Exhibit B** and described in **Section III.C.**

"Zone 4" means the Parcels depicted on the preliminary plat on **Exhibit A-7.**

"Zone 4 Annual Installment" means the Annual Installment of the Zone 4 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs.

"Zone 4 Assessed Property" means any Parcel within Zone 4 against which a Zone 4 Assessment is levied.

"Zone 4 Assessment" means an Assessment levied against a Parcel within Zone 4 and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Zone 4 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act. The Zone 4 Assessment is being levied only on Zone 4 Phase 3 and Zone 4 Phase 4.

"Zone 4 Assessment Roll" means the Assessment Roll for the Zone 4 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 4 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit I-1.**

"Zone 4 Initial Parcel" means all of the property within Zone 4 as generally shown on the preliminary plat on **Exhibit A-7.**

"Zone 4 Phase 3" means the Lots within the first phase of construction within Zone 4, labeled as Phase 3A and Phase 3B on the preliminary plat on **Exhibit A-7.**

"Zone 4 Phase 3 Account" means an account, segregated and restricted from all other City accounts, created by the City into which collected Assessments shall be deposited for the Zone 4 Phase 3 boundary, and out of which the City will only pay Zone 4 Phase 3 costs.

"Zone 4 Phase 4" means the Lots within the second phase of construction within Zone 4, labeled as Phase 4A, Phase 4B and Phase 4C on the preliminary plat on **Exhibit A-7.**

"Zone 4 Phase 4 Account" means an account, segregated and restricted from all other City accounts, created by the City into which collected Assessments shall be deposited for the Zone 4 Phase 4 boundary, and out of which the City will only pay Zone 4 Phase 4 costs.

"Zone 4 Phase 5" means the Lots within the third phase of construction within Zone 4, labeled as Phase 5A and Phase 5B on the preliminary plat on **Exhibit A-8.**

"Zone 4 Phase 5 Account" means an account, segregated and restricted from all other City accounts, created by the City into which collected Assessments shall be deposited for the Zone 4 Phase 5 boundary, and out of which the City will only pay Zone 4 Phase 5 costs.

"Zone 4 Phase 5 Assessed Property" means any Parcel within Zone 4 Phase 5 against which a Zone 4 Phase 5 Assessment is levied.

"Zone 4 Phase 5 Assessment" means an Assessment levied against a Parcel within Zone 4 Phase 5 and imposed pursuant to the 2026 Assessment Ordinance and the provisions herein, as shown on the Zone 4 Phase 5 Assessment Roll, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Zone 4 Phase 5 Assessment Roll" means the Assessment Roll for the Zone 4 Phase 5 Assessed Property, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Zone 4 Phase 5 Assessment Roll is included in this 2026 Amended and Restated Service and Assessment Plan as **Exhibit J-1.**

"Zone 4 Phase 5 Improvements" means the Authorized Improvements which only benefit the Zone 4 Phase 5 Assessed Property as shown on **Exhibit B** and described in **Section III.E.**

"Zone 4 Specific Benefit Improvements" means the Authorized Improvements which only benefit the Zone 4 Assessed Property as shown on **Exhibit B** and described in **Section III.D.**

"Zone 4 Trigger Date" means for:

the Lots within Zone 4 Phase 3, the earlier of: (i) date of issuance of a letter of substantial completion of the construction of the Authorized Improvements benefitting the Lots within Zone 4 Phase 3; or (ii) the date of acceptance of the final plat of such Lots by the City; or (iii) October 1, 2021.

the Lots within Zone 4 Phase 4, the earlier of: (i) date of issuance of a letter of substantial completion of the construction of the Authorized Improvements benefitting the Lots within Zone 4 Phase 4; or (ii) the date of acceptance of the final plat of such Lots by the City; or (iii) October 1, 2022.

the Lots within Zone 4 Phase 5, the earlier of: (i) date of issuance of a letter of substantial completion of the construction of the Authorized Improvements benefitting the Lots within Zone 4 Phase 5; or (ii) the date of acceptance of the final plat of such Lots by the City.

If the Trigger Date occurs before January 1 of the then current year, then Assessments will be due January 31 of the following year. If the Trigger Date occurs on or after January 1 of the then current year, then the Assessments will be due on the second January 31st after the final plat is filed or the letter of substantial completion has been issued by the City.

"Zone 5" means the area generally depicted on Exhibit A-1 labeled as Zone 5. Zone 5 does not currently have an Assessment levied against it.

"Zone 5 Specific Benefit Improvements" anticipated to include water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, including related drainage, utility relocation, signalization, landscaping, lighting and signage, right-of-way acquisition, utility easement acquisition, projects similar to those listed above authorized by the Act, including similar off-site projects that provide a benefit to such property. The Zone 5 Specific Benefit Improvements will be determined in a future Annual Service Plan Update.

SECTION II: THE DISTRICT

The District is located within the corporate limits of the City, as more particularly described by the legal description on **Exhibit M** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 1,760 single-family homes.

Zone 1 contains the 2006 Parcels, depicted on the plats on **Exhibit A-2**, which includes 408 single family homes that are Lot Type 1, and 181 single-family homes that are Lot Type 2; and the 2008 Parcels, depicted on the plats on **Exhibit A-3**, which includes 105 single family homes that are Lot Type 3, 108 single family homes that are Lot Type 4, and 64 single family homes that are Lot Type 5.

Zone 2 contains the 2016 Parcels, depicted on the plats on **Exhibit A-4**, which includes 97 single family homes that are Lot Type 6**;** and the 2017 Parcels, depicted on the plats on **Exhibit A-5**, which includes 84 single family homes that are Lot Type 7.

Zone 3, depicted on the plats on **Exhibits A-6**, includes 111 single family homes that are Lot Type 8.

Zone 4 contains Zone 4 Phase 3, depicted on the plats on **Exhibit A-7**, which includes 161 single family homes that are Lot Type 9; and Zone 4 Phase 4, depicted on the plats on **Exhibit A-7** which includes 146 single family homes that are Lot Type 10;

Zone 4 Phase 5, depicted on the plats on **Exhibit A-8,** which includes 147 single family homes that are Lot Type 11.

Zone 5 is anticipated to include 155 single family homes but is not being developed at this time.

SECTION III: AUTHORIZED IMPROVEMENTS

The City, based on information provided by the Original Owner and the Owner and their respective engineers and reviewed by the City staff and by third-party consultants retained by the City, has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements have been or will be designed and constructed in accordance with City standards and specifications and, upon dedication to and acceptance by the City, have been or will be owned and operated by the City. The costs of the Authorized Improvements for each of Zone 1, Zone 2, Zone 3, Zone 4, and Zone 4 Phase 5, at time of the levy of assessments for each respective zone, are shown on **Exhibit B**.

A. Zone 1 Specific Benefit Improvements and Zone 1 General Benefit Improvements

All Zone 1 Special Benefit Improvements were designed and constructed in accordance with City standards and specifications and were dedicated to the City on August 8, 2019. See **Exhibit B** for a breakdown of such Costs.

B. Zone 2 Specific Benefit Improvements

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Zone 2.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Zone 2.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Zone 2.

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Zone 2.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Zone 2 Specific Benefit Improvements.

C. Zone 3 Specific Benefit Improvements

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Zone 3.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Zone 3.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Zone 3.

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Zone 3.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Zone 3 Specific Benefit Improvements.

D. Zone 4 Specific Benefit Improvements

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Zone

4.

- *Sanitary Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Zone 4.

- *Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and necessary to provide storm drainage for all Lots within Zone 4.

- *Roads*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, retaining walls, intersections, signage, lighting, and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Zone 4.

- *Soft Costs*

  Costs related to designing, constructing, and installing the Authorized Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, and contingency; and, costs associated with financing the Zone 4 Specific Benefit Improvements.

E. Zone 4 Phase 5 Improvements

- *Streets*

  Improvements including subgrade stabilization, concrete and reinforcing steel for roadways, testing, handicapped ramps, and streetlights. All related earthwork, excavation, erosion control, intersections, signage, lighting and re-vegetation of all disturbed areas within the right-of-way are included. The street improvements will provide benefit to each Lot within Improvement Area #1. (to be updated by the Developer)

- *Water*

  Improvements including trench excavation and embedment, trench safety, PVC piping,

manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide water service to all Lots within Improvement Area #1. (to be updated by the Developer))

- *Sewer*

  Improvements including trench excavation and embedment, trench safety, PVC piping, ductile iron encasement, boring, manholes, service connections, testing, related earthwork, excavation, erosion control and all necessary appurtenances required to provide wastewater service to all Lots within Improvement Area #1. (to be updated by the Developer)

- *Storm Drainage*

  Improvements including earthen channels, swales, curb and drop inlets, RCP piping and boxes, headwalls, concrete flumes, rock rip rap, concrete outfalls, and testing as well as all related earthwork, excavation, erosion control and all necessary appurtenances required to provide storm drainage for all Lots within Improvement Area #1. (to be updated by the Developer)

- *Soft Costs*

  Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees. (to be updated by the Developer)

F. Bond Issuance Costs

- *Debt Service Reserve Fund*

  Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

- *Underwriter's Discount*

  Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds, including the underwriter's counsel fee.

- *Cost of Issuance*

  Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant fees, appraisal fees, printing

costs, publication costs, City's costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

G. Other Costs

- *Deposit to Administrative Fund*

  Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the Service Plan for Zone 1, Zone 2, Zone 3, Zone 4, and Zone 4 Phase 5. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this 2026 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B.**

Exhibit D summarizes the sources and uses of funds required to construct the Authorized Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated in an Annual Service Plan Update to reflect any budget revisions at the time the PID Bonds are issued.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City, with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance reasonable classifications and formulas

for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this 2026 Amended and Restated Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Original Owner, the Owner and all other current and future owners and developers of the Assessed Property.

A. Assessment Methodology

The City Council, acting in its legislative capacity based on information provided by the Original Owner and Owner and their respective engineers and reviewed by the City staff and by third-party consultants retained by the City, has determined the following.

1. Zone 1, Zone 2, and Zone 3

For the purpose of allocating Assessments, property in Zone 1, Zone 2 and Zone 3 is classified into one of three categories as follows:

(i) Land Use Class 1

(ii) Land Use Class 2, and

(iii) Land Use Class 3.

The costs of the Authorized Improvements are allocated to these property classes on a combination of a per unit allocation and an allocation on the basis of minimum Lot area. Lot area and per unit are both common means of allocating costs of the Authorized Improvements. A combination of these two techniques may result in an allocation that better represent the benefit from the improvements than either approach individually. Larger and more expensive homes generate more use of roads and other improvements, but the increase in use is not directly proportional to the increase in size or value (as a general rule, larger and more expensive homes will be built on larger Lots). Allocation of Actual Costs based on a combination of Lot size and per unit should reflect the greater use of improvements reflected in these studies.

The average size of a Lot in Land Use Class 2 is estimated to be 1.4 times the average size of a Lot in Land Use Class 1. By allocating Assessments using a combination of Lot area

and per unit factors, the Assessment per finally subdivided Lot on Land Use Class 2 is 1.2 times the Assessment per finally subdivided Lot of Land Use Class 1 property. Land Use Class 3 Lots have the same features as Land Use Class 2 except the size of each of these Lots is smaller, having approximately one-half of the size of the standard Land Use Class 2 Lot. The Equivalent Unit of each of the Land Use Class 3 Lots is calculated to equal one-half of the Equivalent Units assigned to the standard Land Use Class 2 Lot. This results in equivalent Assessment factors for each property class as follows:

Land Use Class 1 Lots	1.00
Land Use Class 2 Lots	1.20
Land Use Class 3 Lots	0.60

The equivalent Assessment factors are simply the ratio of the Actual Costs as allocated to each property class. Each Assessment is allocated to each Lot on the basis of these equivalent Assessment factors.

2. Zone 4

Zone 4 Assessments will be allocated equally to each Lot in Zone 4 Phase 3 and Zone 4 Phase 4.

3. Zone 4 Phase 5

Acting in its legislative capacity and based on the information provided by the Developer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs of the Zone 4 Phase 5 Improvements shall be allocated entirely to the Zone 4 Phase 5 Assessed Property.

- By the adoption of the 2026 Assessment Ordinance, the costs of the Zone 4 Phase 5 Improvements were allocated to each Parcel of Zone 4 Phase 5 Assessed Property based on the ratio of the Estimated Buildout Value of each Parcel designated as Zone 4 Phase 5 Assessed Property to the Estimated Buildout Value of all Zone 4 Phase 5 Assessed Property.

B. Assessments

The Zone 1 Assessments are levied on the Zone 1 Assessed Property in the amounts shown on the Zone 1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Zone 1 Annual Installments are shown on **Exhibit F-2**.

The Zone 2 Assessments are levied on the Zone 2 Assessed Property in the amounts shown on the Zone 2 Assessment Roll, attached hereto as **Exhibit G-1**. The projected Zone 2 Annual Installments are shown on **Exhibit G-2**.

The Zone 3 Assessments will be levied on the Zone 3 Assessed Property in the amounts shown on the Zone 3 Assessment Roll, attached hereto as **Exhibit H-1**. The projected Zone 3 Annual Installments are shown on **Exhibit H-2**.

The Zone 4 Assessments will be levied on the Zone 4 Assessed Property in the amounts shown on the Zone 4 Assessment Roll, attached hereto as **Exhibit I-1**. The projected Zone 4 Annual Installments are shown on **Exhibit I-2**.

The Zone 4 Phase 5 Assessment will be levied on the Zone 4 Phase 5 Assessed Property in the amounts shown on the Zone 4 Phase 5 Assessment Roll, attached hereto as **Exhibit J-1**. The projected Zone 4 Phase 5 Annual Installments are shown on **Exhibit J-2**.

The Maximum Assessment for each Land Use Class is shown on **Exhibit E-1** and **Exhibit E-2**. In no case will the Assessment for Land Use Class 1, Land Use Class 2, Land Use Class 3, or Land Use Class 4 Parcels exceed the corresponding Maximum Assessment.

C. Termination of a Portion of Assessments Levied by 2006 Assessment Ordinance

Trigger Date, as defined in the Service and Assessment Plan, means "with respect to each Unplatted Parcel, and each General Benefit Portion and Specific Benefit Portion related thereto, the earlier of (i) the date of issuance of Bonds secured by such Portion of (ii) the date of recording of the final subdivision plat for the Assessed Parcel in the real property records of Collin County, Texas."

Pursuant to Section V.C. of the Service and Assessment Plan, "if the Trigger Date has not occurred with respect to a Portion [of the Assessment levied by the 2006 Assessment Ordinance] by December 31, 2012, such Portion shall terminate." Zone 1 Assessments allocated to the 2006 Parcels and 2008 Parcels met the Trigger Date, but the Parcels in the remainder of Zone 1 did not meet the Trigger Date, and therefore the portion of the Assessment levied by the 2006 Assessment Ordinance not allocated to Zone 1 has terminated.

D. Findings of Special Benefit

The City Council, acting in its legislative capacity based on information provided by the Original Owner and Owner and their respective engineers and reviewed by the City staff and by third-party consultants retained by the City, has found and determined:

- *Zone 1*
  - The estimated costs of the Zone 1 Projects and the administrative costs applicable to Zone 1 at the time the 2006 Assessment Ordinance was approved equaled $23,373,375; and
  - The Zone 1 Assessed Property receives special benefit from the Zone 1 Projects equal to or greater than the Actual Cost of the Zone 1 Projects; and
  - With the adoption of the 2006 Assessment Ordinance, the Zone 1 Assessed Property was allocated 100% of the Zone 1 Assessment levied for the Zone 1 Projects, which equals $8,532,900.[1]
  - The special benefit (≥ $17,996,965) received by the Zone 1 Assessed Property from the Zone 1 Projects was greater than or equal to the amount of the Zone 1 Assessment ($8,532,900) levied on the Zone 1 Assessed Property for the Zone 1 Projects; and
  - At the time the City Council approved the Service and Assessment Plan and 2006 Assessment Ordinance, the Original Owner owned 100% of the Zone 1 Assessed Property. The Original Owner acknowledged that the Zone 1 Projects confer a special benefit on the Zone 1 Assessed Property and consented to the imposition of the Zone 1 Assessments to pay for the Actual Costs associated therewith. The Original Owner has ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2006 Assessment Ordinance; (2) the Service and Assessment Plan and the 2006 Assessment Ordinance; and (3) the levying of Zone 1 Assessment on the Zone 1 Assessed Property.
- *Zone 2*
  - The costs of the Zone 2 Specific Benefit Improvements and the administrative costs applicable to Zone 2 at the time the 2020 Assessment Ordinance was approved equaled $3,953,587 as shown on **Exhibit B**; and
  - The Zone 2 Assessed Property received special benefit from the Zone 2 Specific Benefit Improvements equal to or greater than the Actual Cost of the Zone 2 Specific Benefit Improvements; and

[1] The total amount levied in the 2006 Assessment Ordinance was $16,347,600, of which a total of $8,532,900 was allocated to Zone 1 Assessed Property.

- The Zone 2 Assessed Property was allocated 100% of the Zone 2 Assessment levied for the Zone 2 Specific Benefit Improvements, which equaled $1,665,000; and
- The special benefit (≥ $3,953,587) received by the Zone 2 Assessed Property from the Zone 2 Specific Benefit Improvements was equal to or greater than the amount of the Zone 2 Assessment ($1,665,000) levied on the Zone 2 Assessed Property for the Zone 2 Specific Benefit Improvements; and
- At the time the City Council approved the 2020 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Zone 2 Assessed Property The Owner acknowledged that the Zone 2 Specific Benefit Improvements confer a special benefit on the Zone 2 Assessed Property and consented to the imposition of the Zone 2 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2020 Assessment Ordinance; (2) the 2020 Amended and Restated Service and Assessment Plan and the 2020 Assessment Ordinance; and (3) the levying of the Zone 2 Assessment on the Zone 2 Assessed Property.

- *Zone 3*
  - The costs of the Zone 3 Specific Benefit Improvements and the administrative costs applicable to Zone 3 at the time the 2020 Assessment Ordinance was approved equaled $2,700,401 as shown on **Exhibit B** and
  - The Zone 3 Assessed Property received special benefit from the Zone 3 Specific Benefit Improvements equal to or greater than the Actual Cost of the Zone 3 Specific Benefit Improvements; and
  - The Zone 3 Initial Parcel was allocated 100% of the Zone 3 Assessment levied for the Zone 3 Specific Benefit Improvements, which equaled $1,050,000; and
  - The special benefit (≥ $2,700,401) received by the Zone 3 Assessed Property from the Zone 3 Specific Benefit Improvements was equal to or greater than the amount of the Zone 3 Assessment ($1,050,000) levied on the Zone 3 Initial Parcel for the Zone 3 Specific Benefit Improvements; and
  - At the time the City Council approved the 2020 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Zone 3 Assessed Property The Owner acknowledged that the Zone 3 Specific Benefit Improvements confer a special benefit on the Zone 3 Assessed Property and consented to the imposition of the Zone 3 Assessment to pay for the Actual Costs associated therewith. The

Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2020 Assessment Ordinance; (2) the 2020 Amended and Restated Service and Assessment Plan and the 2020 Assessment Ordinance; and (3) the levying of the Zone 3 Assessment on the Zone 3 Assessed Property.

- *Zone 4*
  - The estimated costs of the Zone 4 Specific Benefit Improvements and the administrative costs applicable to Zone 4 at the time of the 2020 Assessment Ordinance was approved equaled $7,601,512 as shown on **Exhibit B**; and
  - The Zone 4 Assessed Property received special benefit from the Zone 4 Specific Benefit Improvements equal to or greater than the Actual Cost of the Zone 4 Specific Benefit Improvements; and
  - Zone 4 Phase 3 and Zone 4 Phase 4 were allocated 100% of the Zone 4 Assessment levied for the Zone 4 Specific Benefit Improvements, which equaled $7,535,000; and
  - The special benefit ($\geq$ $7,601,512) received by the Zone 4 Assessed Property from the Zone 4 Specific Benefit Improvements was equal to or greater than the amount of the Zone 4 Assessment ($7,535,000) levied on Zone 4 Phase 3 and Zone 4 Phase 4 for the Zone 4 Specific Benefit Improvements; and
  - At the time the City Council approved the 2020 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Zone 4 Assessed Property The Owner acknowledged that the Zone 4 Specific Benefit Improvements confer a special benefit on the Zone 4 Assessed Property and consented to the imposition of the Zone 4 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2020 Assessment Ordinance; (2) the 2020 Amended and Restated Service and Assessment Plan and the 2020 Assessment Ordinance; and (3) the levying of the Zone 4 Assessment on the Zone 4 Assessed Property.
- *Zone 4 Phase 5*
  - The estimated costs of the Zone 4 Phase 5 Improvements and the administrative costs applicable to Zone 4 Phase 5 equal $3,304,419 as shown on **Exhibit B**; and

- The Zone 4 Phase 5 Assessed Property receives special benefit from the Zone 4 Phase 5 Improvements equal to or greater than the Actual Cost of the Zone 4 Phase 5 Improvements; and
- Zone 4 Phase 5 Assessed Property will be allocated 100% of the Zone 4 Phase 5 Assessment levied for the Zone 4 Phase 5 Improvements, which equals $3,304,419; and
- The special benefit (≥ $3,304,419) received by the Zone 4 Phase 5 Assessed Property from the Zone 4 Phase 5 Improvements is equal to or greater than the amount of the Zone 4 Phase 5 Assessment ($3,304,419) levied on Zone 4 Phase 5 for the Zone 4 Phase 5 Improvements; and
- At the time the City Council approved this 2026 Amended and Restated Service and Assessment Plan, the Owner owned 100% of the Zone 4 Phase 5 Assessed Property. The Owner acknowledged that the Zone 4 Phase 5 Improvements confer a special benefit on the Zone 4 Phase 5 Assessed Property and consented to the imposition of the Zone 4 Phase 5 Assessment to pay for the Actual Costs associated therewith. The Owner ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the 2026 Assessment Ordinance; (2) this 2026 Amended and Restated Service and Assessment Plan and the 2026 Assessment Ordinance; and (3) the levying of the Zone 4 Phase 5 Assessment on the Zone 4 Phase 5 Assessed Property.

E. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

SECTION VI: TERMS OF THE ASSESSMENTS

A. Reallocation of Assessments in Zone 1, Zone 2, and Zone 3

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Zone 1 Assessed Property, Zone 2 Assessed Property, or Zone 3 Assessed Property (without the recording of subdivision plat), the Administrator shall

reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the Equivalent Units of the newly divided Assessed Property
D = the sum of the Equivalent Units for all of the newly divided Assessed Properties

The calculation of the Equivalent Units of an Assessed Property shall be performed by the Administrator based on information from the Original Owner, homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Zone 1 Assessed Property, Zone 2 Assessed Property, or Zone 3 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Equivalent Units according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Equivalent Units of all newly subdivided Lots with same Lot Type
D = the sum of the Equivalent Units for all of the newly subdivided Lots excluding Non-Benefitted Property
E= the number of newly subdivided Lots with same Lot Type

Prior to the recording of a subdivision plat, the Owner shall provide the City estimated Equivalent Units as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat considering factors such as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, discussions with homebuilders, and any other factors that may impact value. The calculation of the estimated Equivalent Units for a Lot shall be performed by the Administrator and confirmed by the City Council based on information provided by the Owner, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property may not exceed the Maximum Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the next Annual Service Plan Update and approved by the City Council.

3. Upon Consolidation

If two or more Lots or Parcels within Zone 1, Zone 2, or Zone 3 are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be reflected in the next Annual Service Plan Update and approved by the City Council. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.D.**

B. Reallocation of Assessments in Zone 4

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Zone 4 Assessed Property (without the recording of subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division

C = the estimated number of Lots of the newly divided Assessed Property excluding Non-Benefitted Property

D = the estimated number of Lots within all newly divided Assessed Properties excluding Non-Benefitted Property

If the Assessment calculated above exceeds the Maximum Assessment, a Mandatory Prepayment will be required as described in **Section VI.D**. The number of Lots of an Assessed Property shall be determined by the Administrator based on information available from the Owner, homebuilders, the City, or any other available information regarding the Assessed Property. The calculation as confirmed by the City Council shall be conclusive.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2026 Amended and Restated Service and Assessment Plan approved by the City Council.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Zone 4 Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Parcel according to the following formula:

A = B x (C ÷ D)

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Assessed Property

B = the Assessment for the Assessed Property prior to subdivision

C = the estimated number of Lots within the newly subdivided Assessed Property excluding Non-Benefitted Property

D = the estimated number of Lots within all of the newly subdivided Assessed Property excluding Non-Benefitted Property

If the Assessment calculated above exceeds the Maximum Assessment, a Mandatory Prepayment will be required as described in **Section VI.D.** The sum of the Assessments for all newly subdivided Parcels shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an

Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in an update to this 2026 Amended and Restated Service and Assessment Plan approved by the City Council.

3. *Upon Consolidation*

If two or more Lots or Parcels within Zone 4 are consolidated, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update**.**

C. Reallocation of Assessments in Zone 4 Phase 5

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$A = B \times (C \div D)$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property
B = the Assessment for the Assessed Property prior to division
C = the Estimated Buildout Value of the newly divided Assessed Property
D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Developer, relying on information from homebuilders, market studies, appraisals, official public records of the County, and any other relevant information regarding the Assessed Property. The Estimated Buildout Value for Lot Type 11 are shown on **Exhibit E-2** and will not change in future Annual Service Plan Updates, but **Exhibit E-2** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made

separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$A = [B \times (C \div D)]/E$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot
B = the Assessment for the Parcel prior to subdivision
C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type
D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property
E = the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the official public records of the County regarding the Lot. The Estimated Buildout Value for Lot Type 11 is shown on **Exhibit E-2** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

D. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefited Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit K.**

E. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

F. Reduction of Assessments

If as a result of cost savings or the failure to construct all or a portion of an Authorized Improvement the Actual Costs of any Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all

Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds that are not expected to be used for the purposes of the project fund as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

G. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made.

H. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Zone 1 Annual Installments, **Exhibit G-2** shows the estimated Zone 2 Annual

Installments, **Exhibit H-2** shows the estimated Zone 3 Annual Installments, **Exhibit I-2** shows the estimated Zone 4 Annual Installments, and **Exhibit J-2** shows the estimated Zone 4 Phase 5 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefited Property as shown by the Collin County Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

I. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "**Taking**"), the portion of the Assessed Property that was taken or transferred (the "**Taken Property**") shall be reclassified as Non-Benefited Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "**Remaining Property**"), following the reclassification of the Taken Property as Non-Benefited Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this 2026 Amended and Restated Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a $100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefited Property and the remaining 90 acres constituting the Remaining Property shall be subject to the $100 Assessment (provided that this $100 Assessment does not

exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the $100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by $10, then the owner shall be required to pay $10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to $90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Zone 1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Zone 1 Assessment Roll and Zone 1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Zone 2 Assessment Roll is attached as **Exhibit G-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Zone 2 Assessment Roll and Zone 2 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Zone 3 Assessment Roll is attached as **Exhibit H-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Zone 3 Assessment Roll and Zone 3 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Zone 4 Assessment Roll is attached as **Exhibit I-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Zone 4 Assessment Roll and Zone 4 Annual Installments for each Parcel as part of each Annual Service Plan Update.

The Zone 4 Phase 5 Assessment Roll is attached as **Exhibit J-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Zone 4 Phase 5

Assessment Roll and Zone 4 Phase 5 Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this 2026 Amended and Restated Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year in connection with City Council's approval of the year's calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this 2026 Amended and Restated Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this 2026 Amended and Restated Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this 2026 Amended and Restated Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this 2026 Amended and Restated Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this 2026 Amended and Restated Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this 2026 Amended and Restated

Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure

Per Section 5.014 of the Texas Property Code, as amended, this 2026 Amended and Restated Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the District. The buyer disclosures are attached hereto as **Appendix B.** Within seven days of approval by the city Council, the City shall file and record in the real property records of the County the executed ordinance of this 2026 Amended and Restated Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this 2026 Amended and Restated Service and Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this 2026 Amended and Restated Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

SECTION IX: ADDITIONAL INFORMATION

A. Parcel Subdivision

Zone 1

- The final plat of Heritage East "A", Phase 1 Addition was filed and recorded with the County as document number 20060518010002160 on May 18, 2006.
- The replat of Grand Heritage Club, Block O, Lots 1, 2 and 3 was filed and recorded with the County as document number 20190808010003440 on August 8, 2019.
- The final plat of Grand Heritage West C south area 2008 parcels was filed and recorded with the County as document number 20081211010004270 on December 11, 2008.
- The final plat of Grand Heritage East A2 2008 parcels was filed and recorded with the County as document number 20080811010002900 on August 11, 2008.

- The final plat of Grand Heritage Club 2006 parcels was filed and recorded with the County as document number 20060412010001600 on April 12, 2006.

Zone 2

- The final plat of Traditions at Grand Heritage West was filed and recorded with the County as document number 20171109010005190 on November 9, 2017.
- The final plat of Traditions at Grand Heritage was filed and recorded with the County as documents number 20160929010003990 on September 29, 2016.

Zone 3

- The final plat of Traditions at Grand Heritage was filed and recorded with the County as document number 20200605010001990 on June 5, 2020.

Zone 4

- The final plat of Bear Creek Phase 3 was filed and recorded with the County as document number 20210324010000920 on March 23, 2021.
- The final plat of Bear Creek Phase 4 was filed and recorded with the County in Plat Book 2022, Pages 702-704 on September 29, 2022.

Zone 4 Phase 5

- The final plat of Bear Creek Phase 5 was filed and recorded with the County in Plat Book 2025, Page 787 on September 18, 2025.

B. Lot and Home Sales

Current ownership within the District is based on information provided by the Developer and available information and is subject to change as development occurs and property is conveyed. Updated ownership and development information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via the MSRB's EMMA by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current ownership within the property securing such Assessment is based on information provided by the Developer and other publicly available records.

C. Authorized Improvements

A summary of the Authorized Improvements, including the estimated costs of the Authorized Improvements and allocation of such costs, is provided in **Exhibit B** attached hereto. The exhibit

is intended to describe the Authorized Improvements and estimated costs for Assessment purposes and does not represent a guarantee of construction timing or Actual Costs.

Information regarding the status of Authorized Improvements, including construction progress, estimated completion timing, and budget information, is based on information provided by the Developer and other available project information at the time such information is compiled. Such information may be updated from time to time.

D. Outstanding Assessments

Zone 1

Zone 1 has an outstanding Assessment of $4,615,000.00.

Zone 2

Zone 2 has an outstanding Assessment of $1,440,790.24.

Zone 3

Zone 3 has an outstanding Assessment of $931,531.53.

Zone 4

Zone 4 has an outstanding Assessment of $6,871,599.96.

Information for Assessments securing PID Bonds may be available through continuing disclosure filings accessible via EMMA website by searching for the District. For Assessments securing reimbursement obligations to the Developer, the summary of current construction status within the property securing such Assessment is based on information provided by the Developer and other publicly available records.

E. Annual Installment Due 1/31/2027

Zone 1

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment as shown below.
- ***Additional Interest*** – Additional Interest is collected to fund the Delinquency and Prepayment Reserve Account. The Delinquency and Prepayment Reserve Account will be funded with Additional Interest on the outstanding Assessment, resulting in an Additional Interest for Zone 1 Annual Installment as shown below.

Zone 1		
Due January 31, 2027		
Principal	$	340,000.00
Interest	$	134,625.00
Annual Collection Costs	$	30,611.73
Additional Interest	$	-
Total Annual Installment	**$**	**505,236.73**

- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Zone 1 Annual Installment is shown below.

Zone #1 Annual Collection Cost Breakdown		
P3Works Administration	$	24,440.40
City Auditor	$	342.11
City Administration	$	3,000.00
Filling Fees	$	342.11
County Collection	$	342.11
PID Trustee Fees	$	4,500.00
Dissemination Agent	$	3,500.00
P3Works Dev/Issuer CDA Review	$	2,645.00
Collection Cost Maintenance Balance	$	10,000.00
Less CCMB Credit from Prior Years	$	(20,000.00)
Arbitrage Calculation	$	1,500.00
Total	**$**	**30,611.73**

Zone 2

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment as shown below.

Zone 2		
Due January 31, 2027		
Principal	$	40,330.01
Interest	$	67,704.26
Annual Collection Costs	$	10,673.07
Total Annual Installment	**$**	**118,707.34**

- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of

outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Zone 2 Annual Installment is shown below.

Zone #2 Annual Collection Cost Breakdown		
P3Works Administration	$	7,363.83
City Auditor	$	103.08
City Administration	$	3,000.00
Filling Fees	$	103.08
County Collection	$	103.08
Total	**$**	**10,673.07**

Zone 3

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment as shown below.

Zone 3 Due January 31, 2027		
Principal	$	19,819.82
Interest	$	43,781.98
Annual Collection Costs	$	7,934.56
Total Annual Installment	**$**	**71,536.36**

- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Zone 3 Annual Installment is shown below.

Zone #3 Annual Collection Cost Breakdown		
P3Works Administration	$	4,735.72
City Auditor	$	66.28
City Administration	$	3,000.00
Filling Fees	$	66.28
County Collection	$	66.28
Total	**$**	**7,934.56**

Zone 4

- ***Principal and Interest*** – The total principal and interest required for the Annual Installment as shown below.

Zone 4		
Due January 31, 2027		
Principal	$	149,490.93
Interest	$	332,585.44
Annual Collection Costs	$	39,366.16
Total Annual Installment	**$**	**521,442.53**

- ***Annual Collection Costs*** – The cost of administering the District and collecting the Annual Installments shall be paid for on a pro rata basis by each Parcel based on the amount of outstanding Assessment remaining on the Parcel. The total Annual Collection Costs budgeted for the Zone 4 Annual Installment is shown below.

Zone #4 Annual Collection Cost Breakdown		
P3Works Administration	$	34,900.57
City Auditor	$	488.53
City Administration	$	3,000.00
Filling Fees	$	488.53
County Collection	$	488.53
Total	**$**	**39,366.16**

F. Prepayment of Assessment

Information regarding any full or partial prepayments of the Assessments are reflected in the corresponding Assessment Roll.

G. Extraordinary Optional Redemptions

Information relating to any redemptions, including extraordinary optional redemption of any PID Bonds, may be available through continuing disclosure filings accessible via EMMA website by searching for the District.

EXHIBITS

The following Exhibits are attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District and Zones
Exhibit A-2	Plats of 2006 Parcels in Zone 1
Exhibit A-3	Plats of 2008 Parcels in Zone 1
Exhibit A-4	Plat of 2016 Parcels in Zone 2
Exhibit A-5	Plat of 2017 Parcels in Zone 2
Exhibit A-6	Plat of Parcels in Zone 3
Exhibit A-7	Plat of Parcels in Zone 4
Exhibit A-8	Plat of Parcels in Zone 4 Phase 5
Exhibit B	Project Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E-1	Zone 1, Zone 2, Zone 3, and Zone 4 Maximum Assessment and Tax Rate Equivalent
Exhibit E-2	Zone 4 Phase 5 Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Zone 1 Assessment Roll
Exhibit F-2	Zone 1 Annual Installments
Exhibit G-1	Zone 2 Assessment Roll
Exhibit G-2	Zone 2 Annual Installments
Exhibit H-1	Zone 3 Assessment Roll
Exhibit H-2	Zone 3 Annual Installments
Exhibit I-1	Zone 4 Assessment Roll
Exhibit I-2	Zone 4 Annual Installments
Exhibit J-1	Zone 4 Phase 5 Assessment Roll
Exhibit J-2	Zone 4 Phase 5 Annual Installments
Exhibit K	Form of Notice of Assessment Termination
Exhibit L	Debt Service Schedule for Zone 1 Bonds
Exhibit M	District Legal Description

APPENDICES

The following Appendices are attached to and made a part of this 2026 Amended and Restated Service and Assessment Plan for all purposes:

Appendix A	Contracts for Construction of Authorized Improvements
Appendix B	Buyer Disclosures

EXHIBIT A-1 – MAP OF THE DISTRICT AND ZONES

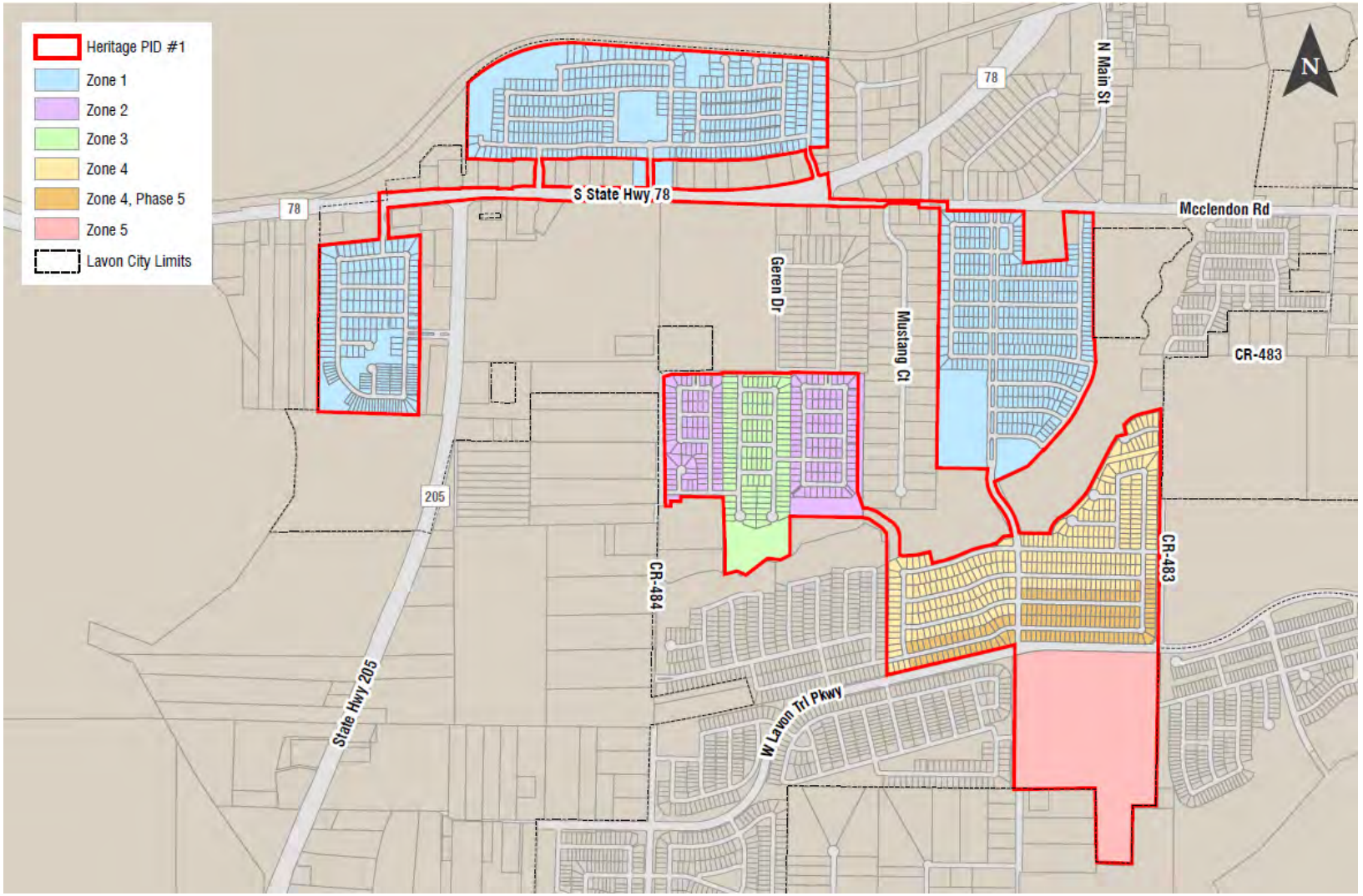
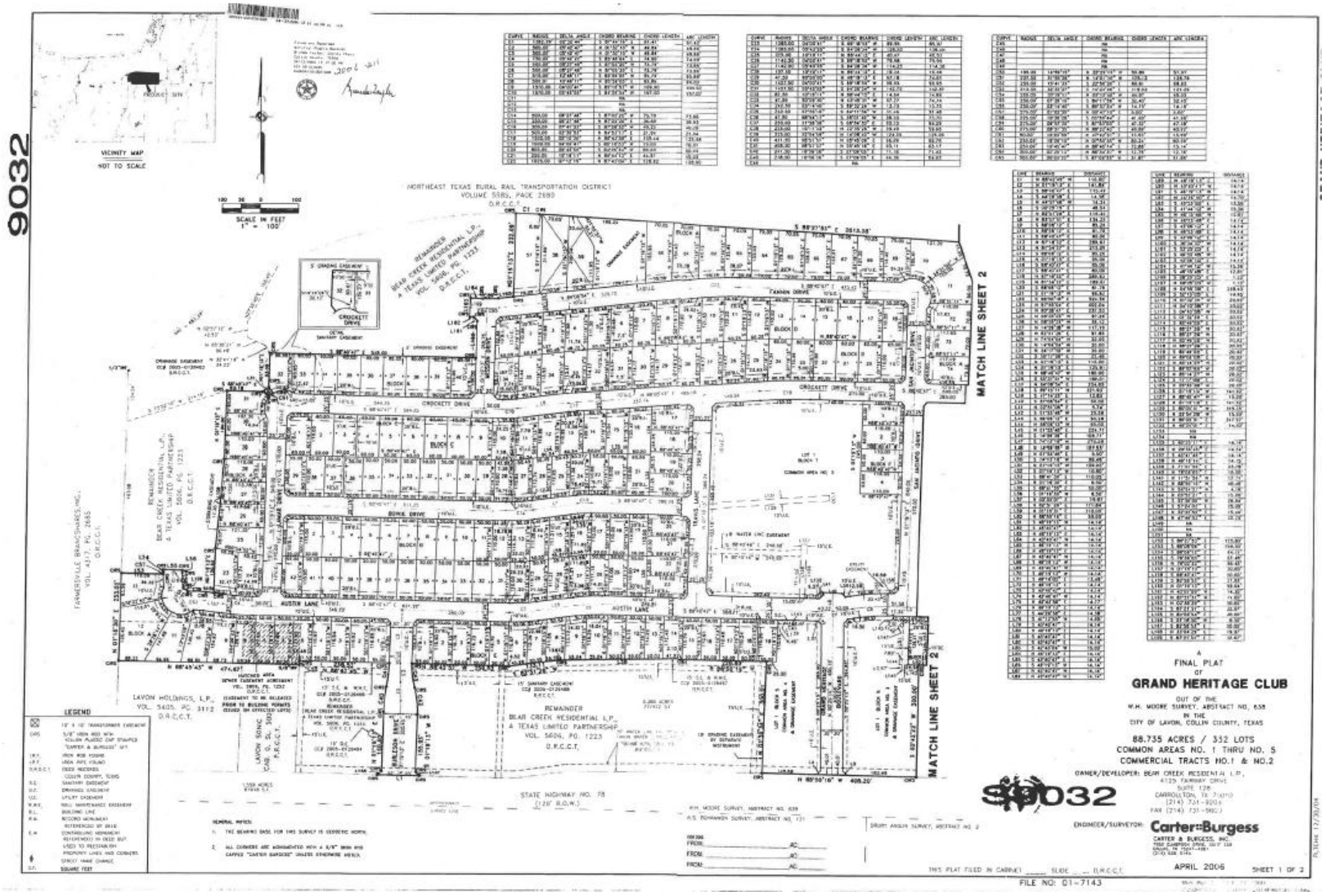
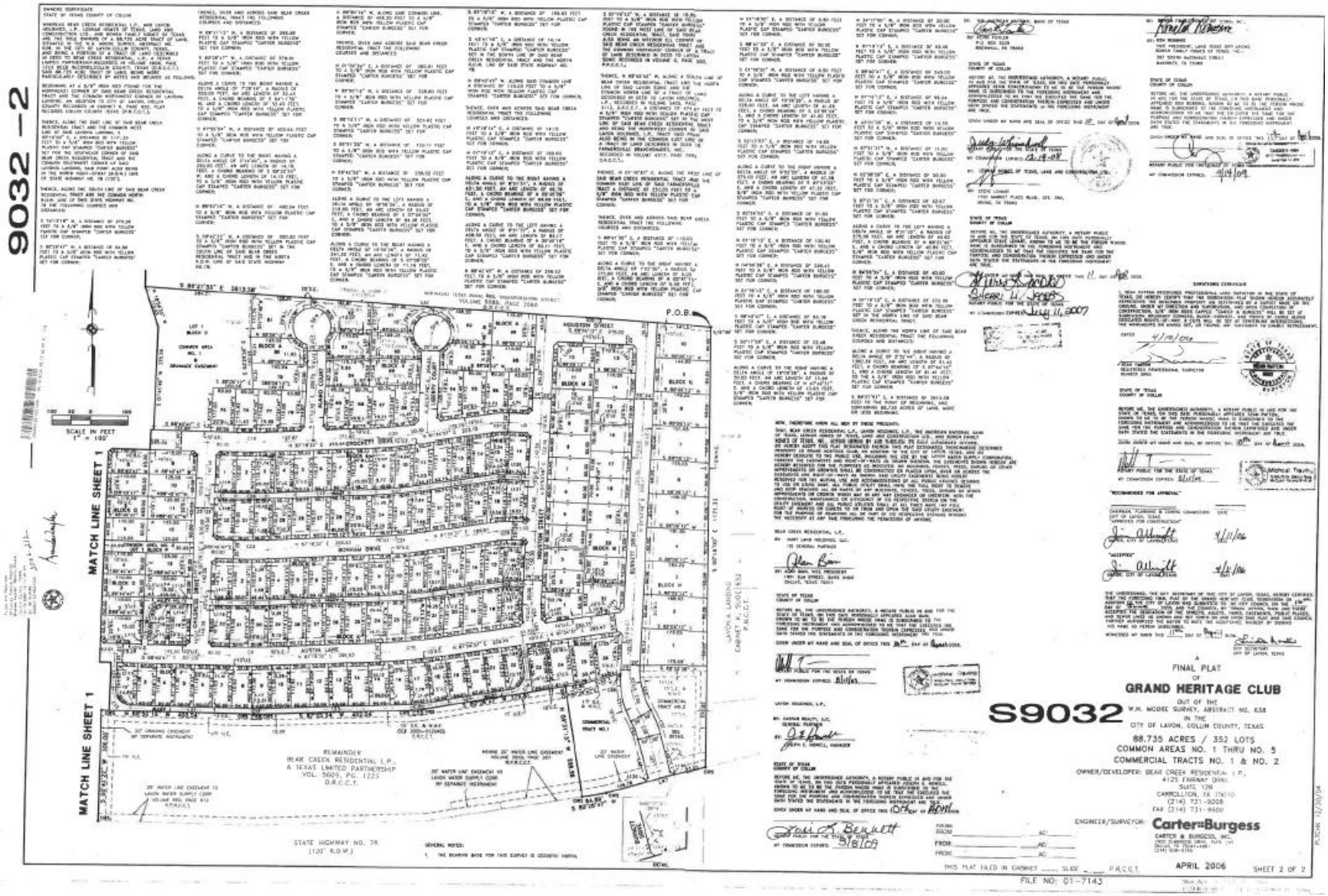
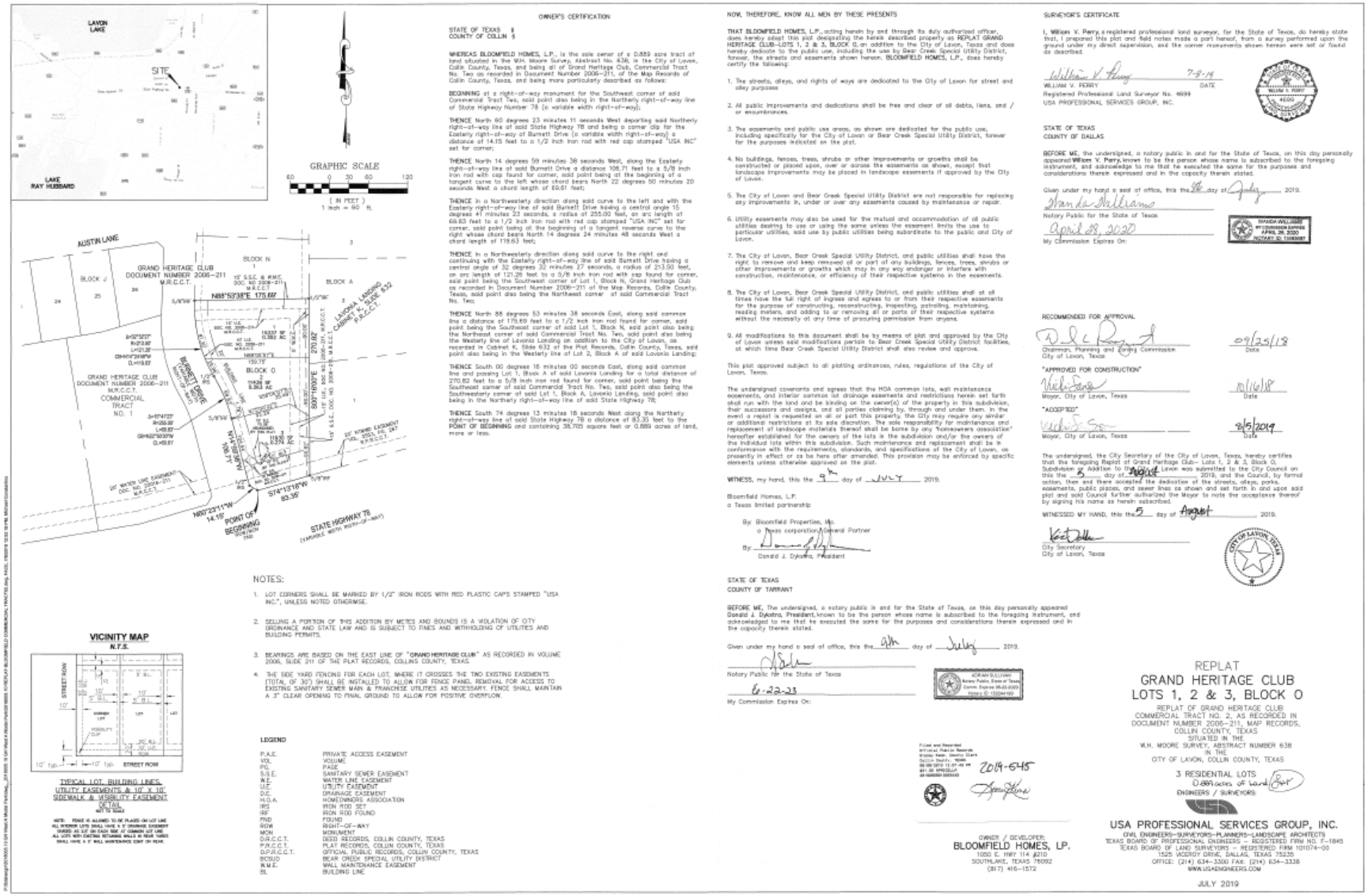


EXHIBIT A-2 – PLATS OF 2006 PARCELS IN ZONE 1




9032 -2
FINAL PLAT
OF
GRAND HERITAGE CLUB
S9032
88.735 ACRES / 352 LOTS
COMMON AREAS NO. 1 THRU NO. 5
COMMERCIAL TRACTS NO. 1 & NO. 2
APRIL 2006
SHEET 2 OF 2
FILE NO: 01-7143
MATCH LINE SHEET 1
MATCH LINE SHEET 1
P.O.B.
HOUSTON STREET
ROCKETT DRIVE
BONHAM DRIVE
AUSTIN LANE
REMAINDER
BEAR CREEK RESIDENTIAL L.P.,
A TEXAS LIMITED PARTNERSHIP
VOL. 5609, PG. 1225
D.R.C.C.T.
STATE HIGHWAY NO. 78
(120' R.O.W.)
SCALE IN FEET
1" = 100'
Carter:Burgess



NOTES:

1. LOT CORNERS SHALL BE MARKED BY 1/2" IRON RODS WITH RED PLASTIC CAPS STAMPED "USA INC.", UNLESS NOTED OTHERWISE.
2. SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINANCE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.
3. BEARINGS ARE BASED ON THE EAST LINE OF "GRAND HERITAGE CLUB" AS RECORDED IN VOLUME 2006, SLIDE 211 OF THE PLAT RECORDS, COLLIN COUNTY, TEXAS.
4. THE SIDE YARD FENCING FOR EACH LOT, WHERE IT CROSSES THE TWO EXISTING EASEMENTS (TOTAL OF 30') SHALL BE INSTALLED TO ALLOW FOR FENCE PANEL REMOVAL FOR ACCESS TO EXISTING SANITARY SEWER MAIN & FRANCHISE UTILITIES AS NECESSARY. FENCE SHALL MAINTAIN A 3' CLEAR OPENING TO FINAL GROUND TO ALLOW FOR POSITIVE OVERFLOW.

VICINITY MAP
N.T.S.

TYPICAL LOT, BUILDING LINES, UTILITY EASEMENTS & 10' X 10' SIDEWALK & VISIBILITY EASEMENT DETAIL
NOT TO SCALE

NOTE: FENCE IS ALLOWED TO BE PLACED ON LOT LINE
ALL INTERIOR LOTS SHALL HAVE A 5' DRAINAGE EASEMENT CENTERED ALL LOT LINE EACH SIDE, AT COMMON LOT LINE.
ALL LOTS WITH EXISTING RETAINING WALLS IN REAR YARDS SHALL HAVE A 5' WALL MAINTENANCE EASEMENT ON REAR.

LEGEND

P.A.E.	PRIVATE ACCESS EASEMENT
VOL.	VOLUME
PG.	PAGE
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
U.E.	UTILITY EASEMENT
D.E.	DRAINAGE EASEMENT
H.O.A.	HOMEOWNERS ASSOCIATION
IRS	IRON ROD SET
IRF	IRON ROD FOUND
FND	FOUND
ROW	RIGHT-OF-WAY
MON	MONUMENT
D.R.C.C.T.	DEED RECORDS, COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
W.M.E.	WALL MAINTENANCE EASEMENT
BL	BUILDING LINE

OWNER'S CERTIFICATION

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS BLOOMFIELD HOMES, L.P., is the sole owner of a 0.889 acre tract of land situated in the W.H. Moore Survey, Abstract No. 638, in the City of Lavon, Collin County, Texas, and being all of Grand Heritage Club, Commercial Tract No. Two as recorded in Document Number 2006-211, of the Map Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a right-of-way monument for the Southwest corner of said Commercial Tract Two, said point also being in the Northerly right-of-way line of State Highway Number 78 (a variable width right-of-way);

THENCE North 80 degrees 23 minutes 11 seconds West departing said Northerly right-of-way line of said State Highway 78 and being a corner clip for the Easterly right-of-way of Burnett Drive (a variable width right-of-way), a distance of 14.15 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner;

THENCE North 14 degrees 59 minutes 38 seconds West, along the Easterly right-of-way line of said Burnett Drive a distance 108.71 feet to a 5/8 inch iron rod with cap found for corner, said point being at the begining of a tangent curve to the left whose chord bears North 22 degrees 50 minutes 20 seconds West a chord length of 69.61 feet;

THENCE in a Northwesterly direction along said curve to the left and with the Easterly right-of-way line of said Burnett Drive having a central angle 15 degrees 41 minutes 23 seconds, a radius of 255.00 feet, an arc length of 69.83 feet to a 1/2 inch iron rod with red cap stamped "USA INC" set for corner, said point being at the beginning of a tangent reverse curve to the right whose chord bears North 14 degrees 24 minutes 48 seconds West a chord length of 118.63 feet;

THENCE in a Northwesterly direction along said curve to the right and continuing with the Easterly right-of-way line of said Burnett Drive having a central angle of 32 degrees 32 minutes 27 seconds, a radius of 213.50 feet, an arc length of 121.29 feet to a 5/8 inch iron rod with cap found for corner, said point being the Southwest corner of Lot 1, Block N, Grand Heritage Club as recorded in Document Number 2006-211 of the Map Records, Collin County, Texas, said point also being the Northeast corner of said Commercial Tract No. Two;

THENCE North 88 degrees 53 minutes 38 seconds East, along said common line a distance of 175.69 feet to a 1/2 inch iron rod found for corner, said point being the Southeast corner of said Lot 1, Block N, said point also being the Northeast corner of said Commercial Tract No. Two, said point also being the Westerly line of Lavonia Landing an addition to the City of Lavon, as recorded in Cabinet K, Slide 632 of the Plat Records, Collin County, Texas, said point also being in the Westerly line of Lot 2, Block A of said Lavonia Landing;

THENCE South 00 degrees 16 minutes 00 seconds East, along said common line and passing Lot 1, Block A of said Lavonia Landing for a total distance of 270.82 feet to a 5/8 inch iron rod found for corner, said point being the Southeast corner of said Commercial Tract No. Two, said point also being the Southwesterly corner of said Lot 1, Block A, Lavonia Landing, said point also being in the Northerly right-of-way line of said State Highway 78;

THENCE South 74 degrees 13 minutes 16 seconds West along the Northerly right-of-way line of said State Highway 78 a distance of 83.35 feet to the POINT OF BEGINNING and containing 38,705 square feet or 0.889 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT BLOOMFIELD HOMES, L.P., acting herein by and through its duly authorized officer, does hereby adopt this plat designating the herein described property as REPLAT GRAND HERITAGE CLUB–LOTS 1, 2 & 3, BLOCK O, an addition to the City of Lavon, Texas and does hereby dedicate to the public use, including the use by Bear Creek Special Utility District, forever, the streets and easements shown hereon. BLOOMFIELD HOMES, L.P., does hereby certify the following:

1. The streets, alleys, and rights of ways are dedicated to the City of Lavon for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debts, liens, and / or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Lavon.
5. The City of Lavon and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
6. 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 being subordinate to the public and City of Lavon.
7. The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Lavon, Bear Creek Special Utility District, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

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

The undersigned covenants and agrees that the HOA common lots, wall maintenance easements, and interior common lot drainage easements and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part this property, the City may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "homeowners association" hereafter established for the owners of the lots in the subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the City of Lavon, as presently in effect or as be here after amended. This provision may be enforced by specific elements unless otherwise approved on the plat.

WITNESS, my hand, this the 9th day of JULY 2019.

Bloomfield Homes, L.P.
a Texas limited partnership

By: Bloomfield Properties, Inc.
a Texas corporation / General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF TARRANT

BEFORE ME, The undersigned, a notary public in and for the State of Texas, on this day personally appeared Donald J. Dykstra, President, known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand a seal of office, this the 9th day of July 2019.

Notary Public for the State of Texas

6-22-23
My Commission Expires On:

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, Texas
08/08/2019 11:47:49 PM
$81.00 SPRIGLLP
20190808010005450

2019-545

OWNER / DEVELOPER:
BLOOMFIELD HOMES, LP.
1050 E. HWY 114 #210
SOUTHLAKE, TEXAS 76092
(817) 416-1572

SURVEYOR'S CERTIFICATE

I, William V. Perry, a registered professional land surveyor, for the State of Texas, do hereby state that, I prepared this plat and field notes made a part hereof, from a survey performed upon the ground under my direct supervision, and the corner monuments shown hereon were set or found as described.

William V. Perry 7-9-19
WILLIAM V. PERRY DATE
Registered Professional Land Surveyor No. 4699
USA PROFESSIONAL SERVICES GROUP, INC.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared William V. Perry, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand a seal of office, this the 9th day of July 2019.

Wanda Williams
Notary Public for the State of Texas

April 28, 2020
My Commission Expires On:

RECOMMENDED FOR APPROVAL

Chairman, Planning and Zoning Commission
City of Lavon, Texas
09/25/18
Date

"APPROVED FOR CONSTRUCTION"

Mayor, City of Lavon, Texas
10/16/18
Date

"ACCEPTED"

Mayor, City of Lavon, Texas
2/5/2019
Date

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing Replat of Grand Heritage Club– Lots 1, 2 & 3, Block O, Subdivision an Addition to the City of Lavon was submitted to the City Council on this the 5 day of August 2019, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESSED MY HAND, this the 5 day of August 2019.

City Secretary
City of Lavon, Texas

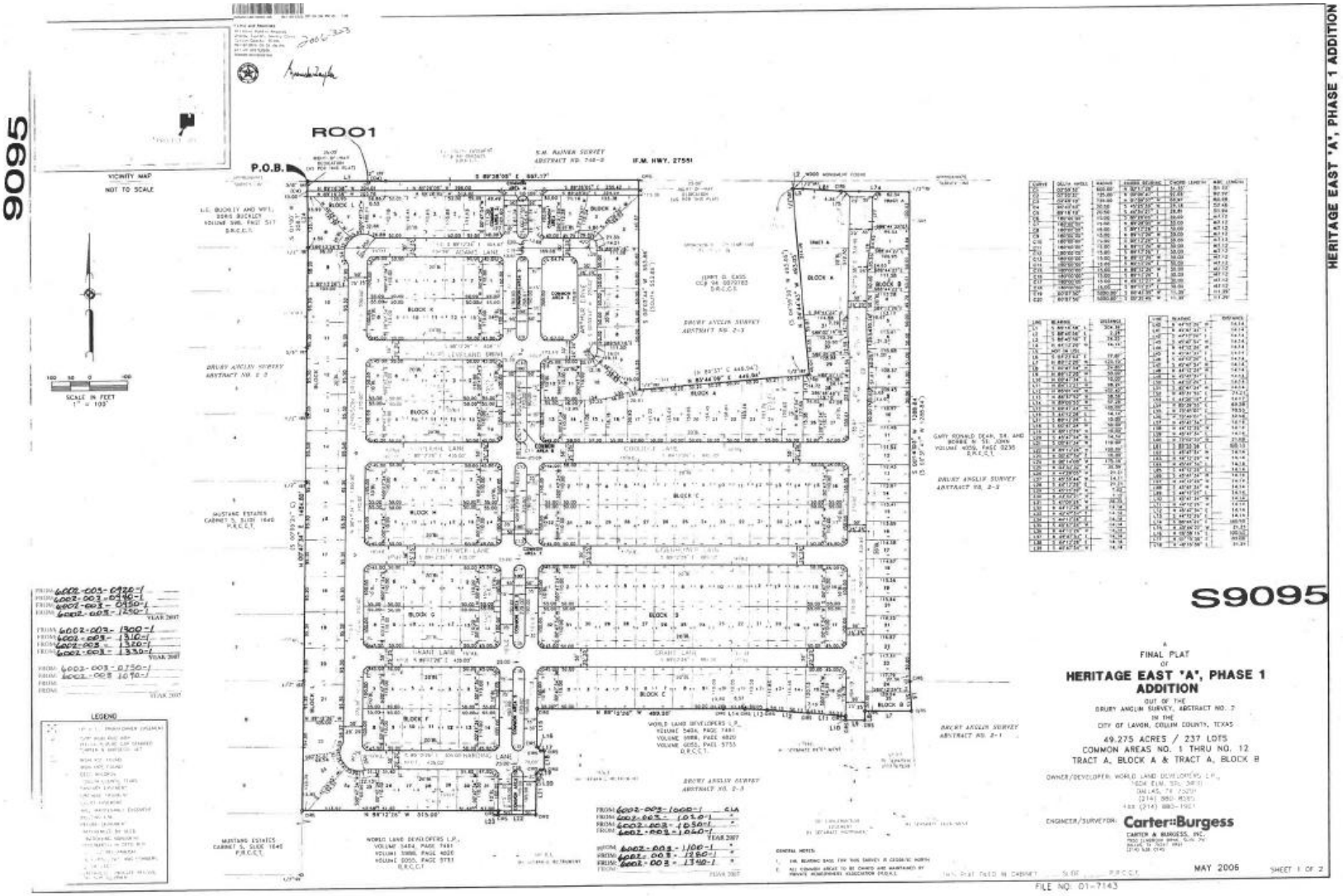
REPLAT
GRAND HERITAGE CLUB
LOTS 1, 2 & 3, BLOCK O

REPLAT OF GRAND HERITAGE CLUB COMMERCIAL TRACT NO. 2, AS RECORDED IN DOCUMENT NUMBER 2006-211, MAP RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN THE
W.H. MOORE SURVEY, ABSTRACT NUMBER 638
IN THE
CITY OF LAVON, COLLIN COUNTY, TEXAS

3 RESIDENTIAL LOTS
0.889 acres of Land
ENGINEERS / SURVEYORS:

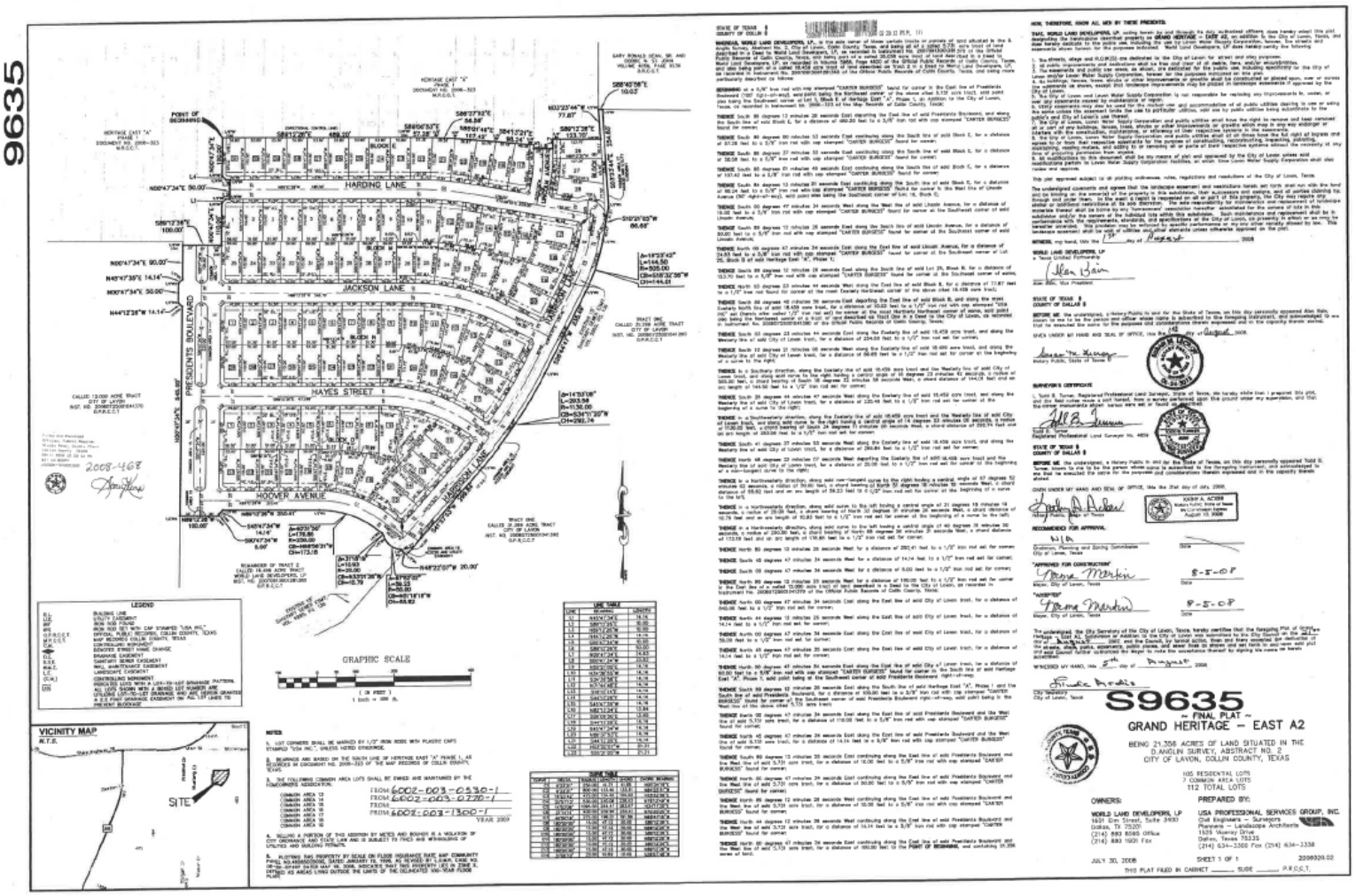
USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS–SURVEYORS–PLANNERS–LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS – REGISTERED FIRM NO. F-1845
TEXAS BOARD OF LAND SURVEYORS – REGISTERED FIRM 101074-00
1525 MCCOY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3300 FAX: (214) 634-3338
WWW.USAENGINEERS.COM

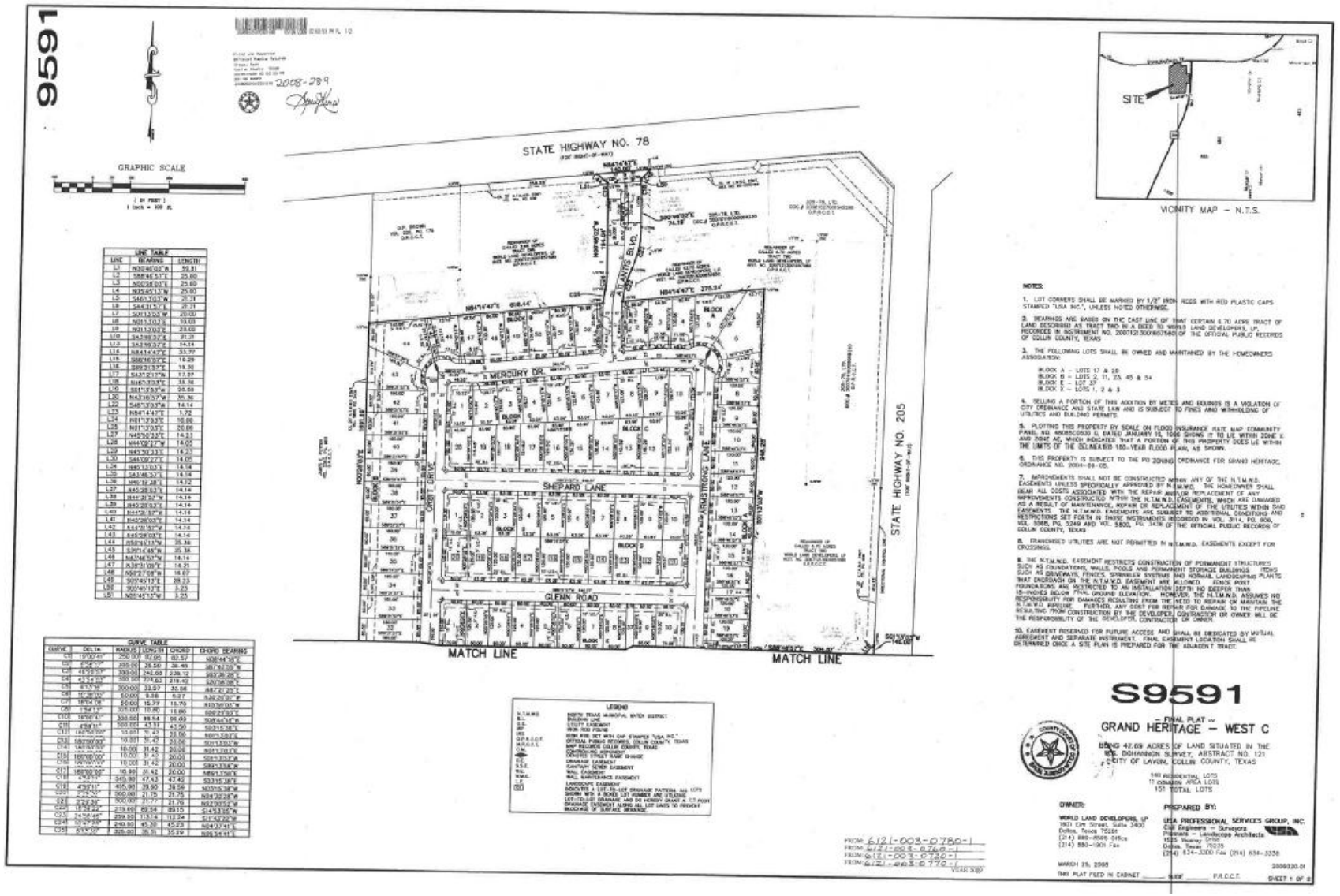
JULY 2019

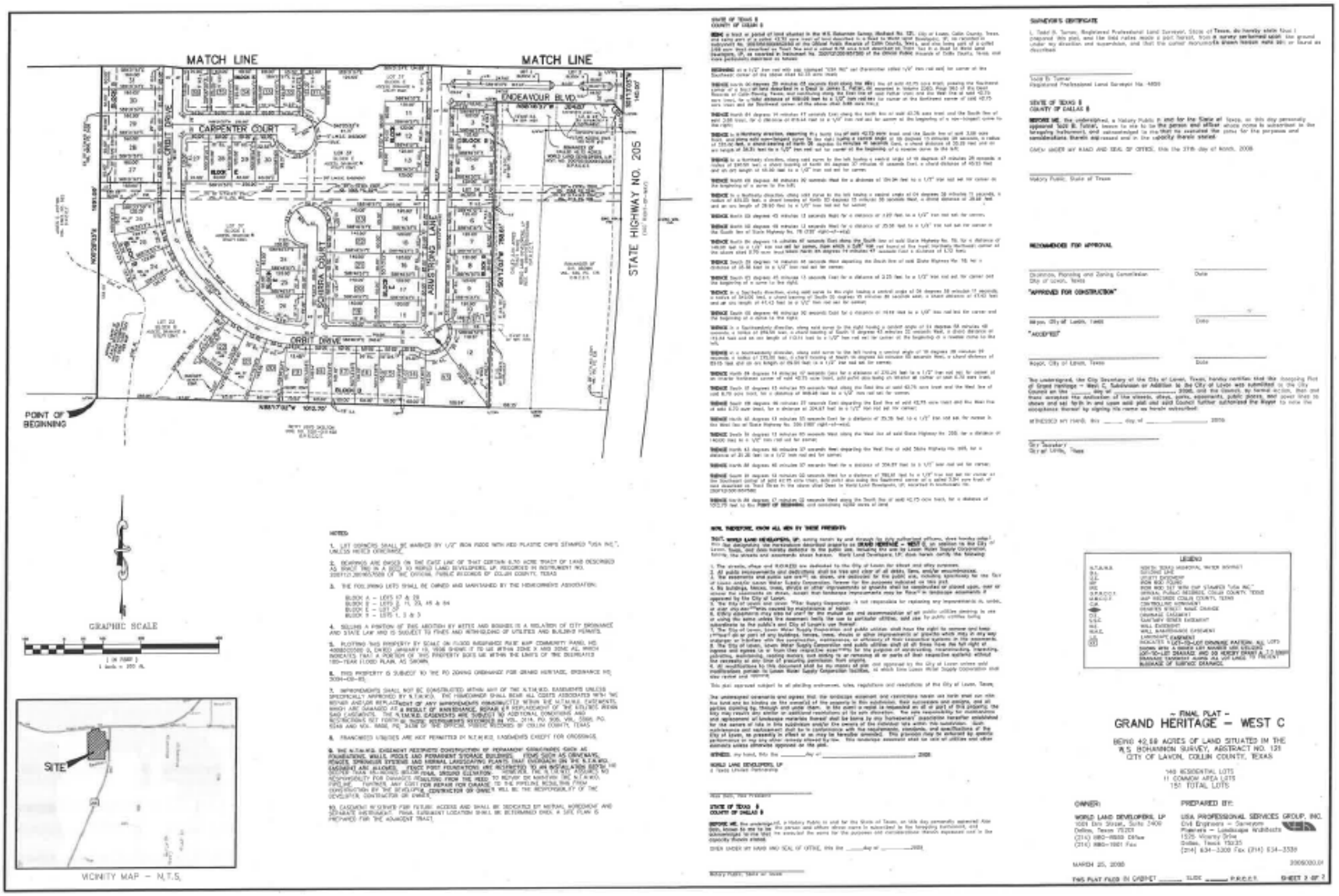

9095
R001
P.O.B.
VICINITY MAP
NOT TO SCALE
SCALE IN FEET
1" = 100'
HERITAGE EAST "A", PHASE 1 ADDITION
S9095
FINAL PLAT
OF
HERITAGE EAST "A", PHASE 1
ADDITION
OUT OF THE
BRUEY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON, COLLIN COUNTY, TEXAS
49.275 ACRES / 237 LOTS
COMMON AREAS NO. 1 THRU NO. 12
TRACT A, BLOCK A & TRACT A, BLOCK B
OWNER/DEVELOPER:
ENGINEER/SURVEYOR:
Carter Burgess
MAY 2006
SHEET 1 OF 2
LEGEND
FILE NO. 01-7143


HERITAGE EAST "A", PHASE 1 ADDITION
FINAL PLAT
OF
HERITAGE EAST "A", PHASE 1
ADDITION
OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 3
IN THE
CITY OF LAVON, COLLIN COUNTY, TEXAS.
49.275 ACRES / 237 LOTS
COMMON AREAS NO. 1 THRU NO. 12
TRACT A, BLOCK A & TRACT A, BLOCK B
ENGINEER/SURVEYOR: Carter::Burgess
MAY 2006
SHEET 2 OF 2
FILE NO: 01-7143

EXHIBIT A-3 – PLATS OF 2008 PARCELS IN ZONE 1




9591
STATE HIGHWAY NO. 78
STATE HIGHWAY NO. 205
S MERCURY DR
SHEPARD LANE
GLENN ROAD
ORBIT DRIVE
ARMSTRONG LANE
ADAMS BLVD
MATCH LINE
MATCH LINE
GRAPHIC SCALE
VICINITY MAP – N.T.S.
SITE
S9591
– FINAL PLAT –
GRAND HERITAGE – WEST C
LEGEND
NOTES:
OWNER:
PREPARED BY:
MARCH 25, 2009


MATCH LINE
MATCH LINE
CARPENTER COURT
ENDEAVOUR BLVD.
STATE HIGHWAY NO. 205
POINT OF BEGINNING
GRAPHIC SCALE
SITE
VICINITY MAP – N.T.S.
- FINAL PLAT -
GRAND HERITAGE – WEST C
BEING 42.68 ACRES OF LAND SITUATED IN THE
W.S. BOHANNON SURVEY, ABSTRACT NO. 131
CITY OF LAVON, COLLIN COUNTY, TEXAS
148 RESIDENTIAL LOTS
11 COMMON AREA LOTS
159 TOTAL LOTS
OWNER:
WORLD LAND DEVELOPERS, LP
PREPARED BY:
USA PROFESSIONAL SERVICES GROUP, INC.
MARCH 25, 2020

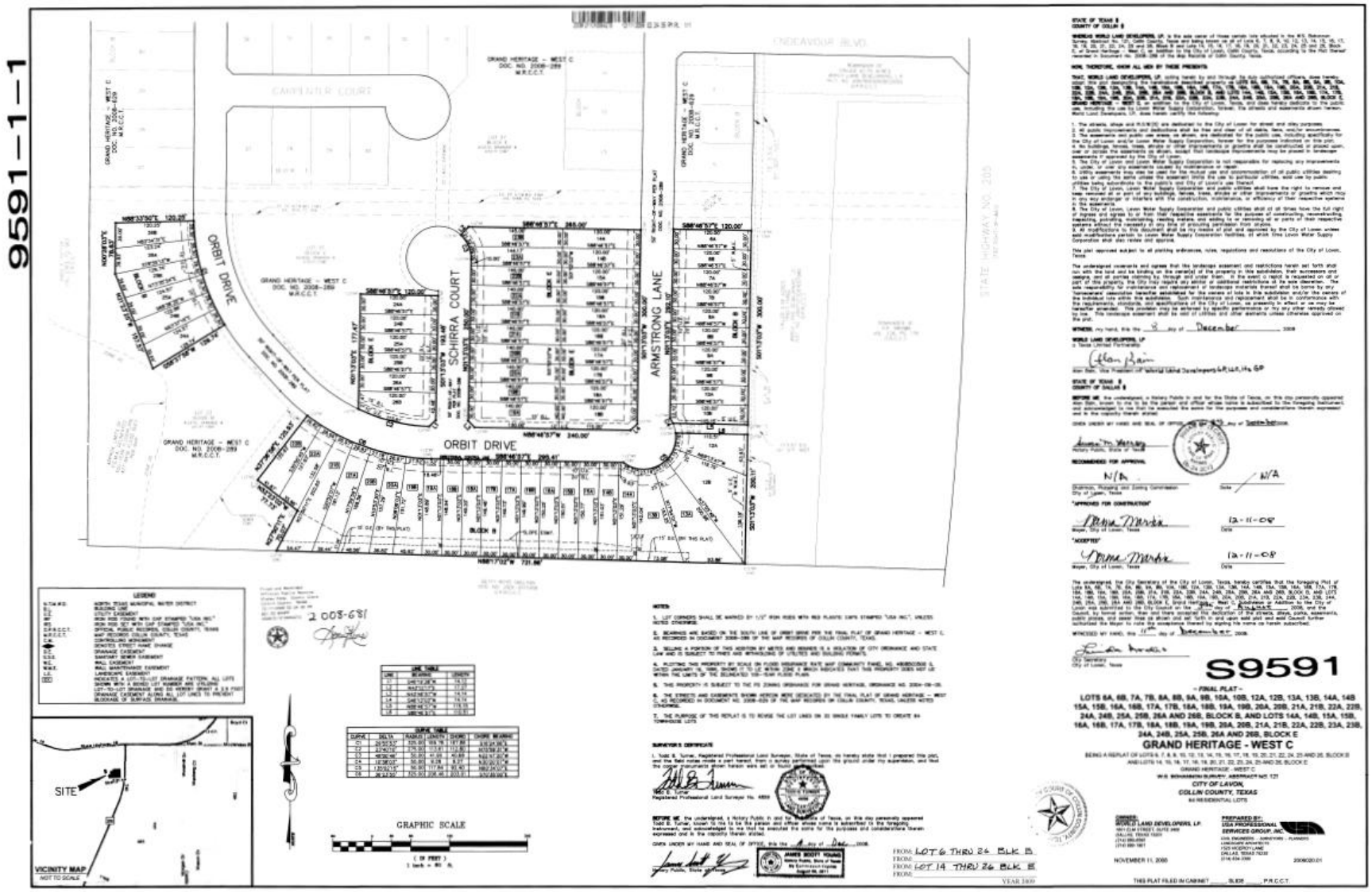
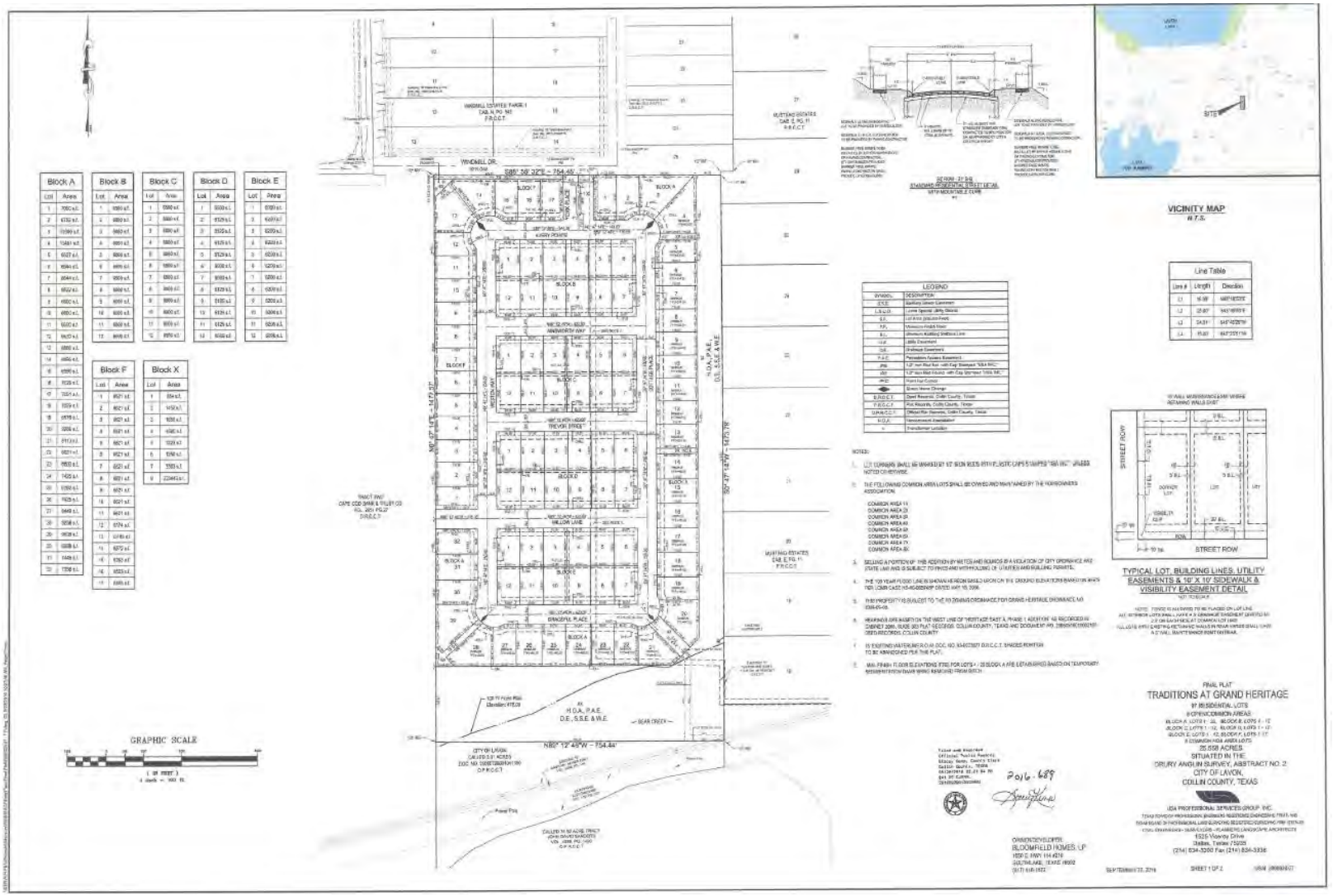
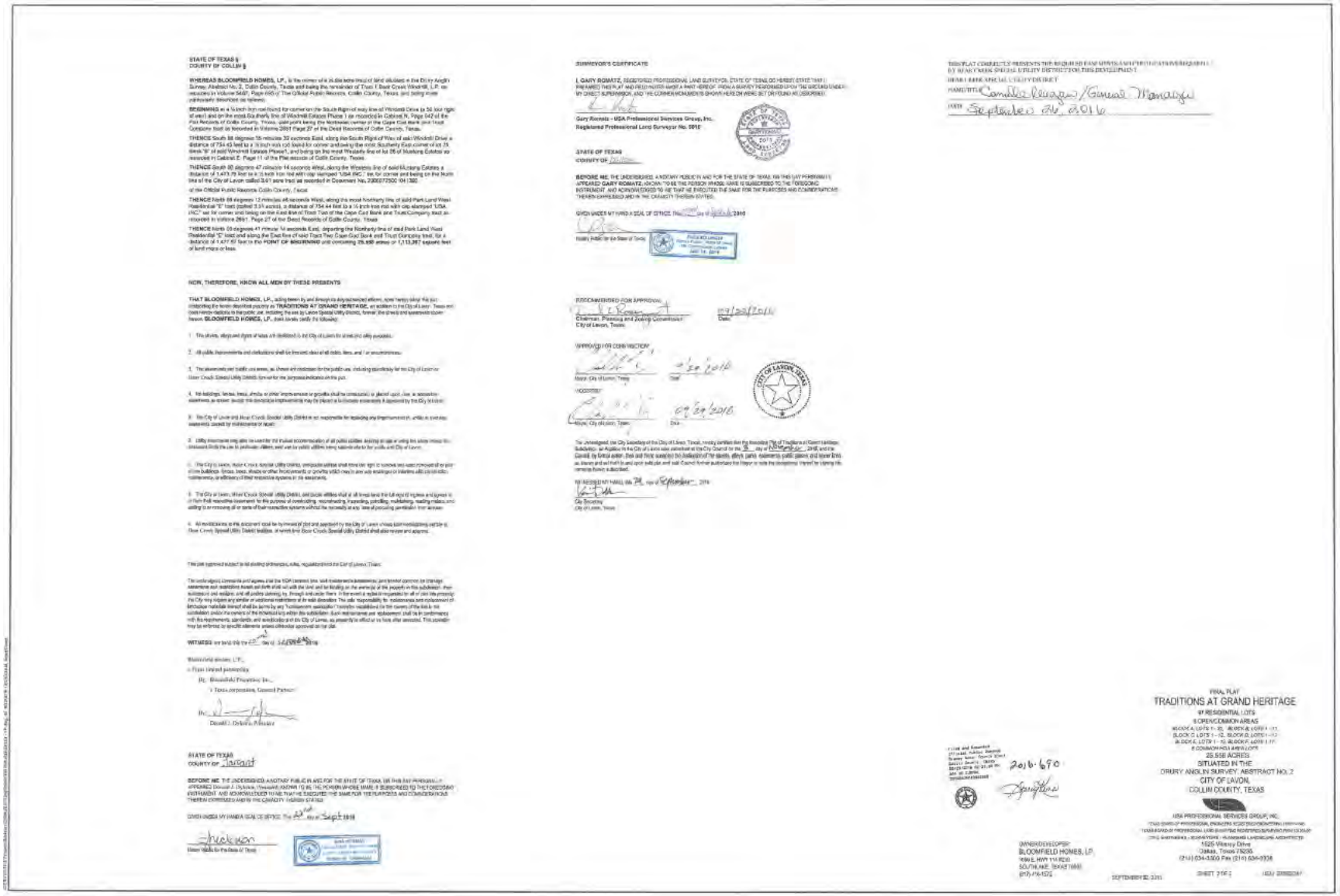

9591-1-1
ORBIT DRIVE
SCHIRRA COURT
ARMSTRONG LANE
CARPENTER COURT
ENDEAVOUR BLVD.
GRAND HERITAGE - WEST C
DOC. NO. 2008-289
M.R.C.C.T.
S9591
- FINAL PLAT -
LOTS 6A, 6B, 7A, 7B, 8A, 8B, 9A, 9B, 10A, 10B, 12A, 12B, 13A, 13B, 14A, 14B
15A, 15B, 16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B,
24A, 24B, 25A, 25B, 26A AND 26B, BLOCK B, AND LOTS 14A, 14B, 15A, 15B,
16A, 16B, 17A, 17B, 18A, 18B, 19A, 19B, 20A, 20B, 21A, 21B, 22A, 22B, 23A, 23B,
24A, 24B, 25A, 25B, 26A AND 26B, BLOCK E
GRAND HERITAGE - WEST C
CITY OF LAVON,
COLLIN COUNTY, TEXAS
SITE
VICINITY MAP
GRAPHIC SCALE
NOVEMBER 11, 2008

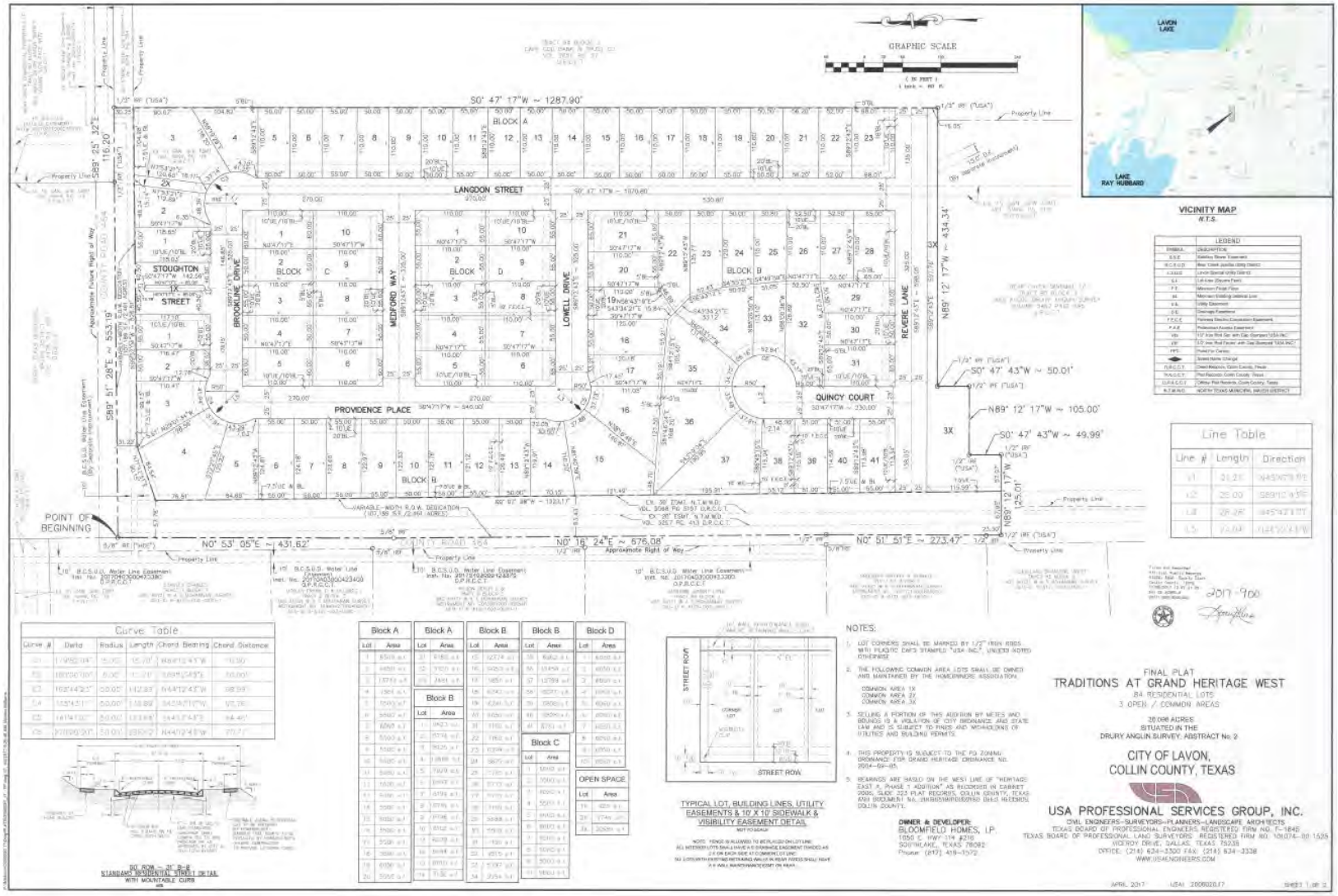
EXHIBIT A-4 – PLAT OF 2016 PARCELS IN ZONE 2

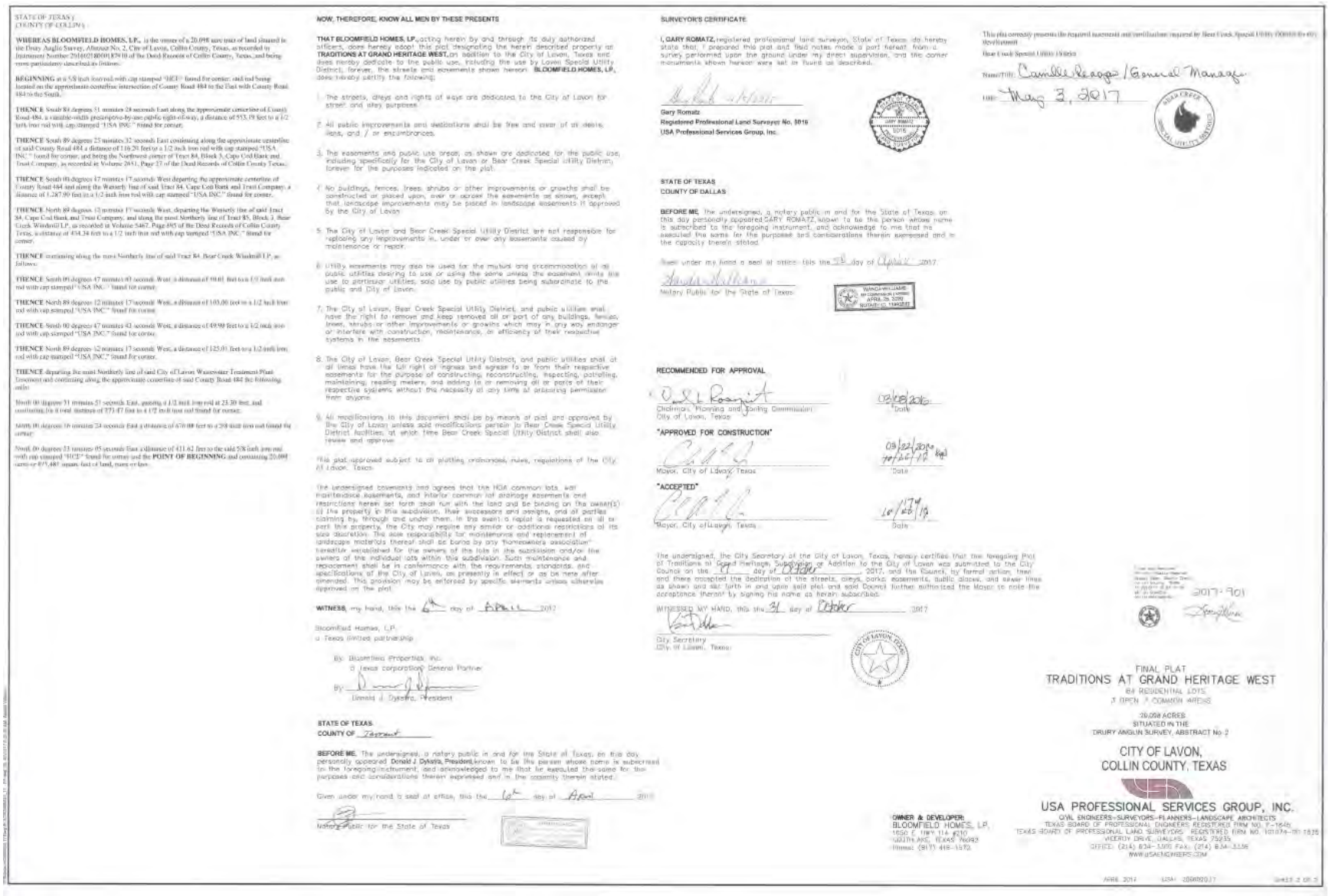




FINAL PLAT
TRADITIONS AT GRAND HERITAGE
97 RESIDENTIAL LOTS
6 OPEN/COMMON AREAS
25.558 ACRES
SITUATED IN THE
DRURY ANOLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON,
COLLIN COUNTY, TEXAS

EXHIBIT A-5 – PLAT OF 2017 PARCELS IN ZONE 2





STATE OF TEXAS)
COUNTY OF COLLIN)

WHEREAS BLOOMFIELD HOMES, L.P., is the owner of a 20.098 acre tract of land situated in the Drury Anglin Survey, Abstract No. 2, City of Lavon, Collin County, Texas, as recorded in Instrument Number 20160218000130710 of the Deed Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with cap stamped "HCE" found for corner, said rod being located on the approximate centerline intersection of County Road 484 to the East with County Road 484 to the South;

THENCE South 89 degrees 51 minutes 28 seconds East along the approximate centerline of County Road 484, a variable-width prescriptive-by-use public right-of-way, a distance of 553.19 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE South 89 degrees 25 minutes 32 seconds East continuing along the approximate centerline of said County Road 484 a distance of 116.20 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner, and being the Northwest corner of Tract 84, Block 3, Cape Cod Bank and Trust Company, as recorded in Volume 2641, Page 237 of the Deed Records of Collin County Texas;

THENCE South 00 degrees 47 minutes 17 seconds West departing the approximate centerline of County Road 484 and along the Westerly line of said Tract 84, Cape Cod Bank and Trust Company, a distance of 1,287.90 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE North 89 degrees 12 minutes 17 seconds West, departing the Westerly line of said Tract 84, Cape Cod Bank and Trust Company, and along the most Northerly line of Tract B5, Block 3, Bear Creek Windmill LP, as recorded in Volume 5467, Page 895 of the Deed Records of Collin County, Texas, a distance of 454.24 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE continuing along the most Northerly line of said Tract B4, Bear Creek Windmill LP, as follows:

THENCE South 00 degrees 47 minutes 43 seconds West a distance of 99.01 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE North 89 degrees 12 minutes 17 seconds West, a distance of 100.00 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE South 00 degrees 47 minutes 43 seconds West, a distance of 149.99 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE North 89 degrees 12 minutes 17 seconds West, a distance of 125.01 feet to a 1/2 inch iron rod with cap stamped "USA INC." found for corner;

THENCE departing the most Northerly line of said City of Lavon Wastewater Treatment Plant Easement and continuing along the approximate centerline of said County Road 484 the following calls:

North 00 degrees 51 minutes 51 seconds East, passing a 1/2 inch iron rod at 23.30 feet, and continuing for a total distance of 271.47 feet to a 1/2 inch iron rod found for corner;

North 00 degrees 16 minutes 24 seconds East a distance of 670.00 feet to a 5/8 inch iron rod found for corner;

North 00 degrees 33 minutes 05 seconds East a distance of 421.62 feet to the said 5/8 inch iron rod with cap stamped "HCE" found for corner and the **POINT OF BEGINNING** and containing 20.098 acres or 875,487 square feet of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT BLOOMFIELD HOMES, LP, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein described property as **TRADITIONS AT GRAND HERITAGE WEST,** an addition to the City of Lavon, Texas and does hereby dedicate to the public use, including the use by Lavon Special Utility District, forever, the streets and easements shown hereon. **BLOOMFIELD HOMES, LP,** does hereby certify the following:

1. The streets, alleys and rights of ways are dedicated to the City of Lavon for street and alley purposes.
2. All public improvements and dedications shall be free and clear of all debts, liens, and / or encumbrances.
3. The easements and public use areas, as shown are dedicated for the public use, including specifically for the City of Lavon or Bear Creek Special Utility District, forever for the purposes indicated on the plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements if approved by the City of Lavon.
5. The City of Lavon and Bear Creek Special Utility District are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
6. 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 being subordinate to the public and City of Lavon.
7. The City of Lavon, Bear Creek Special Utility District, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
8. The City of Lavon, Bear Creek Special Utility District, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone.
9. All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to Bear Creek Special Utility District facilities, at which time Bear Creek Special Utility District shall also review and approve.

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

The undersigned covenants and agrees that the HOA common lots, wall maintenance easements, and interior common lot drainage easements and restrictions herein set forth shall run with the land and be binding on the owner(s) of the property in this subdivision, their successors and assigns, and all parties claiming by, through and under them. In the event a replat is requested on all or part of the property, the City may require any similar or additional restrictions at its sole discretion. The sole responsibility for maintenance and replacement of landscape materials thereof shall be borne by any "homeowners association" hereafter established for the owners of the lots in the subdivision and/or the owners of the individual lots within this subdivision. Such maintenance and replacement shall be in conformance with the requirements, standards, and specifications of the City of Lavon, as presently in effect or as be here after amended. This provision may be enforced by specific easements unless otherwise approved on the plat.

WITNESS, my hand, this the 6th day of April 2017

Bloomfield Homes, LP,
a Texas limited partnership

By: Bloomfield Properties, Inc.
a Texas corporation, General Partner

By: _____
Donald J. Dykstra, President

STATE OF TEXAS
COUNTY OF Tarrant

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared **Donald J. Dykstra, President,** known to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand a seal of office, this the 6th day of April 2017

_____
Notary Public for the State of Texas

SURVEYOR'S CERTIFICATE

I, **GARY ROMATZ,** registered professional land surveyor, State of Texas, do hereby state that, I prepared this plat and field notes made a part hereof from a survey performed upon the ground under my direct supervision, and the corner monuments shown hereon were set or found as described.

_____
Gary Romatz
Registered Professional Land Surveyor No. 5016
USA Professional Services Group, Inc.

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, the undersigned, a notary public in and for the State of Texas, on this day personally appeared GARY ROMATZ, known to be the person whose name is subscribed to the foregoing instrument, and acknowledge to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

Given under my hand a seal of office, this the 28 day of April 2017

_____
Notary Public for the State of Texas

RECOMMENDED FOR APPROVAL

_____ 04/06/2017
Chairman, Planning and Zoning Commission — Date
City of Lavon, Texas

"APPROVED FOR CONSTRUCTION"

_____ 04/27/2017
Mayor, City of Lavon, Texas — Date

"ACCEPTED"

_____ 10/16/17
Mayor, City of Lavon, Texas — Date

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing Plat of Traditions at Grand Heritage, Subsection or Addition to the City of Lavon was submitted to the City Council on the 16 day of October 2017, and the Council, by formal action, then and there accepted the dedication of the streets, alleys, parks, easements, public places, and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his name as herein subscribed.

WITNESSED MY HAND, this the 31 day of October 2017

_____
City Secretary
City of Lavon, Texas

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

Name/Title: Camille Reagor / General Manager
Date: May 3, 2017

2017-901

FINAL PLAT
TRADITIONS AT GRAND HERITAGE WEST
84 RESIDENTIAL LOTS
3 OPEN / COMMON AREAS

20.098 ACRES
SITUATED IN THE
DRURY ANGLIN SURVEY, ABSTRACT No. 2

CITY OF LAVON,
COLLIN COUNTY, TEXAS

OWNER & DEVELOPER:
BLOOMFIELD HOMES, LP
1650 E. HWY 114, #210
SOUTHLAKE, TEXAS 76092
Phone: (817) 416-1572

USA PROFESSIONAL SERVICES GROUP, INC.
CIVIL ENGINEERS–SURVEYORS–PLANNERS–LANDSCAPE ARCHITECTS
TEXAS BOARD OF PROFESSIONAL ENGINEERS REGISTERED FIRM NO. F-1648
TEXAS BOARD OF PROFESSIONAL LAND SURVEYORS REGISTERED FIRM NO. 100174-00 1835
VICKERY DRIVE, DALLAS, TEXAS 75235
OFFICE: (214) 634-3100 FAX: (214) 634-3156
WWW.USAENGINEERS.COM

APRIL 2017 USA: 20060207 SHEET 2 OF 3

EXHIBIT A-6 - PLAT OF PARCELS IN ZONE 3

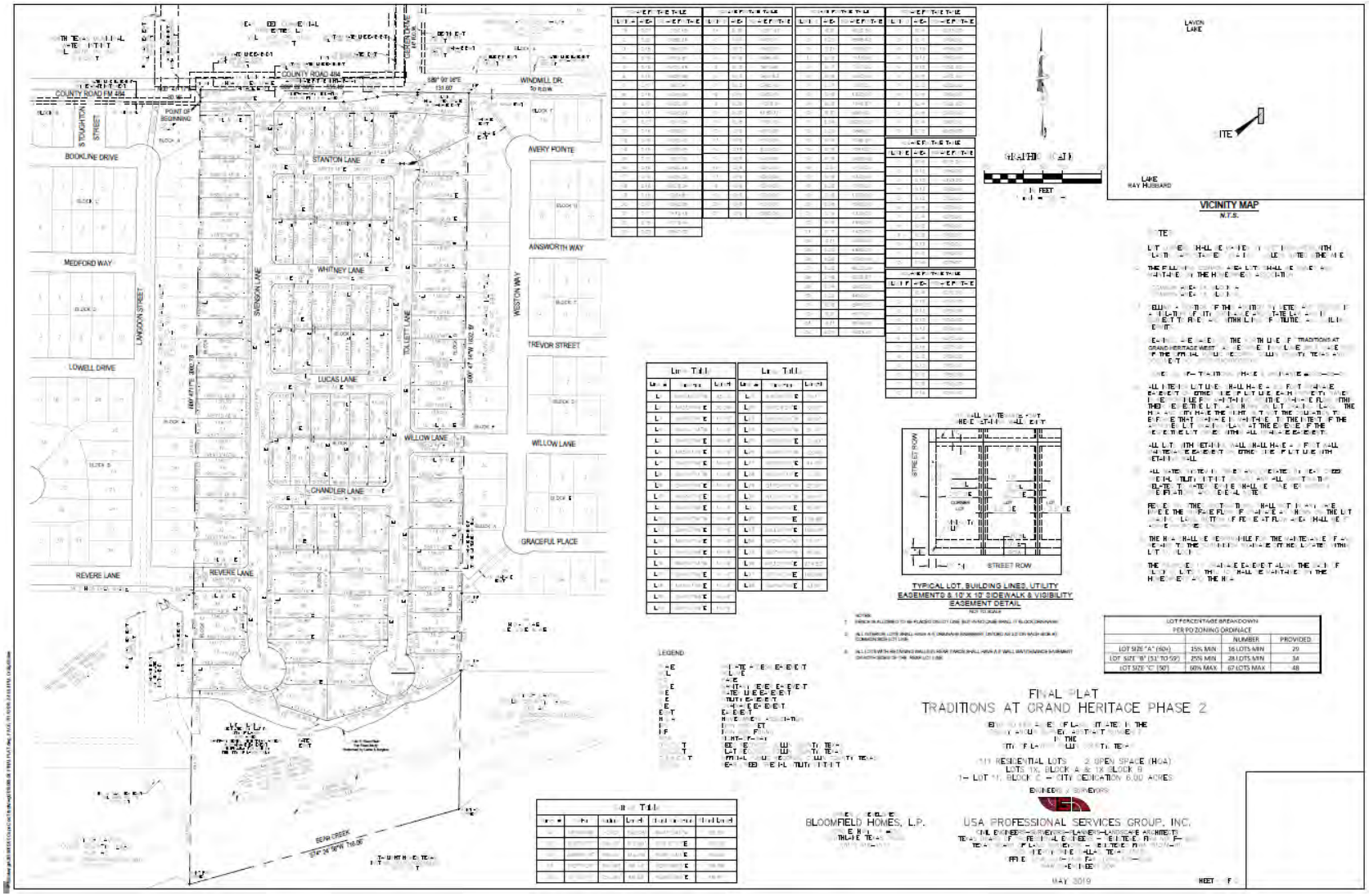
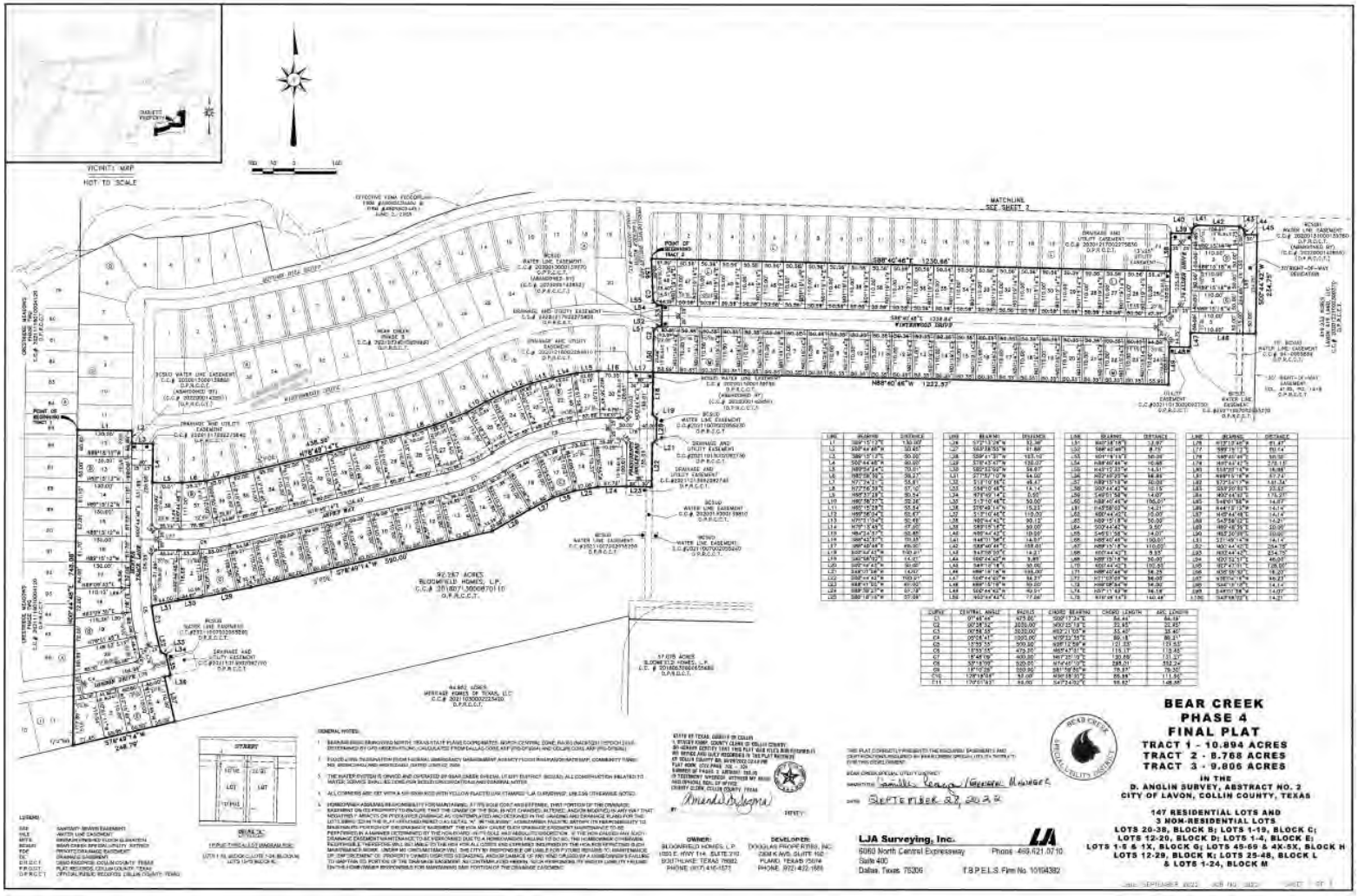
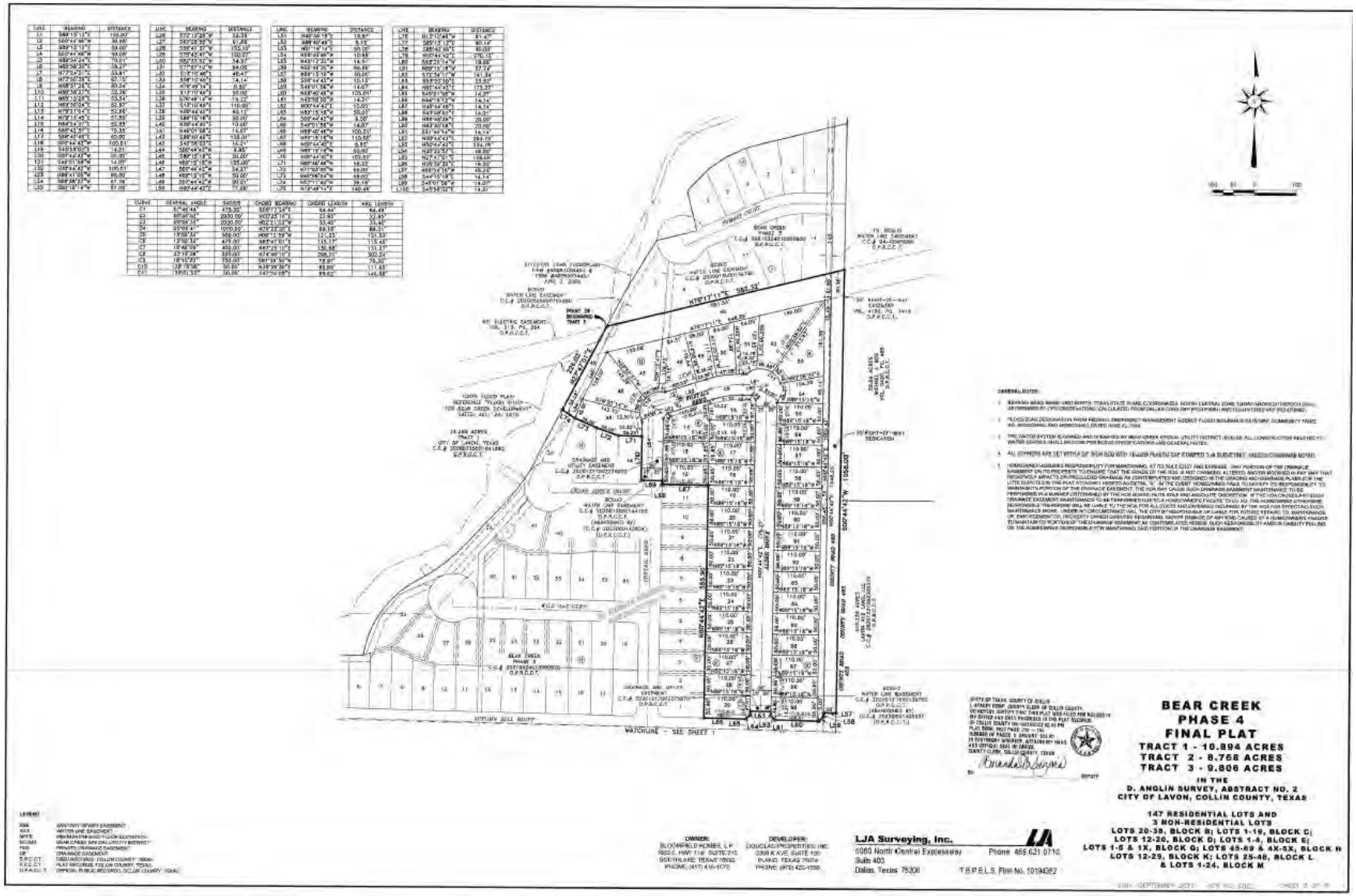
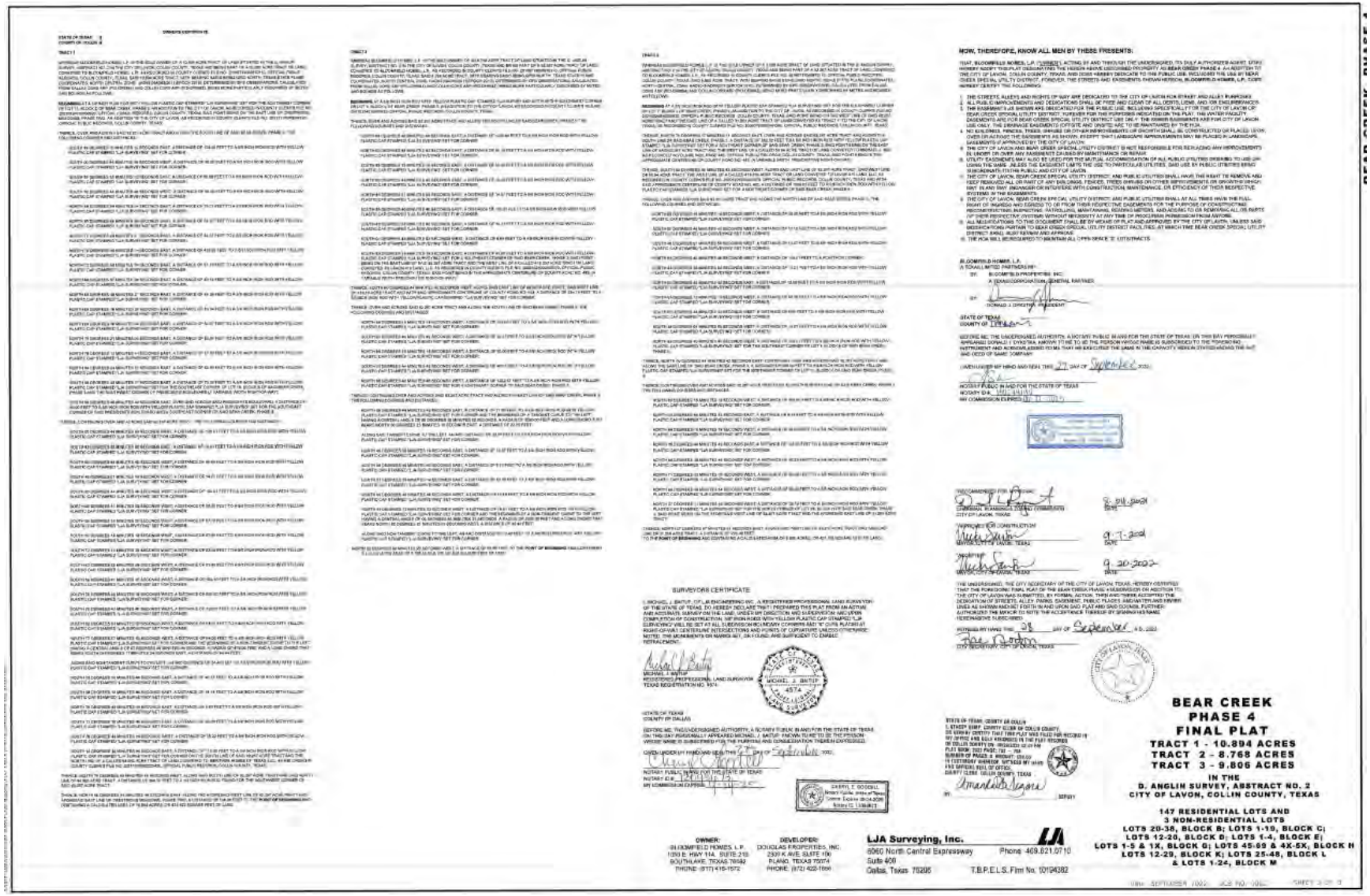


EXHIBIT A-7 - PLAT OF PARCELS IN ZONE 4




BEAR CREEK
PHASE 4
FINAL PLAT
TRACT 1 - 10.894 ACRES
TRACT 2 - 8.758 ACRES
TRACT 3 - 9.806 ACRES
IN THE
D. ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS
147 RESIDENTIAL LOTS AND
3 NON-RESIDENTIAL LOTS
LOTS 20-39, BLOCK B; LOTS 1-19, BLOCK C;
LOTS 12-20, BLOCK D; LOTS 1-4, BLOCK E;
LOTS 1-5 & 1X, BLOCK G; LOTS 45-69 & 4X-5X, BLOCK H
LOTS 12-29, BLOCK K; LOTS 25-40, BLOCK L
& LOTS 1-24, BLOCK M
LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382
OWNER:
BLOOMFIELD HOMES, L.P.
DEVELOPER:
DOUGLAS PROPERTIES, INC.
MATCHLINE - SEE SHEET 1



NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

BEAR CREEK
PHASE 4
FINAL PLAT
TRACT 1 - 10.894 ACRES
TRACT 2 - 8.768 ACRES
TRACT 3 - 9.806 ACRES
IN THE
D. ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS

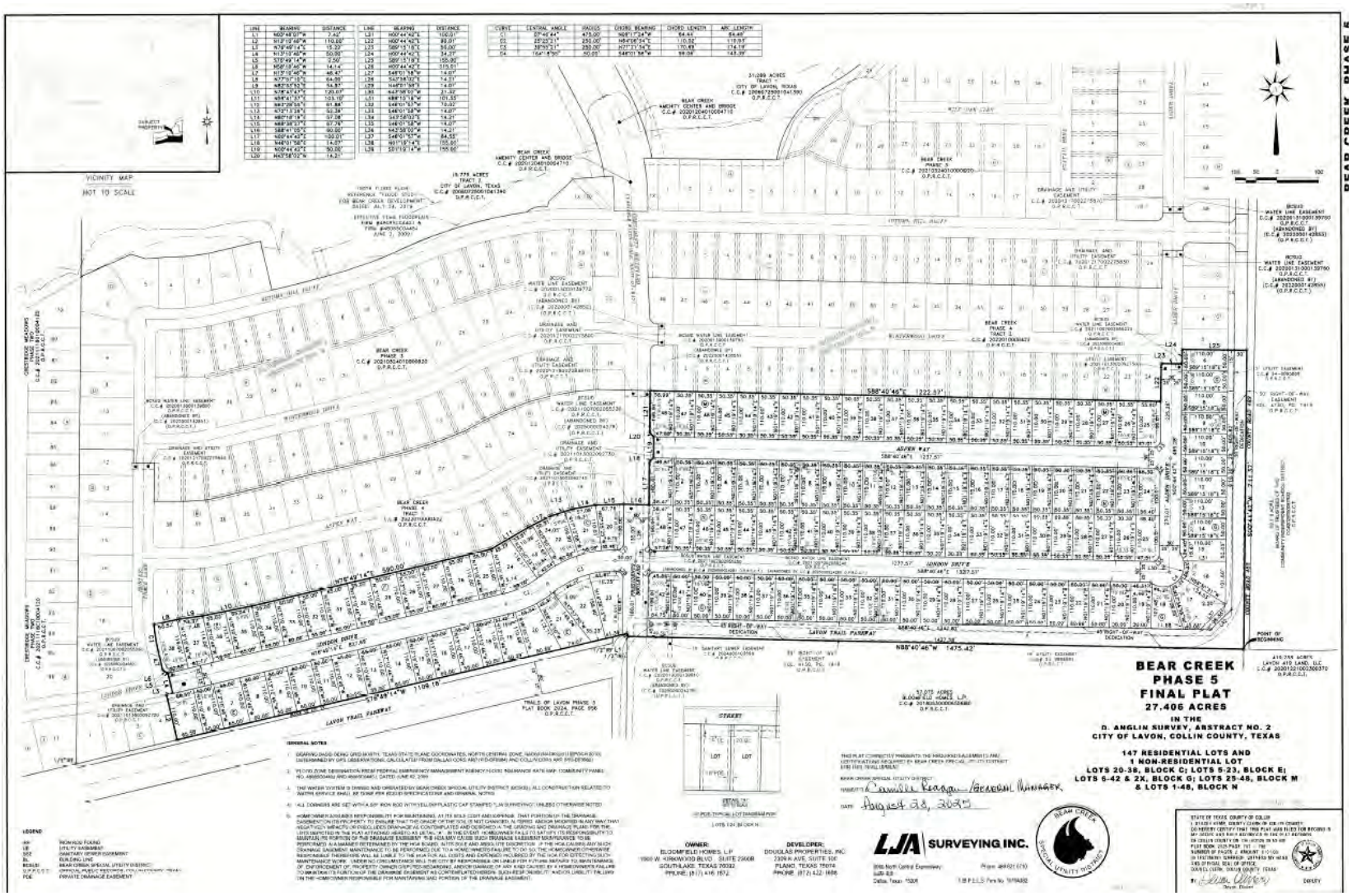
147 RESIDENTIAL LOTS AND
3 NON-RESIDENTIAL LOTS
LOTS 20-38, BLOCK B; LOTS 1-19, BLOCK C;
LOTS 12-20, BLOCK D; LOTS 1-4, BLOCK E;
LOTS 1-5 & 1X, BLOCK G; LOTS 45-69 & 4X-5X, BLOCK H
LOTS 12-29, BLOCK K; LOTS 25-45, BLOCK L
& LOTS 1-24, BLOCK M

OWNER:
BLOOMFIELD HOMES, L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: (817) 416-1572

DEVELOPER:
DOUGLAS PROPERTIES, INC.
2309 K AVE, SUITE 130
PLANO, TEXAS 75074
PHONE: (972) 422-1666

LJA Surveying, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.821.0710
T.B.P.E.L.S. Firm No. 10194382

EXHIBIT A-8 - PLAT OF PARCELS IN ZONE 4 PHASE 5





BEAR CREEK PHASE 5
FINAL PLAT
27.406 ACRES
IN THE
P. ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS
147 RESIDENTIAL LOTS AND
1 NON-RESIDENTIAL LOT
LOTS 20-38, BLOCK C; LOTS 5-23, BLOCK E;
LOTS 6-42 & 2X, BLOCK G; LOTS 28-48, BLOCK M
& LOTS 1-48, BLOCK N

OWNER:
BLOOMFIELD HOMES, L.P.
DEVELOPER:
DOUGLAS PROPERTIES, INC.
LJA SURVEYING, INC.

EXHIBIT B – PROJECT COSTS

	Total Costs[a]	Private Costs	Authorized Improvements	Zone 1		Zone 2		Zone 3		Zone 4		Zone 4 Phase 5	
				%	Cost	%	Cost	%	Cost	%	Cost	%	Cost
Zone 1 Improvements													
General Benefit Improvements	$ 5,376,410	$ -	$ 5,376,410	100.00%	$ 5,376,410	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -
Specific Benefit Improvements	17,996,965	-	17,996,965	100.00%	17,996,965	0.00%	-	0.00%	-	0.00%	-	0.00%	-
	$ 23,373,375	$ -	$ 23,373,375		$ 23,373,375		$ -		$ -		$ -		$ -
Zone 2 Improvements													
Sanitary Sewer	$ 355,593	$ -	$ 355,593	0.00%	$ -	100.00%	$ 355,593	0.00%	$ -	0.00%	$ -	0.00%	$ -
Drainage	658,575	-	658,575	0.00%	-	100.00%	658,575	0.00%	-	0.00%	-	0.00%	-
Roads	2,460,481	-	2,460,481	0.00%	-	100.00%	2,460,481	0.00%	-	0.00%	-	0.00%	-
Water	$ 841,614	841,614	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs	438,938	-	438,938	0.00%	-	100.00%	438,938	0.00%	-	0.00%	-	0.00%	-
	$ 4,755,202	$ 841,614	$ 3,913,587		$ -		$ 3,913,587		$ -		$ -		$ -
Zone 3 Specific Benefit Improvements													
Sanitary Sewer	$ 288,465	$ -	$ 288,465	0.00%	$ -	0.00%	$ -	100.00%	$ 288,465	0.00%	$ -	0.00%	$ -
Drainage	365,081	-	365,081	0.00%	-	0.00%	-	100.00%	365,081	0.00%	-	0.00%	-
Roads	1,637,219	-	1,637,219	0.00%	-	0.00%	-	100.00%	1,637,219	0.00%	-	0.00%	-
Water	304,651	304,651	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs	409,636	-	409,636	0.00%	-	0.00%	-	100.00%	409,636	0.00%	-	0.00%	-
	$ 3,005,052	$ 304,651	$ 2,700,401		$ -		$ -		$ 2,700,401		$ -		$ -
Zone 4 Specific Benefit Improvements													
Sanitary Sewer	$ 1,215,050	$ -	$ 1,215,050	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 1,215,050	0.00%	$ -
Drainage	1,364,200	-	1,364,200	0.00%	-	0.00%	-	0.00%	-	100.00%	1,364,200	0.00%	-
Roads	2,610,000	-	2,610,000	0.00%	-	0.00%	-	0.00%	-	100.00%	2,610,000	0.00%	-
President Blvd Bridge	1,593,874	-	1,593,874	0.00%	-	0.00%	-	0.00%	-	100.00%	1,593,874	0.00%	-
Water	2,442,569	2,442,569	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-	0.00%	-
Soft Costs	778,388	-	778,388	0.00%	-	0.00%	-	0.00%	-	100.00%	778,388	0.00%	-
	$ 10,004,081	$ 2,442,569	$ 7,561,512		$ -		$ -		$ -		$ 7,561,512		$ -
Zone 4 Phase 5 Improvements													
Street	$ 1,066,532	$ -	$ 1,066,532	0.00%	$ -	0.00%	$ -	0.00%	$ -	0.00%	$ -	100.00%	$ 1,066,532
Water	535,788	-	535,788	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	535,788
Sewer	612,902	-	612,902	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	612,902
Drainage	435,434	-	435,434	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	435,434
Soft Costs	613,762	-	613,762	0.00%	-	0.00%	-	0.00%	-	0.00%	-	100.00%	613,762
	$ 3,264,419	$ -	$ 3,264,419		$ -		$ -		$ -		$ -		$ 3,264,419
Other Costs [b]													
Deposit to Administrative Fund	$ 200,000	$ -	$ -		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000
	$ 200,000	$ -	$ -		$ 40,000		$ 40,000		$ 40,000		$ 40,000		$ 40,000
Total	**$ 44,602,128**	**$ 3,588,835**	**$ 40,813,294**		**$ 23,413,375**		**$ 3,953,587**		**$ 2,740,401**		**$ 7,601,512**		**$ 3,304,419**

Footnotes:

[a] The costs of the Improvement Area #1 Improvements are as provided and determined in the 2013 SAP Update. The costs of Zone 2, Zone 3, and Zone 4 Improvements are as provided in the 2020 A&R SAP Update. The costs of Zone 4 Phase 5 Improvement costs were provided by the Developer and attached hereto as **Appendix A**.
Information provided by the Developer.
[b] Preliminary estimates only and subject to change.

EXHIBIT C – SERVICE PLAN

Zone 1						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Zone 1 Refunding Bonds						
Principal		$ 340,000.00	$ 350,000.00	$ 360,000.00	$ 365,000.00	$ 380,000.00
Interest		$ 134,625.00	$ 124,425.00	$ 113,925.00	$ 103,125.00	$ 92,175.00
	(1)	$ 474,625.00	$ 474,425.00	$ 473,925.00	$ 468,125.00	$ 472,175.00
Annual Collection Costs	(2)	$ 30,611.73	$ 31,223.96	$ 31,848.44	$ 32,485.41	$ 33,135.12
Total Annual Installment Due	**(3) = (1) + (2)**	**$ 505,236.73**	**$ 505,648.96**	**$ 505,773.44**	**$ 500,610.41**	**$ 505,310.12**
Total Debt Service on Zone 1 Refunding Bonds		**$ 474,625.00**	**$ 474,425.00**	**$ 473,925.00**	**$ 468,125.00**	**$ 472,175.00**

Zone 2						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 40,330.01	$ 42,225.52	$ 44,210.13	$ 46,288.00	$ 48,463.55
Interest		$ 67,704.26	$ 65,808.75	$ 63,824.15	$ 61,746.27	$ 59,570.73
	(1)	$ 108,034.27	$ 108,034.27	$ 108,034.27	$ 108,034.27	$ 108,034.28
Annual Collection Costs	(2)	$ 10,673.07	$ 10,886.53	$ 11,104.26	$ 11,326.35	$ 11,552.87
Total Annual Installment Due	**(3) = (1) + (2)**	**$ 118,707.34**	**$ 118,920.80**	**$ 119,138.54**	**$ 119,360.62**	**$ 119,587.15**
Annual Payments Under PID Reimbursement Agreement		**$ 108,034.27**	**$ 108,034.27**	**$ 108,034.27**	**$ 108,034.27**	**$ 108,034.28**

Zone 3						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 19,819.82	$ 24,774.77	$ 24,774.77	$ 24,774.77	$ 24,774.77
Interest		$ 43,781.98	$ 42,850.45	$ 41,686.04	$ 40,521.62	$ 39,357.21
	(1)	$ 63,601.80	$ 67,625.23	$ 66,460.81	$ 65,296.40	$ 64,131.98
Annual Collection Costs	(2)	$ 7,934.56	$ 8,093.25	$ 8,255.12	$ 8,420.22	$ 8,588.62
Total Annual Installment Due	**(3) = (1) + (2)**	**$ 71,536.36**	**$ 75,718.48**	**$ 74,715.93**	**$ 73,716.61**	**$ 72,720.60**
Annual Payments Under PID Reimbursement Agreement		**$ 63,601.80**	**$ 67,625.23**	**$ 66,460.81**	**$ 65,296.40**	**$ 64,131.98**

Zone 4						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 149,490.93	$ 154,473.97	$ 159,457.00	$ 169,423.06	$ 179,389.12
Interest		$ 332,585.44	$ 325,350.08	$ 317,873.54	$ 310,155.82	$ 301,955.74
	(1)	$ 482,076.37	$ 479,824.04	$ 477,330.53	$ 479,578.88	$ 481,344.86
Annual Collection Costs	(2)	$ 39,366.16	$ 40,153.48	$ 40,956.55	$ 41,775.68	$ 42,611.20
Total Annual Installment Due	**(3) = (1) + (2)**	**$ 521,442.53**	**$ 519,977.53**	**$ 518,287.09**	**$ 521,354.56**	**$ 523,956.06**
Annual Payments Under PID Reimbursement Agreement		**$ 482,076.37**	**$ 479,824.04**	**$ 477,330.53**	**$ 479,578.88**	**$ 481,344.86**

Zone 4 Phase 5						
Annual Installment Due		**1/31/2027**	**1/31/2028**	**1/31/2029**	**1/31/2030**	**1/31/2031**
Principal		$ 42,725.75	$ 45,235.89	$ 47,893.49	$ 50,707.24	$ 53,686.29
Interest		$ 194,134.60	$ 191,624.47	$ 188,966.86	$ 186,153.12	$ 183,174.07
	(1)	$ 236,860.35	$ 236,860.35	$ 236,860.35	$ 236,860.35	$ 236,860.35
Annual Collection Costs	(2)	$ 40,000.00	$ 40,800.00	$ 41,616.00	$ 42,448.32	$ 43,297.29
Total Annual Installment Due	**(3) = (1) + (2)**	**$ 276,860.35**	**$ 277,660.35**	**$ 278,476.35**	**$ 279,308.67**	**$ 280,157.64**

EXHIBIT D – SOURCES AND USES OF FUNDS

	Privately Funded	Zone 1	Zone 2	Zone 3	Zone 4	Zone 4 Phase 5	Total
Sources of Funds							
2006 Assessment Ordinance	$ -	$ 8,532,900	$ -	$ -	$ -	$ -	$ 8,532,900
2020 Assessment Ordinance	-	-	1,665,000	1,050,000	7,535,000	-	10,250,000
2026 Assessment Ordinance	-	-	-	-	-	3,304,419	3,304,419
Developer Contribution[a]	3,588,835	14,840,475	2,248,587	1,650,401	26,512	-	22,354,810
Total Sources of Funds	**$ 3,588,835**	**$ 23,413,375**	**$ 3,953,587**	**$ 2,740,401**	**$ 7,601,512**	**$ 3,304,419**	**$ 48,030,963**
Uses of Funds							
General Benefit Improvements	$ -	$ 5,376,410	$ -	$ -	$ -	$ -	$ 5,376,410
Specific Benefit Improvements	-	17,996,965	3,913,587	2,700,401	7,561,512	-	32,172,465
Zone 4 Phase 5 Improvments	-	-	-	-	-	3,264,419	3,264,419
Private Improvements[a]	3,588,835	-	-	-	-	-	3,588,835
	$ 3,588,835	$ 23,373,375	$ 3,913,587	$ 2,700,401	$ 7,561,512	$ 3,264,419	$ 44,402,129
Other Costs							
Administrative Costs	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 200,000
	$ -	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 40,000	$ 200,000
Total Uses of Funds	**$ 3,588,835**	**$ 23,413,375**	**$ 3,953,587**	**$ 2,740,401**	**$ 7,601,512**	**$ 3,304,419**	**$ 44,602,129**

Footnotes:

[a] Not reimbursable to the Developer through Assessments or the issuance of PID Bonds.

[b] The total 2006 Assessment Ordinance levy was $16,347,600. Collections were triggered to begin on the 2006 Parcels starting with the Annual Installment due 1/31/2008 , to which $5,939,400 of the original levy is apportioned. Collections were triggered to being on the 2008 Parcels starting with the Annual Installment due 1/31/2010, to which $2,593,500 of the original levy is apportioned. The remaining $7,814,700 of the Original Levy went stale as of 12/31/2012.

[c] All but the Zone 1 portion of the 2006 Assessment Ordinance levy was terminated on 12/31/2012. Assessments in the amount of $1,655,773 is being re-levied on the Zone 2 Parcels per the 2020 Assessment Ordinance.

[d] The General Benefit Improvements and Specific Benefit Improvements for Zone 1 include the PID Formation and Bond Issuance Costs for the Zone 1 Bonds, issued in 2013.

EXHIBIT E-1 – ZONE 1, ZONE 2, ZONE 3, AND ZONE 4 MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Land Use Class	Units	Equivalent Units	Prepaid/ Removed Parcels	Current Units wtih Outstanding Assessment	Total Original Assessment[a]	Current Outstanding Assessment	Maximum Assessment Per Unit	Current Outstanding Assessment Per Unit
Zone 1									
2006 Parcels									
Lot Type 1	Land Use Class 1	408	1	5	403	$ 3,876,000	$ 2,058,377	$ 9,500.00	$ 5,107.63
Lot Type 2	Land Use Class 2	181	1.2	5	176	$ 2,063,400	$ 1,084,860	$ 11,400.00	$ 6,163.98
2008 Parcels									
Lot Type 3	Land Use Class 1	105	1	0	105	$ 997,500	$ 566,066	$ 9,500.00	$ 5,391.10
Lot Type 4	Land Use Class 2	108	1.2	0	108	$ 1,231,200	$ 698,680	$ 11,400.00	$ 6,469.26
Lot Type 5	Land Use Class 3	64	0.6	0	64	$ 364,800	$ 207,018	$ 5,700.00	$ 3,234.65
Subtotal		**866**	**887.2**		**856**	**$ 8,532,900**	**$ 4,615,000**		
Zone 2									
2016 Parcels									
Lot Type 6	Land Use Class 1	97	1	1	96	$ 895,000	$ 765,153	$ 9,500.00	$ 7,970.34
2017 Parcels									
Lot Type 7	Land Use Class 1	84	1	0	84	$ 770,000	$ 675,638	$ 9,500.00	$ 8,043.31
Subtotal		**181**			**180**	**$ 1,665,000**	**$ 1,440,790**		
Zone 3									
2020 Parcels									
Lot Type 8	Land Use Class 1	111	1	1	110	$ 1,050,000	$ 931,532	$ 9,500.00	$ 8,468.47
Subtotal		**111**			**110**	**$ 1,050,000**	**$ 931,532**		
Zone 4 [b]									
Phase 3									
Lot Type 9	Land Use Class 4	161	N/A	0	161	$ 4,043,783	$ 3,603,673	$ 25,116.66	$ 22,383.06
Phase 4									
Lot Type 10	Land Use Class 4	139	N/A	0	146	$ 3,491,217	$ 3,267,927	$ 23,912.45	$ 22,383.06
Subtotal		**300**			**307**	**$ 7,535,000**	**$ 6,871,600**		
Total		**1458**			**1453**	**$ 18,782,900**	**$ 13,858,922**		

Notes:

[a] For Zone 1, The Total Original Assessment refers to the portion of the Assessment levied by the 2006 Assessment Ordinance attributable to the 2006 Parcels and the 2008 Parcels. For Zone 2, Zone 3, and Zone 4, the Total Original Assessment for each Zone refers to the Assessment levied on Zone 2, Zone 3 and Zone 4 by the 2020 Assessment Ordinance respectively.

[b] The Zone 4 Assessment was levied only on Zone 4 Phase 3 and Zone 4 Phase 4. See **Exhibit E-2** for Zone 4 Phase 5 Assessment.

EXHIBIT E-2 – ZONE 4 PHASE 5 MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units[a]	Estimated Appraised Value		Estimated Buildout Value[a]		Assessment		Average Annual Installment		Gross PID TRE
		Per Unit	Total	Per Unit	Total	Per Unit	Total	Per Unit	Total	
Zone 4 Phase 5										
Lot Type 11	147	$ 76,500	$ 11,245,500	$ 450,000	$ 66,150,000	$ 22,479.04	$ 3,304,419	$ 1,979.26	$ 290,951	$ 0.439835
Total	**147**		**$ 11,245,500**		**$ 66,150,000**		**$ 3,304,419**		**$ 290,951**	

Footnotes:

[a] As provided in the Developer model dated 02/23/2026.

EXHIBIT F-1 – ZONE 1 ASSESSMENT ROLL

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2611119	1		$ 5,013.49	$ 590.02
2610985	1		$ 5,013.49	$ 590.02
2644036	4		$ 6,723.91	$ 625.78
2612352	1		$ 5,013.49	$ 590.02
2611060	1		$ 5,013.49	$ 590.02
2612400	1		$ 5,013.49	$ 590.02
2612349	1	[b]	$ -	$ -
2644024	4		$ 6,723.91	$ 625.78
2610965	1		$ 5,013.49	$ 590.02
2649749	5	[b]	$ -	$ -
2611013	1		$ 5,013.49	$ 590.02
2612675	2		$ 6,016.19	$ 708.02
2612519	1		$ 5,013.49	$ 590.02
2649776	5		$ 3,361.98	$ 312.89
2611158	1		$ 5,013.49	$ 590.02
2643986	4		$ 6,723.91	$ 625.78
2610958	1		$ 5,013.49	$ 590.02
2612424	2		$ 6,016.19	$ 708.02
2612398	1		$ 5,013.49	$ 590.02
2612554	1		$ 5,013.49	$ 590.02
2612678	2		$ 6,016.19	$ 708.02
2611016	1		$ 5,013.49	$ 590.02
2643953	4		$ 6,723.91	$ 625.78
2644029	4		$ 6,723.91	$ 625.78
2612585	2		$ 6,016.19	$ 708.02
2612396	1		$ 5,013.49	$ 590.02
2612492	1		$ 5,013.49	$ 590.02
2644047	4		$ 6,723.91	$ 625.78
2646555	3		$ 5,603.32	$ 521.48
2611049	1		$ 5,013.49	$ 590.02
2611094	1		$ 5,013.49	$ 590.02
2646535	3		$ 5,603.32	$ 521.48
2644072	4		$ 6,723.91	$ 625.78
2643999	4		$ 6,723.91	$ 625.78
2646626	Non-Benefitted		$ -	$ -
2646539	3		$ 5,603.32	$ 521.48
2611032	1		$ 5,013.49	$ 590.02
2649747	5		$ 3,361.98	$ 312.89
2611157	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2612454	2		$ 6,016.19	$ 708.02
2612656	2		$ 6,016.19	$ 708.02
2612548	1		$ 5,013.49	$ 590.02
2611135	1		$ 5,013.49	$ 590.02
2611036	1		$ 5,013.49	$ 590.02
2612690	2		$ 6,016.19	$ 708.02
2649774	5		$ 3,361.98	$ 312.89
2612688	2		$ 6,016.19	$ 708.02
2612594	2		$ 6,016.19	$ 708.02
2610949	Non-Benefitted		$ -	$ -
2649760	5		$ 3,361.98	$ 312.89
2649758	5		$ 3,361.98	$ 312.89
2612533	1		$ 5,013.49	$ 590.02
2612448	2	[b]	$ -	$ -
2612423	2		$ 6,016.19	$ 708.02
2612597	2		$ 6,016.19	$ 708.02
2611111	1		$ 5,013.49	$ 590.02
2646517	3		$ 5,603.32	$ 521.48
2646576	3		$ 5,603.32	$ 521.48
2644035	4		$ 6,723.91	$ 625.78
2612350	1		$ 5,013.49	$ 590.02
2611149	1		$ 5,013.49	$ 590.02
2643997	4		$ 6,723.91	$ 625.78
2611040	1		$ 5,013.49	$ 590.02
2646606	3		$ 5,603.32	$ 521.48
2646578	3		$ 5,603.32	$ 521.48
2612579	1		$ 5,013.49	$ 590.02
2612578	1		$ 5,013.49	$ 590.02
2610948	Non-Benefitted		$ -	$ -
2611057	1		$ 5,013.49	$ 590.02
2646548	3		$ 5,603.32	$ 521.48
2612544	1		$ 5,013.49	$ 590.02
2644065	4		$ 6,723.91	$ 625.78
2611097	1		$ 5,013.49	$ 590.02
2611068	1		$ 5,013.49	$ 590.02
2612466	1		$ 5,013.49	$ 590.02
2612328	1	[d]	$ 5,013.49	$ 295.01
2611136	1		$ 5,013.49	$ 590.02
2612461	1		$ 5,013.49	$ 590.02
2612539	1		$ 5,013.49	$ 590.02

			Zone 1	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2646608	3		$ 5,603.32	$ 521.48
2646604	3		$ 5,603.32	$ 521.48
2610962	1		$ 5,013.49	$ 590.02
2646533	3		$ 5,603.32	$ 521.48
2612558	1		$ 5,013.49	$ 590.02
2612520	1		$ 5,013.49	$ 590.02
2612429	2		$ 6,016.19	$ 708.02
2611151	1		$ 5,013.49	$ 590.02
2612421	2		$ 6,016.19	$ 708.02
2611022	1		$ 5,013.49	$ 590.02
2644032	4		$ 6,723.91	$ 625.78
2644040	4		$ 6,723.91	$ 625.78
2610865	1		$ 5,013.49	$ 590.02
2611093	1		$ 5,013.49	$ 590.02
2612562	1		$ 5,013.49	$ 590.02
2611043	1		$ 5,013.49	$ 590.02
2610993	1		$ 5,013.49	$ 590.02
2611091	1		$ 5,013.49	$ 590.02
2612679	2		$ 6,016.19	$ 708.02
2612522	1		$ 5,013.49	$ 590.02
2611010	1		$ 5,013.49	$ 590.02
2646552	3		$ 5,603.32	$ 521.48
2649783	5		$ 3,361.98	$ 312.89
2610946	Non-Benefitted		$ -	$ -
2611152	1		$ 5,013.49	$ 590.02
2612574	1		$ 5,013.49	$ 590.02
2611023	1		$ 5,013.49	$ 590.02
2649766	5		$ 3,361.98	$ 312.89
2610863	1		$ 5,013.49	$ 590.02
2610854	1		$ 5,013.49	$ 590.02
2649802	5		$ 3,361.98	$ 312.89
2612661	2		$ 6,016.19	$ 708.02
2611099	1		$ 5,013.49	$ 590.02
2612460	1		$ 5,013.49	$ 590.02
2611120	1		$ 5,013.49	$ 590.02
2646584	3		$ 5,603.32	$ 521.48
2612443	2		$ 6,016.19	$ 708.02
2612395	1		$ 5,013.49	$ 590.02
2612549	1		$ 5,013.49	$ 590.02
2649770	5		$ 3,361.98	$ 312.89

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2649782	5		$ 3,361.98	$ 312.89
2646611	3		$ 5,603.32	$ 521.48
2611021	1		$ 5,013.49	$ 590.02
2612685	2		$ 6,016.19	$ 708.02
2611125	1		$ 5,013.49	$ 590.02
2610983	1		$ 5,013.49	$ 590.02
2612568	1		$ 5,013.49	$ 590.02
2612668	2		$ 6,016.19	$ 708.02
2649798	5		$ 3,361.98	$ 312.89
2612557	1		$ 5,013.49	$ 590.02
2610994	1		$ 5,013.49	$ 590.02
2612480	2		$ 6,016.19	$ 708.02
2612362	1		$ 5,013.49	$ 590.02
2646559	3		$ 5,603.32	$ 521.48
2611145	1		$ 5,013.49	$ 590.02
2646602	3		$ 5,603.32	$ 521.48
2646581	3		$ 5,603.32	$ 521.48
2644027	4		$ 6,723.91	$ 625.78
2643991	4		$ 6,723.91	$ 625.78
2643980	4		$ 6,723.91	$ 625.78
2646562	3		$ 5,603.32	$ 521.48
2612445	2		$ 6,016.19	$ 708.02
2643977	4		$ 6,723.91	$ 625.78
2649759	5		$ 3,361.98	$ 312.89
2612361	1		$ 5,013.49	$ 590.02
2646538	3		$ 5,603.32	$ 521.48
2611107	1		$ 5,013.49	$ 590.02
2649809	5		$ 3,361.98	$ 312.89
2612532	1		$ 5,013.49	$ 590.02
2611156	1		$ 5,013.49	$ 590.02
2649762	5		$ 3,361.98	$ 312.89
2612355	1		$ 5,013.49	$ 590.02
2646557	3		$ 5,603.32	$ 521.48
2646585	3		$ 5,603.32	$ 521.48
2612516	2		$ 6,016.19	$ 708.02
2612502	1		$ 5,013.49	$ 590.02
2611019	1	[b]	$ -	$ -
2612365	1		$ 5,013.49	$ 590.02
2610966	1		$ 5,013.49	$ 590.02
2611095	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2649782	5		$ 3,361.98	$ 312.89
2646611	3		$ 5,603.32	$ 521.48
2611021	1		$ 5,013.49	$ 590.02
2612685	2		$ 6,016.19	$ 708.02
2611125	1		$ 5,013.49	$ 590.02
2610983	1		$ 5,013.49	$ 590.02
2612568	1		$ 5,013.49	$ 590.02
2612668	2		$ 6,016.19	$ 708.02
2649798	5		$ 3,361.98	$ 312.89
2612557	1		$ 5,013.49	$ 590.02
2610994	1		$ 5,013.49	$ 590.02
2612480	2		$ 6,016.19	$ 708.02
2612362	1		$ 5,013.49	$ 590.02
2646559	3		$ 5,603.32	$ 521.48
2611145	1		$ 5,013.49	$ 590.02
2646602	3		$ 5,603.32	$ 521.48
2646581	3		$ 5,603.32	$ 521.48
2644027	4		$ 6,723.91	$ 625.78
2643991	4		$ 6,723.91	$ 625.78
2643980	4		$ 6,723.91	$ 625.78
2646562	3		$ 5,603.32	$ 521.48
2612445	2		$ 6,016.19	$ 708.02
2643977	4		$ 6,723.91	$ 625.78
2649759	5		$ 3,361.98	$ 312.89
2612361	1		$ 5,013.49	$ 590.02
2646538	3		$ 5,603.32	$ 521.48
2611107	1		$ 5,013.49	$ 590.02
2649809	5		$ 3,361.98	$ 312.89
2612532	1		$ 5,013.49	$ 590.02
2611156	1		$ 5,013.49	$ 590.02
2649762	5		$ 3,361.98	$ 312.89
2612355	1		$ 5,013.49	$ 590.02
2646557	3		$ 5,603.32	$ 521.48
2646585	3		$ 5,603.32	$ 521.48
2612516	2		$ 6,016.19	$ 708.02
2612502	1		$ 5,013.49	$ 590.02
2611019	1	[b]	$ -	$ -
2612365	1		$ 5,013.49	$ 590.02
2610966	1		$ 5,013.49	$ 590.02
2611095	1		$ 5,013.49	$ 590.02

			Zone 1	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2612534	1		$ 5,013.49	$ 590.02
2643990	4		$ 6,723.91	$ 625.78
2611140	1		$ 5,013.49	$ 590.02
2610981	1		$ 5,013.49	$ 590.02
2612452	2		$ 6,016.19	$ 708.02
2646527	3		$ 5,603.32	$ 521.48
2612481	2		$ 6,016.19	$ 708.02
2612333	1		$ 5,013.49	$ 590.02
2612553	1		$ 5,013.49	$ 590.02
2612515	2		$ 6,016.19	$ 708.02
2611065	1		$ 5,013.49	$ 590.02
2611042	1		$ 5,013.49	$ 590.02
2611017	1		$ 5,013.49	$ 590.02
2612591	2		$ 6,016.19	$ 708.02
2612332	1		$ 5,013.49	$ 590.02
2613993	Non-Benefitted		$ -	$ -
2611159	2		$ 6,016.19	$ 708.02
2649803	5		$ 3,361.98	$ 312.89
2644028	4		$ 6,723.91	$ 625.78
2612510	1		$ 5,013.49	$ 590.02
2612509	1		$ 5,013.49	$ 590.02
2612467	1		$ 5,013.49	$ 590.02
2644022	4		$ 6,723.91	$ 625.78
2646563	3		$ 5,603.32	$ 521.48
2611128	1		$ 5,013.49	$ 590.02
2611106	1		$ 5,013.49	$ 590.02
2612559	1		$ 5,013.49	$ 590.02
2643988	4		$ 6,723.91	$ 625.78
2610984	1		$ 5,013.49	$ 590.02
2612689	2		$ 6,016.19	$ 708.02
2612499	1	[e]	$ 5,013.49	$ 295.01
2612430	2		$ 6,016.19	$ 708.02
2612517	2		$ 6,016.19	$ 708.02
2646541	3		$ 5,603.32	$ 521.48
2612472	1		$ 5,013.49	$ 590.02
2612478	2		$ 6,016.19	$ 708.02
2611134	1		$ 5,013.49	$ 590.02
2644048	4		$ 6,723.91	$ 625.78
2649790	5		$ 3,361.98	$ 312.89
2611138	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2612536	1		$ 5,013.49	$ 590.02
2611050	1		$ 5,013.49	$ 590.02
2612673	2		$ 6,016.19	$ 708.02
2611015	1		$ 5,013.49	$ 590.02
2612507	1		$ 5,013.49	$ 590.02
2611103	1		$ 5,013.49	$ 590.02
2649772	5		$ 3,361.98	$ 312.89
2646625	Non-Benefitted		$ -	$ -
2649765	5		$ 3,361.98	$ 312.89
2612683	2		$ 6,016.19	$ 708.02
2612655	2		$ 6,016.19	$ 708.02
2649786	5		$ 3,361.98	$ 312.89
2612664	2		$ 6,016.19	$ 708.02
2644030	4		$ 6,723.91	$ 625.78
2612439	2		$ 6,016.19	$ 708.02
2612450	2		$ 6,016.19	$ 708.02
2611129	1		$ 5,013.49	$ 590.02
2644091	4		$ 6,723.91	$ 625.78
2611020	1		$ 5,013.49	$ 590.02
2612488	2		$ 6,016.19	$ 708.02
2612447	2		$ 6,016.19	$ 708.02
2644075	Non-Benefitted		$ -	$ -
2610864	1		$ 5,013.49	$ 590.02
2644089	4		$ 6,723.91	$ 625.78
2612670	2		$ 6,016.19	$ 708.02
2612442	2	[f]	$ 6,016.19	$ 354.01
2612684	2		$ 6,016.19	$ 708.02
2611122	1		$ 5,013.49	$ 590.02
2612652	2		$ 6,016.19	$ 708.02
2643960	Non-Benefitted		$ -	$ -
2612654	2		$ 6,016.19	$ 708.02
2643994	Non-Benefitted		$ -	$ -
2612687	2		$ 6,016.19	$ 708.02
2611143	1		$ 5,013.49	$ 590.02
2646522	3		$ 5,603.32	$ 521.48
2646621	Non-Benefitted		$ -	$ -
2611092	1		$ 5,013.49	$ 590.02
2612682	2		$ 6,016.19	$ 708.02
2612582	2		$ 6,016.19	$ 708.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2612626	2		$ 6,016.19	$ 708.02
2611100	1		$ 5,013.49	$ 590.02
2612658	2		$ 6,016.19	$ 708.02
2649796	5		$ 3,361.98	$ 312.89
2612556	1		$ 5,013.49	$ 590.02
2646529	3		$ 5,603.32	$ 521.48
2612555	1		$ 5,013.49	$ 590.02
2612523	1		$ 5,013.49	$ 590.02
2612463	1		$ 5,013.49	$ 590.02
2611051	1		$ 5,013.49	$ 590.02
2612406	1		$ 5,013.49	$ 590.02
2612470	1		$ 5,013.49	$ 590.02
2644023	4		$ 6,723.91	$ 625.78
2612586	2		$ 6,016.19	$ 708.02
2612433	2		$ 6,016.19	$ 708.02
2646521	3		$ 5,603.32	$ 521.48
2612393	2		$ 6,016.19	$ 708.02
2649748	5		$ 3,361.98	$ 312.89
2644045	4		$ 6,723.91	$ 625.78
2649777	5		$ 3,361.98	$ 312.89
2649767	5		$ 3,361.98	$ 312.89
2611089	1		$ 5,013.49	$ 590.02
2644073	4		$ 6,723.91	$ 625.78
2644074	4		$ 6,723.91	$ 625.78
2612672	2		$ 6,016.19	$ 708.02
2610873	Non-Benefitted		$ -	$ -
2644051	4		$ 6,723.91	$ 625.78
2612367	1		$ 5,013.49	$ 590.02
2612483	2		$ 6,016.19	$ 708.02
2649807	5		$ 3,361.98	$ 312.89
2644033	4		$ 6,723.91	$ 625.78
2612334	2		$ 6,016.19	$ 708.02
2643989	4		$ 6,723.91	$ 625.78
2612653	2		$ 6,016.19	$ 708.02
2646537	3		$ 5,603.32	$ 521.48
2612491	1		$ 5,013.49	$ 590.02
2612508	1		$ 5,013.49	$ 590.02
2612358	1		$ 5,013.49	$ 590.02
2643972	Non-Benefitted		$ -	$ -
2611117	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2612538	1		$ 5,013.49	$ 590.02
2644041	4		$ 6,723.91	$ 625.78
2612329	1		$ 5,013.49	$ 590.02
2611141	1		$ 5,013.49	$ 590.02
2643976	4		$ 6,723.91	$ 625.78
2611109	1		$ 5,013.49	$ 590.02
2646565	3		$ 5,603.32	$ 521.48
2612618	1		$ 5,013.49	$ 590.02
2610869	1		$ 5,013.49	$ 590.02
2646614	3		$ 5,603.32	$ 521.48
2611113	1		$ 5,013.49	$ 590.02
2644043	4		$ 6,723.91	$ 625.78
2611056	1		$ 5,013.49	$ 590.02
2610989	1		$ 5,013.49	$ 590.02
2611123	1		$ 5,013.49	$ 590.02
2611038	1		$ 5,013.49	$ 590.02
2611104	1		$ 5,013.49	$ 590.02
2643984	4		$ 6,723.91	$ 625.78
2612550	1		$ 5,013.49	$ 590.02
2612576	1		$ 5,013.49	$ 590.02
2612592	2		$ 6,016.19	$ 708.02
2644093	Non-Benefitted		$ -	$ -
2612524	1		$ 5,013.49	$ 590.02
2611133	1		$ 5,013.49	$ 590.02
2612541	1		$ 5,013.49	$ 590.02
2646520	3		$ 5,603.32	$ 521.48
2612451	2		$ 6,016.19	$ 708.02
2629292	2		$ 6,016.19	$ 708.02
2612402	1		$ 5,013.49	$ 590.02
2610954	Non-Benefitted		$ -	$ -
2611055	1		$ 5,013.49	$ 590.02
2644001	4		$ 6,723.91	$ 625.78
2612624	1		$ 5,013.49	$ 590.02
2649754	5		$ 3,361.98	$ 312.89
2610872	1		$ 5,013.49	$ 590.02
2612596	2		$ 6,016.19	$ 708.02
2611139	1		$ 5,013.49	$ 590.02
2611130	1		$ 5,013.49	$ 590.02
2610950	Non-Benefitted		$ -	$ -

			Zone 1	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2611070	1		$ 5,013.49	$ 590.02
2649779	5		$ 3,361.98	$ 312.89
2649794	5		$ 3,361.98	$ 312.89
2611110	1	[b]	$ -	$ -
2612366	1		$ 5,013.49	$ 590.02
2611132	1		$ 5,013.49	$ 590.02
2646516	3		$ 5,603.32	$ 521.48
2612453	2		$ 6,016.19	$ 708.02
2612486	2		$ 6,016.19	$ 708.02
2611039	1		$ 5,013.49	$ 590.02
2646556	3		$ 5,603.32	$ 521.48
2611026	1		$ 5,013.49	$ 590.02
2612552	1		$ 5,013.49	$ 590.02
2643998	4		$ 6,723.91	$ 625.78
2612420	2		$ 6,016.19	$ 708.02
2643947	Non-Benefitted		$ -	$ -
2643981	4		$ 6,723.91	$ 625.78
2612681	2		$ 6,016.19	$ 708.02
2612540	1		$ 5,013.49	$ 590.02
2611096	1		$ 5,013.49	$ 590.02
2646620	Non-Benefitted		$ -	$ -
2612473	1		$ 5,013.49	$ 590.02
2612530	1		$ 5,013.49	$ 590.02
2611127	1		$ 5,013.49	$ 590.02
2646553	3		$ 5,603.32	$ 521.48
2646610	3		$ 5,603.32	$ 521.48
2612504	1		$ 5,013.49	$ 590.02
2612363	1		$ 5,013.49	$ 590.02
2611045	1		$ 5,013.49	$ 590.02
2612657	2		$ 6,016.19	$ 708.02
2644021	4		$ 6,723.91	$ 625.78
2612475	1		$ 5,013.49	$ 590.02
2611067	1	[g]	$ 5,013.49	$ 295.01
2649756	5		$ 3,361.98	$ 312.89
2646546	3		$ 5,603.32	$ 521.48
2646526	3		$ 5,603.32	$ 521.48
2611112	1		$ 5,013.49	$ 590.02
2612512	1		$ 5,013.49	$ 590.02
2612459	1		$ 5,013.49	$ 590.02
2649755	5		$ 3,361.98	$ 312.89

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2612438	2		$ 6,016.19	$ 708.02
2649810	5		$ 3,361.98	$ 312.89
2610871	1		$ 5,013.49	$ 590.02
2612458	1		$ 5,013.49	$ 590.02
2646605	3		$ 5,603.32	$ 521.48
2612389	2		$ 6,016.19	$ 708.02
2649752	5		$ 3,361.98	$ 312.89
2610957	1		$ 5,013.49	$ 590.02
2646583	3	[h]	$ 5,603.32	$ 260.74
2612397	1		$ 5,013.49	$ 590.02
2612399	1		$ 5,013.49	$ 590.02
2611087	1		$ 5,013.49	$ 590.02
2611046	1		$ 5,013.49	$ 590.02
2646531	3		$ 5,603.32	$ 521.48
2611041	1		$ 5,013.49	$ 590.02
2646567	3		$ 5,603.32	$ 521.48
2611131	1		$ 5,013.49	$ 590.02
2643983	4		$ 6,723.91	$ 625.78
2612659	2		$ 6,016.19	$ 708.02
2610964	1		$ 5,013.49	$ 590.02
2612588	2		$ 6,016.19	$ 708.02
2646579	3		$ 5,603.32	$ 521.48
2612621	1		$ 5,013.49	$ 590.02
2611018	1		$ 5,013.49	$ 590.02
2612531	1		$ 5,013.49	$ 590.02
2646561	3		$ 5,603.32	$ 521.48
2612611	Non-Benefitted		$ -	$ -
2611173	1		$ 5,013.49	$ 590.02
2612546	1		$ 5,013.49	$ 590.02
2612561	1		$ 5,013.49	$ 590.02
2612600	2		$ 6,016.19	$ 708.02
2646525	3		$ 5,603.32	$ 521.48
2612527	1		$ 5,013.49	$ 590.02
2612514	1		$ 5,013.49	$ 590.02
2649793	5		$ 3,361.98	$ 312.89
2646534	3		$ 5,603.32	$ 521.48
2611071	1		$ 5,013.49	$ 590.02
2646607	3		$ 5,603.32	$ 521.48
2611053	1		$ 5,013.49	$ 590.02
2612359	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2649785	5		$ 3,361.98	$ 312.89
2612577	1		$ 5,013.49	$ 590.02
2611064	1		$ 5,013.49	$ 590.02
2649797	5		$ 3,361.98	$ 312.89
2610945	Non-Benefitted		$ -	$ -
2612566	1		$ 5,013.49	$ 590.02
2612403	1		$ 5,013.49	$ 590.02
2612503	1		$ 5,013.49	$ 590.02
2611153	1		$ 5,013.49	$ 590.02
2649769	5		$ 3,361.98	$ 312.89
2612436	2		$ 6,016.19	$ 708.02
2612360	1		$ 5,013.49	$ 590.02
2612623	1		$ 5,013.49	$ 590.02
2612680	2		$ 6,016.19	$ 708.02
2612567	1		$ 5,013.49	$ 590.02
2612425	2		$ 6,016.19	$ 708.02
2610960	1		$ 5,013.49	$ 590.02
2611116	1		$ 5,013.49	$ 590.02
2612660	2		$ 6,016.19	$ 708.02
2649746	5		$ 3,361.98	$ 312.89
2646519	3		$ 5,603.32	$ 521.48
2612560	1		$ 5,013.49	$ 590.02
2612449	2		$ 6,016.19	$ 708.02
2612357	1		$ 5,013.49	$ 590.02
2612589	2	[i]	$ 6,016.19	$ 354.01
2612571	1		$ 5,013.49	$ 590.02
2612465	1		$ 5,013.49	$ 590.02
2610867	1		$ 5,013.49	$ 590.02
2612547	1		$ 5,013.49	$ 590.02
2646532	3		$ 5,603.32	$ 521.48
2612426	2		$ 6,016.19	$ 708.02
2644000	4		$ 6,723.91	$ 625.78
2646551	3		$ 5,603.32	$ 521.48
2646586	3		$ 5,603.32	$ 521.48
2643949	4		$ 6,723.91	$ 625.78
2646588	3		$ 5,603.32	$ 521.48
2646550	3		$ 5,603.32	$ 521.48
2610956	1		$ 5,013.49	$ 590.02
2646530	3		$ 5,603.32	$ 521.48
2643982	4		$ 6,723.91	$ 625.78

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2611118	1		$ 5,013.49	$ 590.02
2612662	2		$ 6,016.19	$ 708.02
2646549	3		$ 5,603.32	$ 521.48
2611044	1		$ 5,013.49	$ 590.02
2612464	1		$ 5,013.49	$ 590.02
2611033	1		$ 5,013.49	$ 590.02
2612468	1	[b]	$ -	$ -
2646542	3		$ 5,603.32	$ 521.48
2612627	2		$ 6,016.19	$ 708.02
2611150	1		$ 5,013.49	$ 590.02
2610961	1		$ 5,013.49	$ 590.02
2612598	2		$ 6,016.19	$ 708.02
2612665	2		$ 6,016.19	$ 708.02
2611037	1		$ 5,013.49	$ 590.02
2611031	1		$ 5,013.49	$ 590.02
2611102	1		$ 5,013.49	$ 590.02
2612441	2		$ 6,016.19	$ 708.02
2612676	2		$ 6,016.19	$ 708.02
2611146	1		$ 5,013.49	$ 590.02
2611147	1		$ 5,013.49	$ 590.02
2612437	2		$ 6,016.19	$ 708.02
2612625	1		$ 5,013.49	$ 590.02
2612564	1		$ 5,013.49	$ 590.02
2644034	4		$ 6,723.91	$ 625.78
2646543	3		$ 5,603.32	$ 521.48
2611029	1		$ 5,013.49	$ 590.02
2612619	1		$ 5,013.49	$ 590.02
2612330	2		$ 6,016.19	$ 708.02
2612477	1		$ 5,013.49	$ 590.02
2611088	1		$ 5,013.49	$ 590.02
2649795	5		$ 3,361.98	$ 312.89
2612542	1		$ 5,013.49	$ 590.02
2646587	3		$ 5,603.32	$ 521.48
2646558	3		$ 5,603.32	$ 521.48
2649773	5		$ 3,361.98	$ 312.89
2612584	2		$ 6,016.19	$ 708.02
2612428	2		$ 6,016.19	$ 708.02
2612677	2		$ 6,016.19	$ 708.02
2611058	1		$ 5,013.49	$ 590.02
2646603	3		$ 5,603.32	$ 521.48

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2646577	3		$ 5,603.32	$ 521.48
2649775	5		$ 3,361.98	$ 312.89
2646582	3		$ 5,603.32	$ 521.48
2611137	1		$ 5,013.49	$ 590.02
2646544	3		$ 5,603.32	$ 521.48
2649781	5		$ 3,361.98	$ 312.89
2611155	1		$ 5,013.49	$ 590.02
2612391	2		$ 6,016.19	$ 708.02
2646580	3		$ 5,603.32	$ 521.48
2643993	4		$ 6,723.91	$ 625.78
2610959	1		$ 5,013.49	$ 590.02
2612590	2	[b]	$ -	$ -
2612390	2		$ 6,016.19	$ 708.02
2611114	1		$ 5,013.49	$ 590.02
2649791	5		$ 3,361.98	$ 312.89
2611124	1		$ 5,013.49	$ 590.02
2611011	1		$ 5,013.49	$ 590.02
2612487	2		$ 6,016.19	$ 708.02
2643954	4		$ 6,723.91	$ 625.78
2610868	1		$ 5,013.49	$ 590.02
2611121	1		$ 5,013.49	$ 590.02
2612525	1		$ 5,013.49	$ 590.02
2612573	1		$ 5,013.49	$ 590.02
2646622	Non-Benefitted		$ -	$ -
2643979	4		$ 6,723.91	$ 625.78
2612599	2		$ 6,016.19	$ 708.02
2612388	2		$ 6,016.19	$ 708.02
2644039	4		$ 6,723.91	$ 625.78
2612457	1		$ 5,013.49	$ 590.02
2612686	2		$ 6,016.19	$ 708.02
2612482	2		$ 6,016.19	$ 708.02
2649788	5		$ 3,361.98	$ 312.89
2644049	4		$ 6,723.91	$ 625.78
2611027	1		$ 5,013.49	$ 590.02
2643992	4		$ 6,723.91	$ 625.78
2612529	1		$ 5,013.49	$ 590.02
2644050	4		$ 6,723.91	$ 625.78
2612569	1		$ 5,013.49	$ 590.02
2612521	1		$ 5,013.49	$ 590.02
2649799	5		$ 3,361.98	$ 312.89

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2611101	1		$ 5,013.49	$ 590.02
2612394	2		$ 6,016.19	$ 708.02
2611014	1		$ 5,013.49	$ 590.02
2646513	3		$ 5,603.32	$ 521.48
2646613	3		$ 5,603.32	$ 521.48
2612498	1		$ 5,013.49	$ 590.02
2612669	2		$ 6,016.19	$ 708.02
2611098	1		$ 5,013.49	$ 590.02
2610982	1		$ 5,013.49	$ 590.02
2644038	4		$ 6,723.91	$ 625.78
2612354	1		$ 5,013.49	$ 590.02
2646609	3		$ 5,603.32	$ 521.48
2612392	2		$ 6,016.19	$ 708.02
2611024	1		$ 5,013.49	$ 590.02
2611061	1		$ 5,013.49	$ 590.02
2612511	1		$ 5,013.49	$ 590.02
2612535	1		$ 5,013.49	$ 590.02
2612356	1		$ 5,013.49	$ 590.02
2612422	2		$ 6,016.19	$ 708.02
2643985	4		$ 6,723.91	$ 625.78
2646554	3		$ 5,603.32	$ 521.48
2644031	4		$ 6,723.91	$ 625.78
2649757	5	[b]	$ -	$ -
2612545	1		$ 5,013.49	$ 590.02
2612691	2		$ 6,016.19	$ 708.02
2644026	4		$ 6,723.91	$ 625.78
2649805	5		$ 3,361.98	$ 312.89
2612506	1		$ 5,013.49	$ 590.02
2612323	2		$ 6,016.19	$ 708.02
2649806	5		$ 3,361.98	$ 312.89
2611030	1		$ 5,013.49	$ 590.02
2612469	1		$ 5,013.49	$ 590.02
2612674	2	[b]	$ -	$ -
2611034	1		$ 5,013.49	$ 590.02
2612505	1		$ 5,013.49	$ 590.02
2644071	4		$ 6,723.91	$ 625.78
2612587	2		$ 6,016.19	$ 708.02
2612583	2		$ 6,016.19	$ 708.02
2612518	1		$ 5,013.49	$ 590.02
2612432	2		$ 6,016.19	$ 708.02

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2646564	3		$ 5,603.32	$ 521.48
2612595	2		$ 6,016.19	$ 708.02
2649801	5		$ 3,361.98	$ 312.89
2644044	4		$ 6,723.91	$ 625.78
2612563	1		$ 5,013.49	$ 590.02
2611054	1		$ 5,013.49	$ 590.02
2646540	3		$ 5,603.32	$ 521.48
2612485	2		$ 6,016.19	$ 708.02
2610963	1		$ 5,013.49	$ 590.02
2644067	4		$ 6,723.91	$ 625.78
2612500	1		$ 5,013.49	$ 590.02
2649784	5		$ 3,361.98	$ 312.89
2610988	1		$ 5,013.49	$ 590.02
2646566	3		$ 5,603.32	$ 521.48
2612666	2		$ 6,016.19	$ 708.02
2612649	2		$ 6,016.19	$ 708.02
2649804	5		$ 3,361.98	$ 312.89
2644046	4		$ 6,723.91	$ 625.78
2649761	5		$ 3,361.98	$ 312.89
2612622	1		$ 5,013.49	$ 590.02
2612427	2		$ 6,016.19	$ 708.02
2612526	1		$ 5,013.49	$ 590.02
2611052	1		$ 5,013.49	$ 590.02
2612404	1		$ 5,013.49	$ 590.02
2612401	1		$ 5,013.49	$ 590.02
2611063	1		$ 5,013.49	$ 590.02
2649800	5		$ 3,361.98	$ 312.89
2612351	1		$ 5,013.49	$ 590.02
2643987	4		$ 6,723.91	$ 625.78
2612537	1		$ 5,013.49	$ 590.02
2610955	Non-Benefitted		$ -	$ -
2611062	1		$ 5,013.49	$ 590.02
2611035	1		$ 5,013.49	$ 590.02
2649787	5		$ 3,361.98	$ 312.89
2643952	4		$ 6,723.91	$ 625.78
2612336	Non-Benefitted		$ -	$ -
2649753	5		$ 3,361.98	$ 312.89
2612671	2	[b]	$ -	$ -
2610870	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2611148	1		$ 5,013.49	$ 590.02
2612580	2		$ 6,016.19	$ 708.02
2611025	1		$ 5,013.49	$ 590.02
2649778	5		$ 3,361.98	$ 312.89
2611126	1		$ 5,013.49	$ 590.02
2610952	Non-Benefitted		$ -	$ -
2612572	1		$ 5,013.49	$ 590.02
2612446	2		$ 6,016.19	$ 708.02
2611012	1		$ 5,013.49	$ 590.02
2612434	2		$ 6,016.19	$ 708.02
2643950	4		$ 6,723.91	$ 625.78
2649789	5		$ 3,361.98	$ 312.89
2612613	Non-Benefitted		$ -	$ -
2649780	5		$ 3,361.98	$ 312.89
2611028	1		$ 5,013.49	$ 590.02
2643995	4		$ 6,723.91	$ 625.78
2646545	3		$ 5,603.32	$ 521.48
2649764	5		$ 3,361.98	$ 312.89
2612528	1		$ 5,013.49	$ 590.02
2610992	1	[b]	$ -	$ -
2610987	1	[b]	$ -	$ -
2611048	1		$ 5,013.49	$ 590.02
2644070	4		$ 6,723.91	$ 625.78
2644069	4		$ 6,723.91	$ 625.78
2612440	2		$ 6,016.19	$ 708.02
2612570	1		$ 5,013.49	$ 590.02
2644096	Non-Benefitted		$ -	$ -
2611115	1		$ 5,013.49	$ 590.02
2629293	Non-Benefitted		$ -	$ -
2610947	Non-Benefitted		$ -	$ -
2644092	4		$ 6,723.91	$ 625.78
2611154	1		$ 5,013.49	$ 590.02
2611059	1		$ 5,013.49	$ 590.02
2610856	Non-Benefitted		$ -	$ -
2649771	5		$ 3,361.98	$ 312.89
2649792	5		$ 3,361.98	$ 312.89
2610991	1		$ 5,013.49	$ 590.02
2649750	5		$ 3,361.98	$ 312.89
2646524	3		$ 5,603.32	$ 521.48
2611066	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2649751	5		$ 3,361.98	$ 312.89
2612593	2		$ 6,016.19	$ 708.02
2644090	Non-Benefitted		$ -	$ -
2612444	2		$ 6,016.19	$ 708.02
2612513	1		$ 5,013.49	$ 590.02
2646523	3		$ 5,603.32	$ 521.48
2612489	2		$ 6,016.19	$ 708.02
2644068	4		$ 6,723.91	$ 625.78
2612471	1		$ 5,013.49	$ 590.02
2612484	2		$ 6,016.19	$ 708.02
2646612	3		$ 5,603.32	$ 521.48
2611144	1		$ 5,013.49	$ 590.02
2612431	2		$ 6,016.19	$ 708.02
2612364	1		$ 5,013.49	$ 590.02
2649763	5		$ 3,361.98	$ 312.89
2611172	2		$ 6,016.19	$ 708.02
2646547	3		$ 5,603.32	$ 521.48
2612551	1		$ 5,013.49	$ 590.02
2612581	2		$ 6,016.19	$ 708.02
2612543	1		$ 5,013.49	$ 590.02
2612565	1		$ 5,013.49	$ 590.02
2612353	1		$ 5,013.49	$ 590.02
2612474	1		$ 5,013.49	$ 590.02
2612501	1		$ 5,013.49	$ 590.02
2612479	2		$ 6,016.19	$ 708.02
2646560	3		$ 5,603.32	$ 521.48
2612614	Non-Benefitted		$ -	$ -
2644066	4		$ 6,723.91	$ 625.78
2612435	2		$ 6,016.19	$ 708.02
2612620	1		$ 5,013.49	$ 590.02
2646528	3		$ 5,603.32	$ 521.48
2611090	1		$ 5,013.49	$ 590.02
2643978	4		$ 6,723.91	$ 625.78
2610990	1		$ 5,013.49	$ 590.02
2612663	2		$ 6,016.19	$ 708.02
2649808	5		$ 3,361.98	$ 312.89
2611142	1		$ 5,013.49	$ 590.02
2612462	1		$ 5,013.49	$ 590.02
2611069	1		$ 5,013.49	$ 590.02
2610986	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2611105	1		$ 5,013.49	$ 590.02
2611108	1		$ 5,013.49	$ 590.02
2646518	3		$ 5,603.32	$ 521.48
2644042	4		$ 6,723.91	$ 625.78
2644025	4		$ 6,723.91	$ 625.78
2610951	Non-Benefitted		$ -	$ -
2644037	4		$ 6,723.91	$ 625.78
2612405	1		$ 5,013.49	$ 590.02
2612476	1		$ 5,013.49	$ 590.02
2646536	3		$ 5,603.32	$ 521.48
2612490	2		$ 6,016.19	$ 708.02
2611047	1		$ 5,013.49	$ 590.02
2612575	1		$ 5,013.49	$ 590.02
2643996	4		$ 6,723.91	$ 625.78
2612327	2		$ 6,016.19	$ 708.02
2644088	4		$ 6,723.91	$ 625.78
2643946	4		$ 6,723.91	$ 625.78
2644086	4		$ 6,723.91	$ 625.78
2644081	4		$ 6,723.91	$ 625.78
2644085	4		$ 6,723.91	$ 625.78
2644076	4		$ 6,723.91	$ 625.78
2644087	4		$ 6,723.91	$ 625.78
2644084	4		$ 6,723.91	$ 625.78
2644082	4		$ 6,723.91	$ 625.78
2644083	4		$ 6,723.91	$ 625.78
2828164	Non-Benefitted		$ -	$ -
2646623	Non-Benefitted		$ -	$ -
2828165	Non-Benefitted		$ -	$ -
2612718	Non-Benefitted		$ -	$ -
2612630	2		$ 6,016.19	$ 708.02
2612628	2		$ 6,016.19	$ 708.02
2612629	2		$ 6,016.19	$ 708.02
2612494	1		$ 5,013.49	$ 590.02
2612602	2		$ 6,016.19	$ 708.02
2612606	2		$ 6,016.19	$ 708.02
2612493	1		$ 5,013.49	$ 590.02
2612605	2		$ 6,016.19	$ 708.02
2612604	2		$ 6,016.19	$ 708.02
2612335	2		$ 6,016.19	$ 708.02
2612603	2		$ 6,016.19	$ 708.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2612497	1		$ 5,013.49	$ 590.02
2611171	2		$ 6,016.19	$ 708.02
2612608	2		$ 6,016.19	$ 708.02
2612609	2		$ 6,016.19	$ 708.02
2611163	2		$ 6,016.19	$ 708.02
2612607	2		$ 6,016.19	$ 708.02
2611160	2		$ 6,016.19	$ 708.02
2611168	2		$ 6,016.19	$ 708.02
2612601	2		$ 6,016.19	$ 708.02
2611162	2		$ 6,016.19	$ 708.02
2611161	2		$ 6,016.19	$ 708.02
2611170	2		$ 6,016.19	$ 708.02
2612495	1		$ 5,013.49	$ 590.02
2611165	2		$ 6,016.19	$ 708.02
2611166	2		$ 6,016.19	$ 708.02
2611164	2		$ 6,016.19	$ 708.02
2611169	2		$ 6,016.19	$ 708.02
2611167	2		$ 6,016.19	$ 708.02
2610969	1		$ 5,013.49	$ 590.02
2611175	1		$ 5,013.49	$ 590.02
2611007	1		$ 5,013.49	$ 590.02
2610998	1		$ 5,013.49	$ 590.02
2611072	1	[j]	$ 5,013.49	$ 295.01
2644020	4		$ 6,723.91	$ 625.78
2611181	1		$ 5,013.49	$ 590.02
2611179	1		$ 5,013.49	$ 590.02
2612496	1		$ 5,013.49	$ 590.02
2611003	1		$ 5,013.49	$ 590.02
2610975	1	[c]	$ -	$ -
2611084	1		$ 5,013.49	$ 590.02
2610976	1		$ 5,013.49	$ 590.02
2611083	1		$ 5,013.49	$ 590.02
2611177	1		$ 5,013.49	$ 590.02
2611006	1		$ 5,013.49	$ 590.02
2611176	1		$ 5,013.49	$ 590.02
2610995	1		$ 5,013.49	$ 590.02
2610977	1		$ 5,013.49	$ 590.02
2611085	1		$ 5,013.49	$ 590.02
2611082	1		$ 5,013.49	$ 590.02
2610978	1		$ 5,013.49	$ 590.02

Property ID[a]	Lot Type	Note	Zone 1 Total Outstanding Assessment	Zone 1 Annual Installment Due 1/31/2027[o]
2611004	1	[b]	$ -	$ -
2644078	4		$ 6,723.91	$ 625.78
2611174	1		$ 5,013.49	$ 590.02
2610971	1		$ 5,013.49	$ 590.02
2610973	1		$ 5,013.49	$ 590.02
2611000	1		$ 5,013.49	$ 590.02
2611076	1		$ 5,013.49	$ 590.02
2610996	1		$ 5,013.49	$ 590.02
2644080	4		$ 6,723.91	$ 625.78
2644011	4		$ 6,723.91	$ 625.78
2644010	4		$ 6,723.91	$ 625.78
2611009	1		$ 5,013.49	$ 590.02
2611081	1		$ 5,013.49	$ 590.02
2611077	1		$ 5,013.49	$ 590.02
2610970	1		$ 5,013.49	$ 590.02
2611178	1		$ 5,013.49	$ 590.02
2611075	1		$ 5,013.49	$ 590.02
2611005	1		$ 5,013.49	$ 590.02
2644005	4		$ 6,723.91	$ 625.78
2610997	1		$ 5,013.49	$ 590.02
2611078	1		$ 5,013.49	$ 590.02
2644015	4		$ 6,723.91	$ 625.78
2644006	4		$ 6,723.91	$ 625.78
2611086	1		$ 5,013.49	$ 590.02
2611002	1	[k]	$ 5,013.49	$ 295.01
2644017	4		$ 6,723.91	$ 625.78
2611074	1		$ 5,013.49	$ 590.02
2644012	4		$ 6,723.91	$ 625.78
2644002	4		$ 6,723.91	$ 625.78
2610979	1		$ 5,013.49	$ 590.02
2610972	1		$ 5,013.49	$ 590.02
2611073	1		$ 5,013.49	$ 590.02
2610980	1		$ 5,013.49	$ 590.02
2610974	1		$ 5,013.49	$ 590.02
2611180	1		$ 5,013.49	$ 590.02
2644016	4		$ 6,723.91	$ 625.78
2611008	1		$ 5,013.49	$ 590.02
2611080	1		$ 5,013.49	$ 590.02
2644007	4		$ 6,723.91	$ 625.78
2644003	4		$ 6,723.91	$ 625.78

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2610968	1		$ 5,013.49	$ 590.02
2644019	4		$ 6,723.91	$ 625.78
2610967	1		$ 5,013.49	$ 590.02
2611079	1		$ 5,013.49	$ 590.02
2612646	2		$ 6,016.19	$ 708.02
2643948	4		$ 6,723.91	$ 625.78
2612641	2		$ 6,016.19	$ 708.02
2612633	2		$ 6,016.19	$ 708.02
2644018	4		$ 6,723.91	$ 625.78
2644013	4	[l]	$ 6,723.91	$ 413.01
2610953	Non-Benefitted		$ -	$ -
2610866	1		$ 5,013.49	$ 590.02
2611001	1		$ 5,013.49	$ 590.02
2644077	4		$ 6,723.91	$ 625.78
2612642	2		$ 6,016.19	$ 708.02
2644008	4		$ 6,723.91	$ 625.78
2612637	2		$ 6,016.19	$ 708.02
2612645	2		$ 6,016.19	$ 708.02
2610999	1	[b]	$ -	$ -
2612644	2		$ 6,016.19	$ 708.02
2612632	2		$ 6,016.19	$ 708.02
2644009	4		$ 6,723.91	$ 625.78
2612643	2		$ 6,016.19	$ 708.02
2612648	2		$ 6,016.19	$ 708.02
2644079	4		$ 6,723.91	$ 625.78
2612636	2		$ 6,016.19	$ 708.02
2612635	2		$ 6,016.19	$ 708.02
2612647	2		$ 6,016.19	$ 708.02
2612640	2		$ 6,016.19	$ 708.02
2612638	2		$ 6,016.19	$ 708.02
2612634	2		$ 6,016.19	$ 708.02
2612631	2		$ 6,016.19	$ 708.02
2612639	2		$ 6,016.19	$ 708.02
2644014	4		$ 6,723.91	$ 625.78
2644004	4		$ 6,723.91	$ 625.78
2901128	Non-Benefitted		$ -	$ -
2906849	Non-Benefitted		$ -	$ -
2612409	1		$ 5,013.49	$ 590.02
2612368	1		$ 5,013.49	$ 590.02
2612387	2		$ 6,016.19	$ 708.02

Property ID[a]	Lot Type	Note	Zone 1	
			Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2612385	2		$ 6,016.19	$ 708.02
2612370	1		$ 5,013.49	$ 590.02
2612344	1		$ 5,013.49	$ 590.02
2612416	1		$ 5,013.49	$ 590.02
2612371	1		$ 5,013.49	$ 590.02
2612372	1		$ 5,013.49	$ 590.02
2646615	3		$ 5,603.32	$ 521.48
2612411	1		$ 5,013.49	$ 590.02
2612377	1		$ 5,013.49	$ 590.02
2646572	3		$ 5,603.32	$ 521.48
2646593	3		$ 5,603.32	$ 521.48
2612413	1		$ 5,013.49	$ 590.02
2646570	3		$ 5,603.32	$ 521.48
2646617	3		$ 5,603.32	$ 521.48
2612410	1	[m]	$ 5,013.49	$ 295.01
2612412	1		$ 5,013.49	$ 590.02
2612339	1		$ 5,013.49	$ 590.02
2612325	1		$ 5,013.49	$ 590.02
2612414	1		$ 5,013.49	$ 590.02
2612415	1		$ 5,013.49	$ 590.02
2612374	1		$ 5,013.49	$ 590.02
2612341	1		$ 5,013.49	$ 590.02
2612340	1		$ 5,013.49	$ 590.02
2646589	3		$ 5,603.32	$ 521.48
2612379	1		$ 5,013.49	$ 590.02
2612408	1		$ 5,013.49	$ 590.02
2646594	3		$ 5,603.32	$ 521.48
2612382	2		$ 6,016.19	$ 708.02
2612347	1		$ 5,013.49	$ 590.02
2646600	3		$ 5,603.32	$ 521.48
2612380	2		$ 6,016.19	$ 708.02
2646596	3		$ 5,603.32	$ 521.48
2646598	3		$ 5,603.32	$ 521.48
2612383	2		$ 6,016.19	$ 708.02
2646575	3		$ 5,603.32	$ 521.48
2612373	1		$ 5,013.49	$ 590.02
2646595	3		$ 5,603.32	$ 521.48
2646601	3		$ 5,603.32	$ 521.48
2612407	1		$ 5,013.49	$ 590.02
2612348	1		$ 5,013.49	$ 590.02

			Zone 1	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2646599	3		$ 5,603.32	$ 521.48
2612381	2		$ 6,016.19	$ 708.02
2646597	3		$ 5,603.32	$ 521.48
2646569	3		$ 5,603.32	$ 521.48
2646568	3		$ 5,603.32	$ 521.48
2612343	1		$ 5,013.49	$ 590.02
2646590	3		$ 5,603.32	$ 521.48
2646592	3		$ 5,603.32	$ 521.48
2612417	1		$ 5,013.49	$ 590.02
2612386	2		$ 6,016.19	$ 708.02
2612345	1		$ 5,013.49	$ 590.02
2612384	2		$ 6,016.19	$ 708.02
2612326	2		$ 6,016.19	$ 708.02
2612378	1		$ 5,013.49	$ 590.02
2612376	1		$ 5,013.49	$ 590.02
2646571	3		$ 5,603.32	$ 521.48
2612369	1		$ 5,013.49	$ 590.02
2646573	3		$ 5,603.32	$ 521.48
2646616	3		$ 5,603.32	$ 521.48
2646618	3		$ 5,603.32	$ 521.48
2612346	1		$ 5,013.49	$ 590.02
2646591	3		$ 5,603.32	$ 521.48
2612375	1		$ 5,013.49	$ 590.02
2612342	1		$ 5,013.49	$ 590.02
2646619	3		$ 5,603.32	$ 521.48
2646574	3		$ 5,603.32	$ 521.48
2612612	Non-Benefitted		$ -	$ -
2954118	1	[k]	$ 5,013.49	$ 295.01
2897213	1	[g]	$ 5,013.49	$ 295.01
2660251	1	[j]	$ 5,013.49	$ 295.01
2755280	1	[d]	$ 5,013.49	$ 295.01
2798743	1	[m]	$ 5,013.49	$ 295.01
2755195	2	[f]	$ 6,016.19	$ 354.01
2875492	1	[e]	$ 5,013.49	$ 295.01

			Zone 1	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[o]
2741788	2	[i]	$ 6,016.19	$ 354.01
2891555	4	[l]	$ 6,723.91	$ 212.77
2817245	3	[h]	$ 5,603.32	$ 260.74
2612331	1		$ 5,013.49	$ 590.02
Total[n]			**$ 4,582,205.88**	**$ 501,768.32**

Footnotes:

[a] Per Collin CAD. Property IDs preliminary and subject to change prior to billing.
[b] Lot prepaid Assessment in full.
[c] Removed from Assessment Roll.
[d] Undivided interest of Property located at 896 Austin Ln billed 50% to Property ID 2612328 and 50% to Property ID 2755280.
[e] Undivided interest of Property located at 686 Austin Ln billed 50% to Property ID 2612499 and 50% to Property ID 2875492.
[f] Undivided interest of Property located at 755 Crockett Dr billed 50% to Property ID 2612442 and 50% to Property ID 2755195.
[g] Undivided interest of Property located at 481 Grant Ln billed 50% to Property ID 2611067 and 50% to Property ID 2897213.
[h] Undivided interest of Property located at 748 Harrison Ln billed 50% to Property ID 2646583 and 50% to Property ID 2817245.
[i] Undivided interest of Property located at 326 Houston St billed 50% to Property ID 2612589 and 50% to Property ID 2741788.
[j] Undivided interest of Property located at 494 Grant Ln billed 50% to Property ID 2611072 and 50% to Property ID 2660251.
[k] Undivided interest of Property located at 644 Lincoln Ave billed 50% to Property ID 2611002 and 50% to Property ID 2954118.
[l] Undivided interest of Property located at 1023 Shepard Ln billed 66% to Property ID 2644013 and 34% to Property ID 2891555.
[m] Undivided interest of Property located at 1420 Lakeside Dr billed 50% to Property ID 2612410 and 50% to Property ID 2798743.
[n] Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.
[o] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT F-2 – ZONE 1 ANNUAL INSTALLMENTS

	Zone 1 Refunding Bonds					
Installment Due 1/31	Principal	Interest[a]	Total Debt Service	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 340,000.00	$ 134,625.00	$ 474,625.00	$ -	$ 30,611.73	$ 505,236.73
2028	$ 350,000.00	$ 124,425.00	$ 474,425.00	$ -	$ 31,223.96	$ 505,648.96
2029	$ 360,000.00	$ 113,925.00	$ 473,925.00	$ -	$ 31,848.44	$ 505,773.44
2030	$ 365,000.00	$ 103,125.00	$ 468,125.00	$ -	$ 32,485.41	$ 500,610.41
2031	$ 380,000.00	$ 92,175.00	$ 472,175.00	$ -	$ 33,135.12	$ 505,310.12
2032	$ 390,000.00	$ 80,775.00	$ 470,775.00	$ -	$ 33,797.82	$ 504,572.82
2033	$ 400,000.00	$ 69,075.00	$ 469,075.00	$ -	$ 34,473.78	$ 503,548.78
2034	$ 410,000.00	$ 57,075.00	$ 467,075.00	$ -	$ 35,163.26	$ 502,238.26
2035	$ 420,000.00	$ 44,775.00	$ 464,775.00	$ -	$ 35,866.52	$ 500,641.52
2036	$ 435,000.00	$ 32,175.00	$ 467,175.00	$ -	$ 36,583.85	$ 503,758.85
2037	$ 445,000.00	$ 19,125.00	$ 464,125.00	$ -	$ 37,315.53	$ 501,440.53
2038	$ 160,000.00	$ 8,000.00	$ 168,000.00	$ -	$ 38,061.84	$ 206,061.84
2039	$ 160,000.00	$ 4,000.00	$ 164,000.00	$ -	$ 38,823.08	$ 202,823.08
Total	**$ 4,615,000.00**	**$ 883,275.00**	**$ 5,498,275.00**	**$ -**	**$ 449,390.34**	**$ 5,947,665.34**

Footnotes:

[a] Interest rate is caluclated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 – ZONE 2 ASSESSMENT ROLL

			Zone 2	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2743459	6		$ 8,054.24	$ 684.27
2743506	6		$ 8,054.24	$ 684.27
2768886	Non-Benefitted		$ -	$ -
2743484	6		$ 8,054.24	$ 684.27
2743433	6		$ 8,054.24	$ 684.27
2743471	6	[d]	$ 8,054.24	$ 342.14
2743429	6		$ 8,054.24	$ 684.27
2768883	7		$ 8,043.31	$ 639.31
2743499	6		$ 8,054.24	$ 684.27
2743463	6		$ 8,054.24	$ 684.27
2768945	7		$ 8,043.31	$ 639.31
2743457	6		$ 8,054.24	$ 684.27
2743512	Non-Benefitted		$ -	$ -
2743465	6		$ 8,054.24	$ 684.27
2743482	6		$ 8,054.24	$ 684.27
2743438	6		$ 8,054.24	$ 684.27
2743497	6		$ 8,054.24	$ 684.27
2768889	7		$ 8,043.31	$ 639.31
2768904	7		$ 8,043.31	$ 639.31
2768894	7		$ 8,043.31	$ 639.31
2768888	7		$ 8,043.31	$ 639.31
2768929	7		$ 8,043.31	$ 639.31
2743480	6		$ 8,054.24	$ 684.27
2743447	6		$ 8,054.24	$ 684.27
2743473	6		$ 8,054.24	$ 684.27
2743489	6		$ 8,054.24	$ 684.27
2768911	7		$ 8,043.31	$ 639.31
2768923	7		$ 8,043.31	$ 639.31
2768891	7		$ 8,043.31	$ 639.31
2743418	6		$ 8,054.24	$ 684.27
2768884	7		$ 8,043.31	$ 639.31
2768908	7		$ 8,043.31	$ 639.31
2768915	7		$ 8,043.31	$ 639.31
2768918	7		$ 8,043.31	$ 639.31
2743436	6		$ 8,054.24	$ 684.27
2743453	6		$ 8,054.24	$ 684.27
2768927	7		$ 8,043.31	$ 639.31
2768954	7		$ 8,043.31	$ 639.31
2743415	6		$ 8,054.24	$ 684.27
2768899	7		$ 8,043.31	$ 639.31

			Zone 2	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2743432	6		$ 8,054.24	$ 684.27
2743502	6		$ 8,054.24	$ 684.27
2743461	6		$ 8,054.24	$ 684.27
2768936	7		$ 8,043.31	$ 639.31
2768930	7		$ 8,043.31	$ 639.31
2743417	6	[b]	$ -	$ -
2743420	6		$ 8,054.24	$ 684.27
2768934	7		$ 8,043.31	$ 639.31
2768950	7		$ 8,043.31	$ 639.31
2768903	7		$ 8,043.31	$ 639.31
2768969	Non-Benefitted		$ -	$ -
2743504	6		$ 8,054.24	$ 684.27
2768943	7		$ 8,043.31	$ 639.31
2768898	7		$ 8,043.31	$ 639.31
2768893	7		$ 8,043.31	$ 639.31
2768953	7		$ 8,043.31	$ 639.31
2743492	6		$ 8,054.24	$ 684.27
2768916	7		$ 8,043.31	$ 639.31
2768910	7		$ 8,043.31	$ 639.31
2768924	7		$ 8,043.31	$ 639.31
2743428	6		$ 8,054.24	$ 684.27
2768926	7		$ 8,043.31	$ 639.31
2743460	6		$ 8,054.24	$ 684.27
2743505	6		$ 8,054.24	$ 684.27
2768922	7		$ 8,043.31	$ 639.31
2743514	Non-Benefitted		$ -	$ -
2743488	6		$ 8,054.24	$ 684.27
2743491	6		$ 8,054.24	$ 684.27
2743481	6		$ 8,054.24	$ 684.27
2768890	7		$ 8,043.31	$ 639.31
2743507	6		$ 8,054.24	$ 684.27
2768906	7		$ 8,043.31	$ 639.31
2768925	7		$ 8,043.31	$ 639.31
2743456	6		$ 8,054.24	$ 684.27
2768959	7		$ 8,043.31	$ 639.31
2768967	7		$ 8,043.31	$ 639.31
2743421	6		$ 8,054.24	$ 684.27
2768941	7		$ 8,043.31	$ 639.31
2743416	6		$ 8,054.24	$ 684.27
2768907	7		$ 8,043.31	$ 639.31

			Zone 2	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2743467	6		$ 8,054.24	$ 684.27
2768965	7		$ 8,043.31	$ 639.31
2743437	6		$ 8,054.24	$ 684.27
2743427	6		$ 8,054.24	$ 684.27
2768960	7		$ 8,043.31	$ 639.31
2768949	7		$ 8,043.31	$ 639.31
2743442	6	[c]	$ 8,054.24	$ 342.14
2743455	6		$ 8,054.24	$ 684.27
2768931	7		$ 8,043.31	$ 639.31
2768956	7		$ 8,043.31	$ 639.31
2743509	6		$ 8,054.24	$ 684.27
2743439	6		$ 8,054.24	$ 684.27
2743508	6		$ 8,054.24	$ 684.27
2768901	7		$ 8,043.31	$ 639.31
2768947	7		$ 8,043.31	$ 639.31
2768933	7		$ 8,043.31	$ 639.31
2743519	Non-Benefitted		$ -	$ -
2743486	6		$ 8,054.24	$ 684.27
2743446	6		$ 8,054.24	$ 684.27
2743458	6		$ 8,054.24	$ 684.27
2743419	6		$ 8,054.24	$ 684.27
2768897	7		$ 8,043.31	$ 639.31
2768968	Non-Benefitted		$ -	$ -
2743444	6		$ 8,054.24	$ 684.27
2768964	7		$ 8,043.31	$ 639.31
2743515	Non-Benefitted		$ -	$ -
2768951	7		$ 8,043.31	$ 639.31
2768932	7		$ 8,043.31	$ 639.31
2768948	7		$ 8,043.31	$ 639.31
2743448	6		$ 8,054.24	$ 684.27
2743440	6		$ 8,054.24	$ 684.27
2743510	6		$ 8,054.24	$ 684.27
2743452	6		$ 8,054.24	$ 684.27
2768955	7		$ 8,043.31	$ 639.31
2768896	7		$ 8,043.31	$ 639.31
2768928	7		$ 8,043.31	$ 639.31
2768914	7		$ 8,043.31	$ 639.31
2743474	6		$ 8,054.24	$ 684.27
2743468	6		$ 8,054.24	$ 684.27
2743422	6		$ 8,054.24	$ 684.27

			Zone 2	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2768946	7		$ 8,043.31	$ 639.31
2768952	7		$ 8,043.31	$ 639.31
2768958	7		$ 8,043.31	$ 639.31
2743445	6		$ 8,054.24	$ 684.27
2768912	7		$ 8,043.31	$ 639.31
2743450	6		$ 8,054.24	$ 684.27
2743443	6		$ 8,054.24	$ 684.27
2743434	6		$ 8,054.24	$ 684.27
2743485	6		$ 8,054.24	$ 684.27
2743513	Non-Benefitted		$ -	$ -
2768913	7		$ 8,043.31	$ 639.31
2768962	7		$ 8,043.31	$ 639.31
2768935	7		$ 8,043.31	$ 639.31
2743425	6		$ 8,054.24	$ 684.27
2743487	6		$ 8,054.24	$ 684.27
2743483	6		$ 8,054.24	$ 684.27
2768892	7		$ 8,043.31	$ 639.31
2743454	6		$ 8,054.24	$ 684.27
2768961	7		$ 8,043.31	$ 639.31
2743435	6		$ 8,054.24	$ 684.27
2743498	6		$ 8,054.24	$ 684.27
2768900	7		$ 8,043.31	$ 639.31
2768882	7		$ 8,043.31	$ 639.31
2768885	7		$ 8,043.31	$ 639.31
2743451	6		$ 8,054.24	$ 684.27
2743496	6		$ 8,054.24	$ 684.27
2743501	6		$ 8,054.24	$ 684.27
2768938	7		$ 8,043.31	$ 639.31
2743472	6		$ 8,054.24	$ 684.27
2743449	6		$ 8,054.24	$ 684.27
2768942	7		$ 8,043.31	$ 639.31
2768902	7		$ 8,043.31	$ 639.31
2743493	6		$ 8,054.24	$ 684.27
2743470	6		$ 8,054.24	$ 684.27
2743469	6		$ 8,054.24	$ 684.27
2768957	7		$ 8,043.31	$ 639.31
2743516	Non-Benefitted		$ -	$ -
2768909	7		$ 8,043.31	$ 639.31
2743466	6		$ 8,054.24	$ 684.27
2743477	6		$ 8,054.24	$ 684.27

			Zone 2	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment	Annual Installment Due 1/31/2027[f]
2743462	6		$ 8,054.24	$ 684.27
2743423	6		$ 8,054.24	$ 684.27
2743424	6		$ 8,054.24	$ 684.27
2743475	6		$ 8,054.24	$ 684.27
2743494	6		$ 8,054.24	$ 684.27
2743478	6		$ 8,054.24	$ 684.27
2768939	7		$ 8,043.31	$ 639.31
2768937	7		$ 8,043.31	$ 639.31
2743495	6		$ 8,054.24	$ 684.27
2743479	6		$ 8,054.24	$ 684.27
2768917	7		$ 8,043.31	$ 639.31
2768919	7		$ 8,043.31	$ 639.31
2768944	7		$ 8,043.31	$ 639.31
2743490	6		$ 8,054.24	$ 684.27
2768905	7		$ 8,043.31	$ 639.31
2768895	7		$ 8,043.31	$ 639.31
2743511	6		$ 8,054.24	$ 684.27
2768963	7		$ 8,043.31	$ 639.31
2743430	6		$ 8,054.24	$ 684.27
2743518	Non-Benefitted		$ -	$ -
2768966	7		$ 8,043.31	$ 639.31
2743464	6		$ 8,054.24	$ 684.27
2768921	7		$ 8,043.31	$ 639.31
2743503	6		$ 8,054.24	$ 684.27
2743500	6	[b]	$ -	$ -
2743426	6		$ 8,054.24	$ 684.27
2768940	7		$ 8,043.31	$ 639.31
2743431	6		$ 8,054.24	$ 684.27
2768920	7		$ 8,043.31	$ 639.31
2743441	6		$ 8,054.24	$ 684.27
2743476	6		$ 8,054.24	$ 684.27
2818834	6	[d]	$ 8,054.24	$ 342.14
2874677	6	[c]	$ 8,054.24	$ 342.14
Total[e]			**$ 1,440,790.24**	**$ 118,707.69**

Footnotes:

[a] Property IDs per Collin CAD.Property IDs preliminary and subject to change prior to billing.

[b] Prepaid in full.

[c] Undivided interest of Property located at 524 Graceful Pl billed 50% to Property ID 2743442 and 50% to Property ID 2874677.

[d] Undivided interest of Property located at 539 Trevor St billed 50% to Property ID 2743471 and 50% to Property ID 2818834.

[e] Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.

[f] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT G-2 – ZONE 2 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 40,330.01	$ 67,704.26	$ 10,673.07	$ 118,707.34
2028	$ 42,225.52	$ 65,808.75	$ 10,886.53	$ 118,920.80
2029	$ 44,210.13	$ 63,824.15	$ 11,104.26	$ 119,138.54
2030	$ 46,288.00	$ 61,746.27	$ 11,326.35	$ 119,360.62
2031	$ 48,463.55	$ 59,570.73	$ 11,552.87	$ 119,587.15
2032	$ 50,741.33	$ 57,292.95	$ 11,783.93	$ 119,818.21
2033	$ 53,126.17	$ 54,908.11	$ 12,019.61	$ 120,053.88
2034	$ 55,623.10	$ 52,411.18	$ 12,260.00	$ 120,294.28
2035	$ 58,237.38	$ 49,796.89	$ 12,505.20	$ 120,539.47
2036	$ 60,974.54	$ 47,059.73	$ 12,755.31	$ 120,789.58
2037	$ 63,840.35	$ 44,193.93	$ 13,010.41	$ 121,044.69
2038	$ 66,840.85	$ 41,193.43	$ 13,270.62	$ 121,304.90
2039	$ 69,982.35	$ 38,051.91	$ 13,536.03	$ 121,570.30
2040	$ 73,271.53	$ 34,762.74	$ 13,806.75	$ 121,841.02
2041	$ 76,715.30	$ 31,318.98	$ 14,082.89	$ 122,117.17
2042	$ 80,320.91	$ 27,713.36	$ 14,364.55	$ 122,398.82
2043	$ 84,096.00	$ 23,938.28	$ 14,651.84	$ 122,686.11
2044	$ 88,048.50	$ 19,985.77	$ 14,944.87	$ 122,979.15
2045	$ 92,186.79	$ 15,847.49	$ 15,243.77	$ 123,278.05
2046	$ 96,519.57	$ 11,514.71	$ 15,548.65	$ 123,582.92
2047	$ 101,055.99	$ 6,978.29	$ 15,859.62	$ 123,893.90
2048	$ 47,692.37	$ 35,485.00	$ 16,176.81	$ 99,354.18
Total	**$ 1,440,790.24**	**$ 911,106.89**	**$ 291,363.96**	**$ 2,643,261.09**

Footnotes:

[a] Interest is calculated at a 4.7% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT H-1 – ZONE 3 ASSESSMENT ROLL

			Zone 3	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment[b]	Annual Installment Due 1/31/2027[g]
2821352	8		$ 8,468.47	$ 650.33
2821304	8		$ 8,468.47	$ 650.33
2821315	8		$ 8,468.47	$ 650.33
2821345	8		$ 8,468.47	$ 650.33
2821357	8		$ 8,468.47	$ 650.33
2821343	8		$ 8,468.47	$ 650.33
2821310	8		$ 8,468.47	$ 650.33
2821372	8		$ 8,468.47	$ 650.33
2821358	8		$ 8,468.47	$ 650.33
2821313	8		$ 8,468.47	$ 650.33
2821306	8		$ 8,468.47	$ 650.33
2821344	8		$ 8,468.47	$ 650.33
2821324	8		$ 8,468.47	$ 650.33
2821356	8		$ 8,468.47	$ 650.33
2821393	8		$ 8,468.47	$ 650.33
2821311	8		$ 8,468.47	$ 650.33
2821320	Non-Benefitted		$ -	$ -
2821409	8		$ 8,468.47	$ 650.33
2821392	8		$ 8,468.47	$ 650.33
2821346	8	[c]	$ 8,468.47	$ 325.17
2821365	8		$ 8,468.47	$ 650.33
2821390	8		$ 8,468.47	$ 650.33
2821302	8		$ 8,468.47	$ 650.33
2821363	8		$ 8,468.47	$ 650.33
2821322	8		$ 8,468.47	$ 650.33
2821360	8		$ 8,468.47	$ 650.33
2821375	8		$ 8,468.47	$ 650.33
2821329	8		$ 8,468.47	$ 650.33
2821354	8		$ 8,468.47	$ 650.33
2821349	8		$ 8,468.47	$ 650.33
2821419	8		$ 8,468.47	$ 650.33
2821300	8		$ 8,468.47	$ 650.33
2821394	8		$ 8,468.47	$ 650.33
2821369	8		$ 8,468.47	$ 650.33
2821412	8	[e]	$ 8,468.47	$ 325.17
2821371	8		$ 8,468.47	$ 650.33
2821316	8		$ 8,468.47	$ 650.33
2821384	8		$ 8,468.47	$ 650.33
2821364	8		$ 8,468.47	$ 650.33
2821339	8		$ 8,468.47	$ 650.33

			Zone 3	
Property ID[a]	Lot Type	Note	Total Outstanding Assessment[b]	Annual Installment Due 1/31/2027[g]
2821389	8		$ 8,468.47	$ 650.33
2821327	8		$ 8,468.47	$ 650.33
2821318	8		$ 8,468.47	$ 650.33
2821307	8		$ 8,468.47	$ 650.33
2821341	8		$ 8,468.47	$ 650.33
2821319	8		$ 8,468.47	$ 650.33
2821328	8		$ 8,468.47	$ 650.33
2821303	8		$ 8,468.47	$ 650.33
2821332	8		$ 8,468.47	$ 650.33
2821414	8		$ 8,468.47	$ 650.33
2821418	8		$ 8,468.47	$ 650.33
2821359	8		$ 8,468.47	$ 650.33
2821370	8		$ 8,468.47	$ 650.33
2821309	8		$ 8,468.47	$ 650.33
2821407	8		$ 8,468.47	$ 650.33
2821374	8		$ 8,468.47	$ 650.33
2821383	8		$ 8,468.47	$ 650.33
2821308	8		$ 8,468.47	$ 650.33
2821399	8		$ 8,468.47	$ 650.33
2821406	8		$ 8,468.47	$ 650.33
2821347	8		$ 8,468.47	$ 650.33
2821314	8		$ 8,468.47	$ 650.33
2821312	8		$ 8,468.47	$ 650.33
2821323	8		$ 8,468.47	$ 650.33
2821401	8		$ 8,468.47	$ 650.33
2821325	8		$ 8,468.47	$ 650.33
2821410	8		$ 8,468.47	$ 650.33
2821297	Non-Benefitted		$ -	$ -
2821411	8		$ 8,468.47	$ 650.33
2821376	8		$ 8,468.47	$ 650.33
2821340	8		$ 8,468.47	$ 650.33
2821378	8		$ 8,468.47	$ 650.33
2821338	8		$ 8,468.47	$ 650.33
2821420	8		$ 8,468.47	$ 650.33
2821355	8		$ 8,468.47	$ 650.33
2821381	8		$ 8,468.47	$ 650.33
2821417	8		$ 8,468.47	$ 650.33
2821317	8		$ 8,468.47	$ 650.33
2821413	8		$ 8,468.47	$ 650.33
2821298	8	[b]	$ -	$ -

Property ID[a]	Lot Type	Note	Zone 3 Total Outstanding Assessment[b]	Zone 3 Annual Installment Due 1/31/2027[g]
2821326	8		$ 8,468.47	$ 650.33
2821331	8		$ 8,468.47	$ 650.33
2821391	8		$ 8,468.47	$ 650.33
2821421	8		$ 8,468.47	$ 650.33
2821301	8	[d]	$ 8,468.47	$ 325.17
2821350	8		$ 8,468.47	$ 650.33
2821386	8		$ 8,468.47	$ 650.33
2821321	8		$ 8,468.47	$ 650.33
2821400	8		$ 8,468.47	$ 650.33
2821351	8		$ 8,468.47	$ 650.33
2821405	8		$ 8,468.47	$ 650.33
2821353	Non-Benefitted		$ -	$ -
2821367	8		$ 8,468.47	$ 650.33
2821305	8		$ 8,468.47	$ 650.33
2821334	8		$ 8,468.47	$ 650.33
2821416	8		$ 8,468.47	$ 650.33
2821366	8		$ 8,468.47	$ 650.33
2821404	8		$ 8,468.47	$ 650.33
2821415	8		$ 8,468.47	$ 650.33
2821385	8		$ 8,468.47	$ 650.33
2821382	8		$ 8,468.47	$ 650.33
2821403	8		$ 8,468.47	$ 650.33
2821402	8		$ 8,468.47	$ 650.33
2821361	8		$ 8,468.47	$ 650.33
2821299	8		$ 8,468.47	$ 650.33
2821377	8		$ 8,468.47	$ 650.33
2821373	8		$ 8,468.47	$ 650.33
2821387	8		$ 8,468.47	$ 650.33
2821337	8		$ 8,468.47	$ 650.33
2821408	8		$ 8,468.47	$ 650.33
2821335	8		$ 8,468.47	$ 650.33
2821348	8		$ 8,468.47	$ 650.33
2821336	8		$ 8,468.47	$ 650.33
2821333	8		$ 8,468.47	$ 650.33
2886391	8	[c]	$ 8,468.47	$ 325.17
2937971	8	[e]	$ 8,468.47	$ 325.17
2929917	8	[d]	$ 8,468.47	$ 325.17
Total[f]			**$ 931,531.53**	**$ 71,536.30**

Footnotes:

[a] Property IDs per Collin CAD.Property IDs preliminary and subject to change prior to billing.
[b] Prepaid in full.
[c] Undivided interest of Property located at 626 Franklin Ln billed 50% to Property ID 2821346 and 50% to Property ID 2886391.
[d] Undivided interest of Property located at 515 Svenson Ln billed 50% to Property ID 2821301 and 50% to Property ID 2929917.
[e] Undivided interest of Property located at 546 Stanton Ln billed 50% to Property ID 2821412 and 50% to Property ID 2937971.
[f] Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.
[g] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT H-2 – ZONE 3 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 19,819.82	$ 43,781.98	$ 7,934.56	$ 71,536.36
2028	$ 24,774.77	$ 42,850.45	$ 8,093.25	$ 75,718.48
2029	$ 24,774.77	$ 41,686.04	$ 8,255.12	$ 74,715.93
2030	$ 24,774.77	$ 40,521.62	$ 8,420.22	$ 73,716.61
2031	$ 24,774.77	$ 39,357.21	$ 8,588.62	$ 72,720.60
2032	$ 24,774.77	$ 38,192.79	$ 8,760.40	$ 71,727.96
2033	$ 29,729.73	$ 37,028.38	$ 8,935.60	$ 75,693.71
2034	$ 29,729.73	$ 35,631.08	$ 9,114.32	$ 74,475.13
2035	$ 29,729.73	$ 34,233.78	$ 9,296.60	$ 73,260.12
2036	$ 34,684.68	$ 32,836.49	$ 9,482.53	$ 77,003.70
2037	$ 34,684.68	$ 31,206.31	$ 9,672.18	$ 75,563.18
2038	$ 34,684.68	$ 29,576.13	$ 9,865.63	$ 74,126.44
2039	$ 39,639.64	$ 27,945.95	$ 10,062.94	$ 77,648.53
2040	$ 39,639.64	$ 26,082.88	$ 10,264.20	$ 75,986.72
2041	$ 39,639.64	$ 24,219.82	$ 10,469.48	$ 74,328.94
2042	$ 44,594.59	$ 22,356.76	$ 10,678.87	$ 77,630.22
2043	$ 44,594.59	$ 20,260.81	$ 10,892.45	$ 75,747.86
2044	$ 49,549.55	$ 18,164.86	$ 11,110.30	$ 78,824.71
2045	$ 49,549.55	$ 15,836.04	$ 11,332.51	$ 76,718.09
2046	$ 49,549.55	$ 13,507.21	$ 11,559.16	$ 74,615.91
2047	$ 54,504.50	$ 11,178.38	$ 11,790.34	$ 77,473.22
2048	$ 59,459.46	$ 8,616.67	$ 12,026.15	$ 80,102.27
2049	$ 59,459.46	$ 5,822.07	$ 12,266.67	$ 77,548.20
2050	$ 64,414.41	$ 3,027.48	$ 12,512.00	$ 79,953.89
Total	**$ 931,531.53**	**$ 643,921.17**	**$ 241,384.09**	**$ 1,816,836.80**

Footnotes:

[a] Interest is calculated at a 4.7% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT I-1 – ZONE 4 ASSESSMENT ROLL

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2833648	9		$ 22,383.06	$ 1,698.51
2833663	9		$ 22,383.06	$ 1,698.51
2833674	9		$ 22,383.06	$ 1,698.51
2833623	9		$ 22,383.06	$ 1,698.51
2833672	9		$ 22,383.06	$ 1,698.51
2833633	9		$ 22,383.06	$ 1,698.51
2833853	9		$ 22,383.06	$ 1,698.51
2833660	9		$ 22,383.06	$ 1,698.51
2833649	9		$ 22,383.06	$ 1,698.51
2833850	9		$ 22,383.06	$ 1,698.51
2833786	9		$ 22,383.06	$ 1,698.51
2833651	9		$ 22,383.06	$ 1,698.51
2833670	9		$ 22,383.06	$ 1,698.51
2833647	9		$ 22,383.06	$ 1,698.51
2833700	9		$ 22,383.06	$ 1,698.51
2833735	9		$ 22,383.06	$ 1,698.51
2833857	Non-Benefitted		$ -	$ -
2833669	9		$ 22,383.06	$ 1,698.51
2833791	9		$ 22,383.06	$ 1,698.51
2833845	9		$ 22,383.06	$ 1,698.51
2833837	9		$ 22,383.06	$ 1,698.51
2833622	9		$ 22,383.06	$ 1,698.51
2833731	9		$ 22,383.06	$ 1,698.51
2833652	9		$ 22,383.06	$ 1,698.51
2833807	9		$ 22,383.06	$ 1,698.51
2833678	9		$ 22,383.06	$ 1,698.51
2833646	9		$ 22,383.06	$ 1,698.51
2833812	9		$ 22,383.06	$ 1,698.51
2833632	9		$ 22,383.06	$ 1,698.51
2833834	9		$ 22,383.06	$ 1,698.51
2833764	9		$ 22,383.06	$ 1,698.51
2833762	9		$ 22,383.06	$ 1,698.51
2833782	9		$ 22,383.06	$ 1,698.51
2833676	9		$ 22,383.06	$ 1,698.51
2833643	9		$ 22,383.06	$ 1,698.51
2833634	9		$ 22,383.06	$ 1,698.51
2833771	9		$ 22,383.06	$ 1,698.51
2833665	9		$ 22,383.06	$ 1,698.51
2833732	9		$ 22,383.06	$ 1,698.51
2833656	9		$ 22,383.06	$ 1,698.51

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2833734	9		$ 22,383.06	$ 1,698.51
2833784	9		$ 22,383.06	$ 1,698.51
2833645	9		$ 22,383.06	$ 1,698.51
2833658	9		$ 22,383.06	$ 1,698.51
2833644	9		$ 22,383.06	$ 1,698.51
2833758	9		$ 22,383.06	$ 1,698.51
2833756	9		$ 22,383.06	$ 1,698.51
2833816	9		$ 22,383.06	$ 1,698.51
2833843	9		$ 22,383.06	$ 1,698.51
2833761	9		$ 22,383.06	$ 1,698.51
2833806	9		$ 22,383.06	$ 1,698.51
2833641	9		$ 22,383.06	$ 1,698.51
2833765	9		$ 22,383.06	$ 1,698.51
2833785	9		$ 22,383.06	$ 1,698.51
2833814	9		$ 22,383.06	$ 1,698.51
2833666	9		$ 22,383.06	$ 1,698.51
2833705	9		$ 22,383.06	$ 1,698.51
2833800	9		$ 22,383.06	$ 1,698.51
2833788	9		$ 22,383.06	$ 1,698.51
2833823	9		$ 22,383.06	$ 1,698.51
2833627	9		$ 22,383.06	$ 1,698.51
2833839	9		$ 22,383.06	$ 1,698.51
2833848	9		$ 22,383.06	$ 1,698.51
2833637	9		$ 22,383.06	$ 1,698.51
2833797	9		$ 22,383.06	$ 1,698.51
2833677	9		$ 22,383.06	$ 1,698.51
2833679	9		$ 22,383.06	$ 1,698.51
2833842	9		$ 22,383.06	$ 1,698.51
2833856	Non-Benefitted		$ -	$ -
2833671	9		$ 22,383.06	$ 1,698.51
2833855	9		$ 22,383.06	$ 1,698.51
2833840	9	[b]	$ -	$ -
2833808	9		$ 22,383.06	$ 1,698.51
2833790	9		$ 22,383.06	$ 1,698.51
2833655	9		$ 22,383.06	$ 1,698.51
2833768	9		$ 22,383.06	$ 1,698.51
2833811	9		$ 22,383.06	$ 1,698.51
2833795	9		$ 22,383.06	$ 1,698.51
2833625	9		$ 22,383.06	$ 1,698.51
2833704	9		$ 22,383.06	$ 1,698.51

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2833833	9		$ 22,383.06	$ 1,698.51
2833653	9		$ 22,383.06	$ 1,698.51
2833792	9		$ 22,383.06	$ 1,698.51
2833642	9		$ 22,383.06	$ 1,698.51
2833783	9		$ 22,383.06	$ 1,698.51
2833662	9		$ 22,383.06	$ 1,698.51
2833849	9		$ 22,383.06	$ 1,698.51
2833664	9		$ 22,383.06	$ 1,698.51
2833635	9		$ 22,383.06	$ 1,698.51
2833657	9		$ 22,383.06	$ 1,698.51
2833624	9		$ 22,383.06	$ 1,698.51
2833835	9		$ 22,383.06	$ 1,698.51
2833841	9		$ 22,383.06	$ 1,698.51
2833636	9		$ 22,383.06	$ 1,698.51
2833733	9		$ 22,383.06	$ 1,698.51
2833628	9		$ 22,383.06	$ 1,698.51
2833629	9		$ 22,383.06	$ 1,698.51
2833851	9		$ 22,383.06	$ 1,698.51
2833631	9		$ 22,383.06	$ 1,698.51
2833763	9		$ 22,383.06	$ 1,698.51
2833702	9		$ 22,383.06	$ 1,698.51
2833852	9		$ 22,383.06	$ 1,698.51
2833846	9		$ 22,383.06	$ 1,698.51
2833769	9		$ 22,383.06	$ 1,698.51
2833639	9		$ 22,383.06	$ 1,698.51
2833844	9		$ 22,383.06	$ 1,698.51
2833838	9		$ 22,383.06	$ 1,698.51
2833654	9		$ 22,383.06	$ 1,698.51
2833668	9		$ 22,383.06	$ 1,698.51
2833659	9		$ 22,383.06	$ 1,698.51
2833650	9		$ 22,383.06	$ 1,698.51
2833630	9		$ 22,383.06	$ 1,698.51
2833757	9		$ 22,383.06	$ 1,698.51
2833638	9		$ 22,383.06	$ 1,698.51
2833770	9		$ 22,383.06	$ 1,698.51
2833766	9		$ 22,383.06	$ 1,698.51
2833836	9		$ 22,383.06	$ 1,698.51
2833810	9		$ 22,383.06	$ 1,698.51
2833767	9		$ 22,383.06	$ 1,698.51
2833828	9		$ 22,383.06	$ 1,698.51

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2833787	9		$ 22,383.06	$ 1,698.51
2833827	9		$ 22,383.06	$ 1,698.51
2833829	9		$ 22,383.06	$ 1,698.51
2833820	9		$ 22,383.06	$ 1,698.51
2833821	9		$ 22,383.06	$ 1,698.51
2833626	9		$ 22,383.06	$ 1,698.51
2833755	9		$ 22,383.06	$ 1,698.51
2833789	9		$ 22,383.06	$ 1,698.51
2833796	9		$ 22,383.06	$ 1,698.51
2833798	9		$ 22,383.06	$ 1,698.51
2833703	9		$ 22,383.06	$ 1,698.51
2833822	9		$ 22,383.06	$ 1,698.51
2833825	9		$ 22,383.06	$ 1,698.51
2833824	9		$ 22,383.06	$ 1,698.51
2833680	9		$ 22,383.06	$ 1,698.51
2833640	9		$ 22,383.06	$ 1,698.51
2833819	9		$ 22,383.06	$ 1,698.51
2833832	9		$ 22,383.06	$ 1,698.51
2833760	9		$ 22,383.06	$ 1,698.51
2833815	9		$ 22,383.06	$ 1,698.51
2833805	9		$ 22,383.06	$ 1,698.51
2833802	9		$ 22,383.06	$ 1,698.51
2833813	9		$ 22,383.06	$ 1,698.51
2833860	Non-Benefitted		$ -	$ -
2833803	9		$ 22,383.06	$ 1,698.51
2833831	9		$ 22,383.06	$ 1,698.51
2833804	9		$ 22,383.06	$ 1,698.51
2833859	Non-Benefitted		$ -	$ -
2833818	9		$ 22,383.06	$ 1,698.51
2833801	9		$ 22,383.06	$ 1,698.51
2833858	Non-Benefitted		$ -	$ -
2833830	9		$ 22,383.06	$ 1,698.51
2833667	9		$ 22,383.06	$ 1,698.51
2833673	9		$ 22,383.06	$ 1,698.51
2833847	9		$ 22,383.06	$ 1,698.51
2833772	9		$ 22,383.06	$ 1,698.51
2833794	9		$ 22,383.06	$ 1,698.51
2833675	9		$ 22,383.06	$ 1,698.51
2833701	9		$ 22,383.06	$ 1,698.51
2833799	9		$ 22,383.06	$ 1,698.51

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2833793	9		$ 22,383.06	$ 1,698.51
2833854	9		$ 22,383.06	$ 1,698.51
2833759	9		$ 22,383.06	$ 1,698.51
2833809	9		$ 22,383.06	$ 1,698.51
2833861	Non-Benefitted		$ -	$ -
2833817	9		$ 22,383.06	$ 1,698.51
2833826	9		$ 22,383.06	$ 1,698.51
2866113	10		$ 22,383.06	$ 1,698.51
2866115	10	[c]	$ 22,383.06	$ 849.26
2866229	10		$ 22,383.06	$ 1,698.51
2866210	10		$ 22,383.06	$ 1,698.51
2866245	10		$ 22,383.06	$ 1,698.51
2866228	10		$ 22,383.06	$ 1,698.51
2866144	10		$ 22,383.06	$ 1,698.51
2866130	10		$ 22,383.06	$ 1,698.51
2866118	10		$ 22,383.06	$ 1,698.51
2866211	10		$ 22,383.06	$ 1,698.51
2866100	10		$ 22,383.06	$ 1,698.51
2866143	10		$ 22,383.06	$ 1,698.51
2866120	10		$ 22,383.06	$ 1,698.51
2866126	10		$ 22,383.06	$ 1,698.51
2866248	10		$ 22,383.06	$ 1,698.51
2866132	10		$ 22,383.06	$ 1,698.51
2866106	10		$ 22,383.06	$ 1,698.51
2866231	10		$ 22,383.06	$ 1,698.51
2866134	10		$ 22,383.06	$ 1,698.51
2866249	10		$ 22,383.06	$ 1,698.51
2866146	10		$ 22,383.06	$ 1,698.51
2866135	10		$ 22,383.06	$ 1,698.51
2866109	10		$ 22,383.06	$ 1,698.51
2866123	10		$ 22,383.06	$ 1,698.51
2866148	10		$ 22,383.06	$ 1,698.51
2866150	10		$ 22,383.06	$ 1,698.51
2866110	10		$ 22,383.06	$ 1,698.51
2866242	10		$ 22,383.06	$ 1,698.51
2866137	10		$ 22,383.06	$ 1,698.51
2866246	10		$ 22,383.06	$ 1,698.51
2866214	10		$ 22,383.06	$ 1,698.51
2866104	10		$ 22,383.06	$ 1,698.51
2866145	10		$ 22,383.06	$ 1,698.51

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2866198	10		$ 22,383.06	$ 1,698.51
2866129	10		$ 22,383.06	$ 1,698.51
2866227	10		$ 22,383.06	$ 1,698.51
2866212	10		$ 22,383.06	$ 1,698.51
2866154	10		$ 22,383.06	$ 1,698.51
2866185	10		$ 22,383.06	$ 1,698.51
2866225	10		$ 22,383.06	$ 1,698.51
2866147	10		$ 22,383.06	$ 1,698.51
2866192	10		$ 22,383.06	$ 1,698.51
2866191	10		$ 22,383.06	$ 1,698.51
2866234	10		$ 22,383.06	$ 1,698.51
2866215	10		$ 22,383.06	$ 1,698.51
2866152	10		$ 22,383.06	$ 1,698.51
2866119	10		$ 22,383.06	$ 1,698.51
2866128	10		$ 22,383.06	$ 1,698.51
2866195	10		$ 22,383.06	$ 1,698.51
2866171	10		$ 22,383.06	$ 1,698.51
2866160	10		$ 22,383.06	$ 1,698.51
2866149	10		$ 22,383.06	$ 1,698.51
2866232	10		$ 22,383.06	$ 1,698.51
2866189	10		$ 22,383.06	$ 1,698.51
2866168	10		$ 22,383.06	$ 1,698.51
2866167	10		$ 22,383.06	$ 1,698.51
2866155	10		$ 22,383.06	$ 1,698.51
2866199	10		$ 22,383.06	$ 1,698.51
2866200	10		$ 22,383.06	$ 1,698.51
2866176	10		$ 22,383.06	$ 1,698.51
2866202	10		$ 22,383.06	$ 1,698.51
2866175	10		$ 22,383.06	$ 1,698.51
2866183	Non-Benefitted		$ -	$ -
2866201	10		$ 22,383.06	$ 1,698.51
2866159	10		$ 22,383.06	$ 1,698.51
2866131	10		$ 22,383.06	$ 1,698.51
2866244	10		$ 22,383.06	$ 1,698.51
2866187	10		$ 22,383.06	$ 1,698.51
2866173	10		$ 22,383.06	$ 1,698.51
2866186	10		$ 22,383.06	$ 1,698.51
2866238	10		$ 22,383.06	$ 1,698.51
2866153	10		$ 22,383.06	$ 1,698.51
2866204	10		$ 22,383.06	$ 1,698.51

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2866181	10		$ 22,383.06	$ 1,698.51
2866166	10		$ 22,383.06	$ 1,698.51
2866190	10		$ 22,383.06	$ 1,698.51
2866122	10		$ 22,383.06	$ 1,698.51
2866133	10		$ 22,383.06	$ 1,698.51
2866222	10		$ 22,383.06	$ 1,698.51
2866178	10		$ 22,383.06	$ 1,698.51
2866156	Non-Benefitted		$ -	$ -
2866194	10		$ 22,383.06	$ 1,698.51
2866213	10		$ 22,383.06	$ 1,698.51
2866193	10		$ 22,383.06	$ 1,698.51
2866124	10		$ 22,383.06	$ 1,698.51
2866220	10		$ 22,383.06	$ 1,698.51
2866169	10		$ 22,383.06	$ 1,698.51
2866161	10		$ 22,383.06	$ 1,698.51
2866236	10		$ 22,383.06	$ 1,698.51
2866224	10		$ 22,383.06	$ 1,698.51
2866219	10		$ 22,383.06	$ 1,698.51
2866203	10		$ 22,383.06	$ 1,698.51
2866205	10		$ 22,383.06	$ 1,698.51
2866170	10		$ 22,383.06	$ 1,698.51
2866116	10		$ 22,383.06	$ 1,698.51
2866243	10		$ 22,383.06	$ 1,698.51
2866241	10		$ 22,383.06	$ 1,698.51
2866138	10		$ 22,383.06	$ 1,698.51
2866141	10		$ 22,383.06	$ 1,698.51
2866107	10		$ 22,383.06	$ 1,698.51
2866237	10		$ 22,383.06	$ 1,698.51
2866177	10		$ 22,383.06	$ 1,698.51
2866162	10		$ 22,383.06	$ 1,698.51
2866105	10		$ 22,383.06	$ 1,698.51
2866197	10		$ 22,383.06	$ 1,698.51
2866163	10		$ 22,383.06	$ 1,698.51
2866164	10		$ 22,383.06	$ 1,698.51
2866239	10		$ 22,383.06	$ 1,698.51
2866221	10		$ 22,383.06	$ 1,698.51
2866111	10		$ 22,383.06	$ 1,698.51
2866209	10		$ 22,383.06	$ 1,698.51
2866127	10		$ 22,383.06	$ 1,698.51
2866114	10		$ 22,383.06	$ 1,698.51

			Zone 4	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Annual Installment Due 1/31/2027[e]
2866235	10		$ 22,383.06	$ 1,698.51
2866240	10		$ 22,383.06	$ 1,698.51
2866117	10		$ 22,383.06	$ 1,698.51
2866140	10		$ 22,383.06	$ 1,698.51
2866108	10		$ 22,383.06	$ 1,698.51
2866112	10		$ 22,383.06	$ 1,698.51
2866217	10		$ 22,383.06	$ 1,698.51
2866184	10		$ 22,383.06	$ 1,698.51
2866151	10		$ 22,383.06	$ 1,698.51
2866157	10		$ 22,383.06	$ 1,698.51
2866207	10		$ 22,383.06	$ 1,698.51
2866218	10		$ 22,383.06	$ 1,698.51
2866182	Non-Benefitted		$ -	$ -
2866125	10		$ 22,383.06	$ 1,698.51
2866136	10		$ 22,383.06	$ 1,698.51
2866247	10		$ 22,383.06	$ 1,698.51
2866230	10		$ 22,383.06	$ 1,698.51
2866174	10		$ 22,383.06	$ 1,698.51
2866139	10		$ 22,383.06	$ 1,698.51
2866180	10		$ 22,383.06	$ 1,698.51
2866121	10		$ 22,383.06	$ 1,698.51
2866101	10		$ 22,383.06	$ 1,698.51
2866233	10		$ 22,383.06	$ 1,698.51
2866188	10		$ 22,383.06	$ 1,698.51
2866165	10		$ 22,383.06	$ 1,698.51
2866216	10		$ 22,383.06	$ 1,698.51
2866179	10		$ 22,383.06	$ 1,698.51
2866226	10		$ 22,383.06	$ 1,698.51
2866196	10		$ 22,383.06	$ 1,698.51
2866172	10		$ 22,383.06	$ 1,698.51
2866158	10		$ 22,383.06	$ 1,698.51
2866142	10		$ 22,383.06	$ 1,698.51
2866103	10		$ 22,383.06	$ 1,698.51
2866102	10		$ 22,383.06	$ 1,698.51
2866206	10		$ 22,383.06	$ 1,698.51
2866208	10		$ 22,383.06	$ 1,698.51
2866223	10		$ 22,383.06	$ 1,698.51
2963330	10	[c]	$ 22,383.06	$ 849.26
Total[d]			**$ 6,871,599.96**	**$ 521,442.57**

Footnotes:

[a] Property IDs per Collin Central Appraisal District and subject to change prior to billing.

[b] Prepaid in full.

[c] Undivided interest of Property located at 467 Aspen Way billed 50% to Property ID 2866115 and 50% to Property ID 2963330.

[d] Total may not match Service Plan or Installment Schedules due to Prepayments or rounding.

[e] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT I-2 – ZONE 4 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 149,490.93	$ 332,585.44	$ 39,366.16	$ 521,442.53
2028	$ 154,473.97	$ 325,350.08	$ 40,153.48	$ 519,977.53
2029	$ 159,457.00	$ 317,873.54	$ 40,956.55	$ 518,287.09
2030	$ 169,423.06	$ 310,155.82	$ 41,775.68	$ 521,354.56
2031	$ 179,389.12	$ 301,955.74	$ 42,611.20	$ 523,956.06
2032	$ 184,372.15	$ 293,273.31	$ 43,463.42	$ 521,108.88
2033	$ 194,338.21	$ 284,349.70	$ 44,332.69	$ 523,020.60
2034	$ 204,304.28	$ 274,943.73	$ 45,219.34	$ 524,467.35
2035	$ 214,270.34	$ 265,055.40	$ 46,123.73	$ 525,449.47
2036	$ 224,236.40	$ 254,684.72	$ 47,046.21	$ 525,967.32
2037	$ 234,202.46	$ 243,831.67	$ 47,987.13	$ 526,021.27
2038	$ 249,151.56	$ 232,496.27	$ 48,946.87	$ 530,594.70
2039	$ 259,117.62	$ 220,437.34	$ 49,925.81	$ 529,480.77
2040	$ 274,066.71	$ 207,896.05	$ 50,924.33	$ 532,887.08
2041	$ 284,032.78	$ 194,631.22	$ 51,942.81	$ 530,606.80
2042	$ 298,981.87	$ 180,884.03	$ 52,981.67	$ 532,847.57
2043	$ 313,930.96	$ 166,413.31	$ 54,041.30	$ 534,385.57
2044	$ 328,880.06	$ 151,219.05	$ 55,122.13	$ 535,221.23
2045	$ 343,829.15	$ 135,301.26	$ 56,224.57	$ 535,354.97
2046	$ 358,778.24	$ 118,659.92	$ 57,349.06	$ 534,787.23
2047	$ 378,710.37	$ 101,295.06	$ 58,496.04	$ 538,501.47
2048	$ 398,642.49	$ 82,965.48	$ 59,665.96	$ 541,273.93
2049	$ 418,574.62	$ 63,671.18	$ 60,859.28	$ 543,105.08
2050	$ 438,506.74	$ 43,412.17	$ 62,076.47	$ 543,995.38
2051	$ 458,438.87	$ 22,188.44	$ 63,318.00	$ 543,945.31
Total	**$ 6,871,599.96**	**$ 5,125,529.90**	**$ 1,260,909.90**	**$ 13,258,039.76**

Footnotes:

[a] Interest is calculated at 4.84% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT J-1 – ZONE 4 PHASE 5 ASSESSMENT ROLL

			Zone 4 Phase 5	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027[d]
2957802	11		$ 22,479.04	$ 1,883.40
2957668	11		$ 22,479.04	$ 1,883.40
2957701	11		$ 22,479.04	$ 1,883.40
2957703	11		$ 22,479.04	$ 1,883.40
2957660	11		$ 22,479.04	$ 1,883.40
2957743	11		$ 22,479.04	$ 1,883.40
2957745	11		$ 22,479.04	$ 1,883.40
2957683	11		$ 22,479.04	$ 1,883.40
2957714	11		$ 22,479.04	$ 1,883.40
2957774	11		$ 22,479.04	$ 1,883.40
2957776	11		$ 22,479.04	$ 1,883.40
2957670	11		$ 22,479.04	$ 1,883.40
2957698	11		$ 22,479.04	$ 1,883.40
2957733	11		$ 22,479.04	$ 1,883.40
2957791	11		$ 22,479.04	$ 1,883.40
2957751	11		$ 22,479.04	$ 1,883.40
2957780	11		$ 22,479.04	$ 1,883.40
2957682	11		$ 22,479.04	$ 1,883.40
2957662	11		$ 22,479.04	$ 1,883.40
2957726	11		$ 22,479.04	$ 1,883.40
2957728	11		$ 22,479.04	$ 1,883.40
2957759	11		$ 22,479.04	$ 1,883.40
2957685	11		$ 22,479.04	$ 1,883.40
2957708	11		$ 22,479.04	$ 1,883.40
2957787	11		$ 22,479.04	$ 1,883.40
2957706	11		$ 22,479.04	$ 1,883.40
2957757	11		$ 22,479.04	$ 1,883.40
2957734	11		$ 22,479.04	$ 1,883.40
2957784	11		$ 22,479.04	$ 1,883.40
2957705	11		$ 22,479.04	$ 1,883.40
2957737	11		$ 22,479.04	$ 1,883.40
2957692	11		$ 22,479.04	$ 1,883.40
2957707	11		$ 22,479.04	$ 1,883.40
2957767	11		$ 22,479.04	$ 1,883.40
2957678	11		$ 22,479.04	$ 1,883.40
2957785	11		$ 22,479.04	$ 1,883.40
2957769	11		$ 22,479.04	$ 1,883.40
2957748	11		$ 22,479.04	$ 1,883.40
2957666	11		$ 22,479.04	$ 1,883.40
2957676	11		$ 22,479.04	$ 1,883.40

			Zone 4 Phase 5	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027[d]
2957756	11		$ 22,479.04	$ 1,883.40
2957739	11		$ 22,479.04	$ 1,883.40
2957790	11		$ 22,479.04	$ 1,883.40
2957717	11		$ 22,479.04	$ 1,883.40
2957736	11		$ 22,479.04	$ 1,883.40
2957720	11		$ 22,479.04	$ 1,883.40
2957681	11		$ 22,479.04	$ 1,883.40
2957783	11		$ 22,479.04	$ 1,883.40
2957771	11		$ 22,479.04	$ 1,883.40
2957672	11		$ 22,479.04	$ 1,883.40
2957750	11		$ 22,479.04	$ 1,883.40
2957768	11		$ 22,479.04	$ 1,883.40
2957732	11		$ 22,479.04	$ 1,883.40
2957696	11		$ 22,479.04	$ 1,883.40
2957781	11		$ 22,479.04	$ 1,883.40
2957661	11		$ 22,479.04	$ 1,883.40
2957801	11		$ 22,479.04	$ 1,883.40
2957786	11		$ 22,479.04	$ 1,883.40
2957677	11		$ 22,479.04	$ 1,883.40
2957691	11		$ 22,479.04	$ 1,883.40
2957735	11		$ 22,479.04	$ 1,883.40
2957800	11		$ 22,479.04	$ 1,883.40
2957747	11		$ 22,479.04	$ 1,883.40
2957710	11		$ 22,479.04	$ 1,883.40
2957804	11		$ 22,479.04	$ 1,883.40
2957797	11		$ 22,479.04	$ 1,883.40
2957764	11		$ 22,479.04	$ 1,883.40
2957777	11		$ 22,479.04	$ 1,883.40
2957675	11		$ 22,479.04	$ 1,883.40
2957664	11		$ 22,479.04	$ 1,883.40
2957716	11		$ 22,479.04	$ 1,883.40
2957673	11		$ 22,479.04	$ 1,883.40
2957755	11		$ 22,479.04	$ 1,883.40
2957796	11		$ 22,479.04	$ 1,883.40
2957805	11		$ 22,479.04	$ 1,883.40
2957798	11		$ 22,479.04	$ 1,883.40
2957765	11		$ 22,479.04	$ 1,883.40
2957687	11		$ 22,479.04	$ 1,883.40
2957718	11		$ 22,479.04	$ 1,883.40
2957674	11		$ 22,479.04	$ 1,883.40
2957772	11		$ 22,479.04	$ 1,883.40

			Zone 4 Phase 5	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027[d]
2957711	11		$ 22,479.04	$ 1,883.40
2957731	11		$ 22,479.04	$ 1,883.40
2957680	11		$ 22,479.04	$ 1,883.40
2957725	11		$ 22,479.04	$ 1,883.40
2957742	11		$ 22,479.04	$ 1,883.40
2957713	11		$ 22,479.04	$ 1,883.40
2957760	11		$ 22,479.04	$ 1,883.40
2957795	11		$ 22,479.04	$ 1,883.40
2957775	11		$ 22,479.04	$ 1,883.40
2957729	11		$ 22,479.04	$ 1,883.40
2957744	11		$ 22,479.04	$ 1,883.40
2957793	11		$ 22,479.04	$ 1,883.40
2957699	11		$ 22,479.04	$ 1,883.40
2957715	11		$ 22,479.04	$ 1,883.40
2957758	11		$ 22,479.04	$ 1,883.40
2957684	11		$ 22,479.04	$ 1,883.40
2957727	11		$ 22,479.04	$ 1,883.40
2957749	11		$ 22,479.04	$ 1,883.40
2957671	11		$ 22,479.04	$ 1,883.40
2957794	11		$ 22,479.04	$ 1,883.40
2957792	11		$ 22,479.04	$ 1,883.40
2957761	11		$ 22,479.04	$ 1,883.40
2957694	11		$ 22,479.04	$ 1,883.40
2957700	11		$ 22,479.04	$ 1,883.40
2957746	11		$ 22,479.04	$ 1,883.40
2957722	11		$ 22,479.04	$ 1,883.40
2957803	11		$ 22,479.04	$ 1,883.40
2957766	11		$ 22,479.04	$ 1,883.40
2957806	Non-Benefitted	[c]	$ -	$ -
2957663	11		$ 22,479.04	$ 1,883.40
2957702	11		$ 22,479.04	$ 1,883.40
2957788	11		$ 22,479.04	$ 1,883.40
2957695	11		$ 22,479.04	$ 1,883.40
2957723	11		$ 22,479.04	$ 1,883.40
2957709	11		$ 22,479.04	$ 1,883.40
2957762	11		$ 22,479.04	$ 1,883.40
2957693	11		$ 22,479.04	$ 1,883.40
2957730	11		$ 22,479.04	$ 1,883.40
2957741	11		$ 22,479.04	$ 1,883.40
2957753	11		$ 22,479.04	$ 1,883.40

			Zone 4 Phase 5	
Property ID[a]	Lot Type	Note	Outstanding Assessment	Total Annual Installment Due 1/31/2027[d]
2957752	11		$ 22,479.04	$ 1,883.40
2957719	11		$ 22,479.04	$ 1,883.40
2957799	11		$ 22,479.04	$ 1,883.40
2957679	11		$ 22,479.04	$ 1,883.40
2957690	11		$ 22,479.04	$ 1,883.40
2957659	11		$ 22,479.04	$ 1,883.40
2957740	11		$ 22,479.04	$ 1,883.40
2957782	11		$ 22,479.04	$ 1,883.40
2957773	11		$ 22,479.04	$ 1,883.40
2957738	11		$ 22,479.04	$ 1,883.40
2957789	11		$ 22,479.04	$ 1,883.40
2957754	11		$ 22,479.04	$ 1,883.40
2957763	11		$ 22,479.04	$ 1,883.40
2957689	11		$ 22,479.04	$ 1,883.40
2957712	11		$ 22,479.04	$ 1,883.40
2957697	11		$ 22,479.04	$ 1,883.40
2957778	11		$ 22,479.04	$ 1,883.40
2957667	11		$ 22,479.04	$ 1,883.40
2957704	11		$ 22,479.04	$ 1,883.40
2957721	11		$ 22,479.04	$ 1,883.40
2957665	11		$ 22,479.04	$ 1,883.40
2957688	11		$ 22,479.04	$ 1,883.40
2957686	11		$ 22,479.04	$ 1,883.40
2957669	11		$ 22,479.04	$ 1,883.40
2957779	11		$ 22,479.04	$ 1,883.40
2957724	11		$ 22,479.04	$ 1,883.40
2957770	11		$ 22,479.04	$ 1,883.40
Total[b]			**$ 3,304,418.80**	**$ 276,860.35**

Footnotes:

[a] Property IDs preliminary and subject to change based on certified rolls provided by the County prior to billing.

[b] Totals may not add or match the Service Plan or Zone 4 Phase 5 Annual Installment Schedule due to rounding or prepaid unredeemed bonds.

[c] Property ID is Non-Benefitted and not subject to an assessment.

[d] The Annual Installment due on each Parcel or Lot may be updated to reflect prepayments and/or redemptions paid prior to the Annual Installment being billed to the owner of the Parcel or Lot.

EXHIBIT J-2 – ZONE 4 PHASE 5 ANNUAL INSTALLMENTS

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 42,726	$ 194,135	$ 40,000	$ 276,860
2028	$ 45,236	$ 191,624	$ 40,800	$ 277,660
2029	$ 47,893	$ 188,967	$ 41,616	$ 278,476
2030	$ 50,707	$ 186,153	$ 42,448	$ 279,309
2031	$ 53,686	$ 183,174	$ 43,297	$ 280,158
2032	$ 56,840	$ 180,020	$ 44,163	$ 281,024
2033	$ 60,180	$ 176,681	$ 45,046	$ 281,907
2034	$ 63,715	$ 173,145	$ 45,947	$ 282,808
2035	$ 67,459	$ 169,402	$ 46,866	$ 283,727
2036	$ 71,422	$ 165,439	$ 47,804	$ 284,664
2037	$ 75,618	$ 161,243	$ 48,760	$ 285,620
2038	$ 80,060	$ 156,800	$ 49,735	$ 286,595
2039	$ 84,764	$ 152,096	$ 50,730	$ 287,590
2040	$ 89,744	$ 147,117	$ 51,744	$ 288,605
2041	$ 95,016	$ 141,844	$ 52,779	$ 289,640
2042	$ 100,598	$ 136,262	$ 53,835	$ 290,695
2043	$ 106,509	$ 130,352	$ 54,911	$ 291,772
2044	$ 112,766	$ 124,094	$ 56,010	$ 292,870
2045	$ 119,391	$ 117,469	$ 57,130	$ 293,990
2046	$ 126,405	$ 110,455	$ 58,272	$ 295,133
2047	$ 133,831	$ 103,029	$ 59,438	$ 296,298
2048	$ 141,694	$ 95,166	$ 60,627	$ 297,487
2049	$ 150,019	$ 86,842	$ 61,839	$ 298,700
2050	$ 158,832	$ 78,028	$ 63,076	$ 299,936
2051	$ 168,164	$ 68,697	$ 64,337	$ 301,198
2052	$ 178,043	$ 58,817	$ 65,624	$ 302,485
2053	$ 188,503	$ 48,357	$ 66,937	$ 303,797
2054	$ 199,578	$ 37,283	$ 68,275	$ 305,136
2055	$ 211,303	$ 25,557	$ 69,641	$ 306,501
2056	$ 223,717	$ 13,143	$ 71,034	$ 307,894
Total	**$ 3,304,419**	**$ 3,801,392**	**$ 1,622,723**	**$ 8,728,534**

Footnotes:

[a] Interest is calculated at a 5.875% rate for illustrative purposes.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT K – FORM OF NOTICE OF ASSESSMENT TERMINATION

P3Works, LLC
9284 Collinington Square, Suite 100
North Richland Hills, TX 76182

[Date]
Collin County Clerk's Office
Collin County Administration Building
2300 Bloomdale Rd #2106
McKinney, TX 75071
Re: City of Lavon Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of LAVON is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of Lavon
Attn: City Secretary
PO Box 340
120 School Road
Lavon, TX 75166

Please contact me if you have any questions or need additional information.

Sincerely,
[Signature]

P3Works, LLC
(817) 393-0353
Admin@P3-Works.com
www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name]
[City Secretary Address]

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS §
§ **KNOWN ALL MEN BY THESE PRESENTS:**
COUNTY OF COLLIN §

THIS FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN (this "Full Release") is executed and delivered as of the Effective Date by the City of Lavon, Texas, a Texas home rule municipality (the “City”).

RECITALS

WHEREAS, the governing body (hereinafter referred to as the "City Council") of the City is authorized by Chapter 372, Texas Local Government Code, as amended (hereinafter referred to as the "Act"), to create public improvement districts within the corporate limits of the City; and

WHEREAS, on October 28, 2004, the City Council of the City approved Resolution No. 2004-10-01, creating the Heritage Public Improvement District No.1 (the “District”); and

WHEREAS, the District consists of approximately _____ contiguous acres within the corporate limits of the City; and

WHEREAS, on _____, the City Council, approved Ordinance No. _____, (hereinafter referred to as the "Assessment Ordinance") approving a service and assessment plan and assessment roll for the real property located with the District, the Assessment Ordinance being recorded on _____, as Instrument No. _____ in the Official Public Records of Collin County, Texas; and

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount] (hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the “Lien”) against the following property located within the District, to wit:

> [legal description], an addition to the City of Lavon, Collin County, Texas, according to the map or plat thereof recorded as Instrument No. _____ in the Map Records of Collin County, Texas (the "Property");

and

WHEREAS, the Lien Amount has been paid in full.

RELEASE

NOW THEREFORE, for and in consideration of the full payment of the Lien Amount, the City hereby releases and discharges, and by these presents does hereby release and discharge, the Lien to the extent that is affects and encumbers the Property.

EXECUTED to be **EFFECTIVE** this the _____ day of _____, 20__.

CITY OF LAVON, TEXAS,
A Texas home rule municipality,

By: _____
[Manager Name], City Manager

ATTEST:

_____
[Secretary Name], City Secretary

STATE OF TEXAS §
§
COUNTY OF COLLIN §

This instrument was acknowledged before me on the ____ day of _____, 20__, by the City Manager for the City of Lavon, Texas, a Texas home rule municipality, on behalf of said municipality.

_____
Notary Public, State of Texas

EXHIBIT L – DEBT SERVICE SCHEDULE FOR ZONE 1 BONDS

DEBT SERVICE FOR THE BONDS

Set forth below is the debt service requirements for the Bonds:

Year Ending (12/31)	Principal	Interest	Total Annual Debt Service Requirements
2014	$220,000	$383,500	$603,500
2015	200,000	374,700	574,700
2016	205,000	366,700	571,700
2017	215,000	358,500	573,500
2018	225,000	349,900	574,900
2019	230,000	340,900	570,900
2020	240,000	331,700	571,700
2021	250,000	322,100	572,100
2022	260,000	312,100	572,100
2023	270,000	301,700	571,700
2024	280,000	290,900	570,900
2025	295,000	279,350	574,350
2026	305,000	266,444	571,444
2027	320,000	252,338	572,338
2028	335,000	237,138	572,138
2029	350,000	220,806	570,806
2030	370,000	203,306	573,306
2031	385,000	184,806	569,806
2032	405,000	165,075	570,075
2033	430,000	144,319	574,319
2034	450,000	122,281	572,281
2035	475,000	98,094	573,094
2036	500,000	72,563	572,563
2037	525,000	45,688	570,688
2038	160,000	17,469	177,469
2039	165,000	8,869	173,869
TOTAL	$8,065,000	$6,051,244	$14,116,244

EXHIBIT M – DISTRICT LEGAL DESCRIPTION

TRACT I

BEING A 57.075 ACRE TRACT OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NUMBER 2, COLLIN COUNTY, TEXAS, AND BEING ALL OF A CALLED 56.22 ACRE TRACT OF LAND CONVEYED AS "TRACT ONE" TO JOHN SVENSON, TRACI SVENSON, ORLIN S. SVENSON AND CHARLES O. SVENSON, IN VOLUME 2651, PAGE 24; VOLUME 2651, PAGE 30; VOLUME 2651, PAGE 33 AND VOLUME 2651, PAGE 36, DEED RECORDS, COLLIN COUNTY, TEXAS. SAID 57.075 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE NORTHEAST CORNER OF SAID 56.22 ACRE TRACT AND THE SOUTHEAST CORNER OF A 92.296 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO WORLD LAND DEVELOPERS, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20070913001271380, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 00 DEGREES 54 MINUTES 45 SECONDS WEST, ALONG THE EAST LINE OF SAID 56.22 ACRE TRACT, A DISTANCE OF 1637.22 FEET TO A POINT FOR A SOUTHEAST CORNER OF SAID 56.22 ACRE TRACT, SAID POINT BEING ON THE NORTH LINE OF A 15.51 ACRE TRACT OF LAND CONVEYED TO JAMES L. BRANNON AND PEGGY M. BRANNON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20160919001247770, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, FROM WHICH A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 15.51 ACRE TRACT AND A SOUTHEAST CORNER OF THE REMAINDER OF AN 8.25 ACRE TRACT OF LAND CONVEYED AS "SECOND TRACT" TO W.W. TOLLETT, AS RECORDED IN VOLUME 105, PAGE 280, DEED RECORDS, COLLIN COUNTY, TEXAS BEARS SOUTH 89 DEGREES 02 MINUTES 07 SECONDS EAST, A DISTANCE OF 174.02 FEET;

THENCE, ALONG THE SOUTH LINE OF SAID 56.22 ACRE TRACT AND SAID NORTH LINE OF 15.51 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 02 MINUTES 07 SECONDS WEST, A DISTANCE OF 240.24 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "BOUNDARY SOL" FOUND FOR CORNER;

SOUTH 01 DEGREES 52 MINUTES 31 SECONDS WEST, A DISTANCE OF 592.17 FEET TO A 1/2 INCH IRON ROD FOUND FOR CORNER;

NORTH 87 DEGREES 36 MINUTES 12 SECONDS WEST, A DISTANCE OF 363.54 FEET TO A 1/2 INCH IRON ROD FOUND FOR A SOUTHWEST CORNER OF SAID 56.22 ACRE TRACT, SAID POINT BEING ON THE EAST LINE OF EAST HUBBARD PROPERTIES, AN ADDITION TO COLLIN COUNTY, TEXAS, AS RECORDED IN CABINET G, PAGE 22, PLAT RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 00 DEGREES 00 MINUTES 43 SECONDS EAST, ALONG A WEST LINE OF SAID 56.22 ACRE TRACT AND SAID EAST LINE OF EAST HUBBARD PROPERTIES, A DISTANCE OF 761.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID EAST HUBBARD PROPERTIES;

THENCE, NORTH 89 DEGREES 29 MINUTES 20 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 56.22 ACRE TRACT AND THE NORTH LINE OF SAID EAST HUBBARD PROPERTIES, PASSING AT A DISTANCE OF 780.56 FEET A 5/8 INCH IRON ROD FOUND FOR THE NORTHWEST CORNER OF SAID EAST HUBBARD PROPERTIES, CONTINUING ALONG SAID SOUTH LINE OF SAID 56.22 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 840.83 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID 56.22 ACRE TRACT AND THE SOUTHEAST CORNER OF A 90.00 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO ROY BRIAN WEBB AND ANDREA KAY CAMPBELL, AS RECORDED IN VOLUME 4761, PAGE 200, DEED RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING ON THE NORTH LINE OF LOT 19, BLOCK B OF MEADOW CREEK ESTATES, AN ADDITION TO COLLIN COUNTY, TEXAS, AS RECORDED IN CABINET G, PAGE 485, PLAT RECORDS, COLLIN COUNTY, TEXAS AND BEING ON APPROXIMATE WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 483 (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, NORTH 00 DEGREES 32 MINUTES 30 SECONDS EAST, ALONG THE WEST LINE OF SAID 56.22 ACRE TRACT, THE EAST LINE OF SAID 90.00 ACRE TRACT AND SAID WEST RIGHT-OF-WAY LINE OF COUNTY ROAD NO. 483, A DISTANCE OF 1474.64 FEET TO A POINT FOR THE NORTHWEST CORNER OF SAID 56.22 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 40 MINUTES 46 SECONDS EAST, ALONG THE NORTH LINE OF SAID 56.22 ACRE TRACT, PASSING AT A DISTANCE OF 0.56 FEET A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF AFORESAID 92.296 ACRE TRACT, CONTINUING ALONG SAID NORTH LINE OF 56.22 ACRE TRACT, THE SOUTH LINE OF SAID 92.296 ACRE TRACT AND WITH THE APPROXIMATE CENTERLINE OF AFORESAID COUNTY ROAD NO. 483, IN ALL A TOTAL DISTANCE OF 1475.98 FEET TO A THE POINT OF BEGINNING AND CONTAINING 57.075 ACRES LAND, MORE OR LESS.

TRACT II

BEING A 30.485 ACRE TRACT OF LAND SITUATED IN THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING A PARCEL OR TRACT OF LAND DESCRIBED TO CAPE COD BANK & TRUST COMPANY IN DEED RECORDED IN VOLUME 2651, PAGE 27 OF THE DEED RECORDS OF COLLIN COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" FOUND FOR CORNER, SAID ROD BEING THE NORTHEAST CORNER OF TRADITIONS AT GRAND HERITAGE WEST AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN VOLUME 2017, PAGE 900 OF THE DEED RECORDS OF COLLINS COUNTY, TEXAS, SAID POINT BEING A DEDICATED RIGHT-OF-WAY FOR COUNTY ROAD F.M. 484;

THENCE NORTH 00 DEGREES 47 MINUTES 17 SECONDS EAST A DISTANCE OF 30.16 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF SAID COUNTY ROAD F. M. 484, (CURRENTLY A VARIABLE-WIDTH PRESCRIPTIVE-BY-USE PUBLIC RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 22 MINUTES 38 SECONDS EAST, ALONG THE APPROXIMATE CENTERLINE OF COUNTY ROAD F. M. 484, A DISTANCE OF 555.40 FEET TO A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC." FOUND FOR CORNER, SAID POINT BEING A POINT FOR THE SOUTHERLY RIGHT-OF-WAY LINE FOR WINDMILL DRIVE (50 FOOT RIGHT-OF-WAY);

THENCE SOUTH 89 DEGREES 00 MINUTES 06 SECONDS EAST, ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE OF WINDMILL DRIVE A DISTANCE OF 131.60 FEET TO A 1/2 INCH IRON RID WITH RED CAP STAMPED "USA INC" FOUND FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF TRADITIONS AT GRAND HERITAGE AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN VOLUME 2016, PAGE 689, OF THE DEED RECORDS OF COLLINS COUNTY, TEXAS;

THENCE SOUTH 00 DEGREES 47 MINUTES 17 SECONDS WEST DEPARTING THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID WINDMILL DRIVE, AND ALONG THE EASTERLY LINE OF SAID CAPE COD TRACT, AND ALONG THE WESTERLY LINE OF SAID TRADITIONS AT GRAND HERITAGE, AND PASSING A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" AT A DISTANCE OF 1,279.93 FEET FOUND FOR THE NORTHWEST CORNER OF AN H.O.A., P.A.E.D.E., S.S.E. & W.E TRACT, AND PASSING A DISTANCE OF 197.64 A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" FOR THE NORTHWEST CORNER OF A TRACT OF LAND DESCRIBED IN DEED TO CITY OF LAVON COLLINS COUNTY, TEXAS AS RECORDED IN DOCUMENT NUMBER 20060725001041390 OF THE OFFICIAL PUBLIC RECORDS, COLLINS COUNTY, TEXAS, FOR A TOTAL DISTANCE OF 1,832.19 FEET TO A POINT

FOR CORNER, SAID POINT BEING THE SOUTHEAST CORNER OF SAID CAPE COD TRACT AND THE NORTHERLY LINE OF A TRACT OF AND DESCRIBED IN DEED TO JOHN DAVID SANDERS AS RECORDED IN VOLUME 4589, PAGE 1490 OF THE DEED RECORDS, COLLINS COUNTY, TEXAS, SAID POINT ALSO BEING ALONG THE APPROXIMATE CENTERLINE OF BEAR CREEK;

THENCE SOUTH 74 DEGREES 24 MINUTES 58 SECONDS WEST ALONG SAID APPROXIMATE CENTERLINE OF BEAR CREEK AND THE NORTHERLY LINE OF SAID SANDERS TRACT AND THE SOUTHERLY LINE OF SAID CAPE COD TRACT A DISTANCE OF 716.06 FEET TO A POINT FOR CORNER, SAID POINT BEING IN THE SOUTHWEST CORNER OF SAID CAPE COD TRACT AND THE SOUTHEAST LINE OF A TRACT OF LAND DESCRIBED IN DEED TO BEAR CREEK WINDMILL LP AS RECORDED IN VOLUME 5467, PAGE 695 OF THE DEED RECORDS, COLLINS COUNTY, TEXAS;

THENCE NORTH 00 DEGREES 47 MINUTES 17 SECONDS EAST PASSING A 1/2 INCH IRON ROD WITH RED CAP STAMPED "USA INC" AT A DISTANCE OF 745.11 FOR THE SOUTHEAST CORNER OF SAID TRADITIONS AT GRAND HERITAGE WEST SAID POINT BEING THE NORTHEAST CORNER OF SAID BEAR CREEK WINDMILL LP TRACT AND BEING ALONG THE WESTERLY LINE OF SAID CAPE COD TRACT AND BEING ALONG THE EASTERLY LINE OF SAID TRADITIONS AT GRAND HERITAGE WEST TRACT FOR A TOTAL DISTANCE OF 2,002.75 FEET TO THE POINT OF BEGINNING AND CONTAINING 1,327,916 SQUARE FEET OR 30.485 ACRES OF LAND, MORE OR LESS.

APPENDIX A – CONTRACTS FOR CONSTRUCTION OF AUTHORIZED IMPROVEMENTS

APPENDIX B – BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Zone 1

- Lot Type 1
- Lot Type 2
- Lot Type 3
- Lot Type 4
- Lot Type 5

Zone 2

- Lot Type 6
- Lot Type 7

Zone 3

- Lot Type 8

Zone 4

- Lot Type 9
- Lot Type 10

Zone 4 Phase 5

- Lot Type 11

[Remainder of page left intentionally blank.]

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 1 LOT TYPE 1 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 1 LOT TYPE 1 PRINCIPAL ASSESSMENT: $5,013.49

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 1 LOT TYPE 1

	Zone 1 Refunding Bonds			
Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 396.88	$ 157.15	$ 36.00	$ 590.02
2028	$ 408.55	$ 145.24	$ 36.72	$ 590.50
2029	$ 420.22	$ 132.98	$ 37.45	$ 590.66
2030	$ 426.06	$ 120.38	$ 38.20	$ 584.63
2031	$ 443.57	$ 107.59	$ 38.96	$ 590.13
2032	$ 455.24	$ 94.29	$ 39.74	$ 589.27
2033	$ 466.91	$ 80.63	$ 40.54	$ 588.08
2034	$ 478.59	$ 66.62	$ 41.35	$ 586.56
2035	$ 490.26	$ 52.27	$ 42.17	$ 584.70
2036	$ 507.77	$ 37.56	$ 43.02	$ 588.34
2037	$ 519.44	$ 22.32	$ 43.88	$ 585.64
Total	**$ 5,013.49**	**$ 1,017.03**	**$ 438.02**	**$ 6,468.54**

Footnotes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2037.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 1 LOT TYPE 2 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 1 LOT TYPE 2 PRINCIPAL ASSESSMENT: $6,016.19

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 1 LOT TYPE 2

	Zone 1 Refunding Bonds				
Installment Due 1/31	Principal	Interest[a]	Additional Interest	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 476.25	$ 188.58	$ -	$ 43.19	$ 708.02
2028	$ 490.26	$ 174.29	$ -	$ 44.06	$ 708.61
2029	$ 504.27	$ 159.58	$ -	$ 44.94	$ 708.79
2030	$ 511.27	$ 144.45	$ -	$ 45.84	$ 701.56
2031	$ 532.28	$ 129.11	$ -	$ 46.76	$ 708.15
2032	$ 546.29	$ 113.15	$ -	$ 47.69	$ 707.13
2033	$ 560.30	$ 96.76	$ -	$ 48.64	$ 705.70
2034	$ 574.30	$ 79.95	$ -	$ 49.62	$ 703.87
2035	$ 588.31	$ 62.72	$ -	$ 50.61	$ 701.64
2036	$ 609.32	$ 45.07	$ -	$ 51.62	$ 706.01
2037	$ 623.33	$ 26.79	$ -	$ 52.65	$ 702.77
Total	**$ 6,016.19**	**$ 1,220.43**	**$ -**	**$ 525.63**	**$ 7,762.25**

Footnotes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2037.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 1 LOT TYPE 3 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 1 LOT TYPE 3 PRINCIPAL ASSESSMENT: $5,603.32

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 1 LOT TYPE 3

	Zone 1 Refunding Bonds			
Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 350.78	$ 138.89	$ 31.81	$ 521.48
2028	$ 361.09	$ 128.37	$ 32.45	$ 521.91
2029	$ 371.41	$ 117.54	$ 33.10	$ 522.05
2030	$ 376.57	$ 106.39	$ 33.76	$ 516.73
2031	$ 392.05	$ 95.10	$ 34.44	$ 521.58
2032	$ 402.36	$ 83.34	$ 35.13	$ 520.82
2033	$ 412.68	$ 71.26	$ 35.83	$ 519.77
2034	$ 423.00	$ 58.88	$ 36.54	$ 518.43
2035	$ 433.31	$ 46.19	$ 37.28	$ 516.78
2036	$ 448.79	$ 33.19	$ 38.02	$ 520.01
2037	$ 459.11	$ 19.73	$ 38.78	$ 517.62
2038	$ 586.08	$ 29.30	$ 140.04	$ 755.42
2039	$ 586.08	$ 14.65	$ 142.84	$ 743.57
Total	**$ 5,603.32**	**$ 942.85**	**$ 670.02**	**$ 7,216.18**

Footnotes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 1 LOT TYPE 4 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 1 LOT TYPE 4 PRINCIPAL ASSESSMENT: $6,723.91

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 1 LOT TYPE 4

	Zone 1 Refunding Bonds			
Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 420.93	$ 166.67	$ 38.18	$ 625.78
2028	$ 433.31	$ 154.04	$ 38.94	$ 626.29
2029	$ 445.69	$ 141.04	$ 39.72	$ 626.45
2030	$ 451.88	$ 127.67	$ 40.51	$ 620.07
2031	$ 470.45	$ 114.12	$ 41.32	$ 625.89
2032	$ 482.83	$ 100.00	$ 42.15	$ 624.98
2033	$ 495.21	$ 85.52	$ 42.99	$ 623.72
2034	$ 507.59	$ 70.66	$ 43.85	$ 622.10
2035	$ 519.97	$ 55.43	$ 44.73	$ 620.13
2036	$ 538.54	$ 39.83	$ 45.63	$ 624.00
2037	$ 550.92	$ 23.68	$ 46.54	$ 621.14
2038	$ 703.29	$ 35.16	$ 168.04	$ 906.50
2039	$ 703.29	$ 17.58	$ 171.40	$ 892.28
Total	**$ 6,723.91**	**$ 1,131.41**	**$ 804.01**	**$ 8,659.33**

Footnotes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 1 LOT TYPE 5 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 1 LOT TYPE 5 PRINCIPAL ASSESSMENT: $3,361.98

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 1 LOT TYPE 5

	Zone 1 Refunding Bonds			
Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 210.47	$ 83.34	$ 19.09	$ 312.89
2028	$ 216.66	$ 77.02	$ 19.47	$ 313.15
2029	$ 222.85	$ 70.52	$ 19.86	$ 313.23
2030	$ 225.94	$ 63.84	$ 20.26	$ 310.03
2031	$ 235.23	$ 57.06	$ 20.66	$ 312.95
2032	$ 241.42	$ 50.00	$ 21.08	$ 312.49
2033	$ 247.61	$ 42.76	$ 21.50	$ 311.86
2034	$ 253.80	$ 35.33	$ 21.93	$ 311.05
2035	$ 259.99	$ 27.72	$ 22.37	$ 310.07
2036	$ 269.27	$ 19.92	$ 22.81	$ 312.00
2037	$ 275.46	$ 11.84	$ 23.27	$ 310.57
2038	$ 351.65	$ 17.58	$ 84.02	$ 453.25
2039	$ 351.65	$ 8.79	$ 85.70	$ 446.14
Total	**$ 3,361.98**	**$ 565.71**	**$ 402.01**	**$ 4,329.70**

Footnotes:

[a] Interest rate is calculated at a 3.00% rate for bonds maturing in 2036 and 2.50% for bonds maturing in 2039.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 2 LOT TYPE 6 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 2 LOT TYPE 6 PRINCIPAL ASSESSMENT: $8,054.24

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 2 LOT TYPE 6

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 233.17	$ 391.43	$ 59.66	$ 684.27
2028	$ 244.13	$ 380.48	$ 60.86	$ 685.46
2029	$ 255.60	$ 369.00	$ 62.07	$ 686.68
2030	$ 267.62	$ 356.99	$ 63.32	$ 687.92
2031	$ 280.19	$ 344.41	$ 64.58	$ 689.19
2032	$ 293.36	$ 331.24	$ 65.87	$ 690.48
2033	$ 307.15	$ 317.45	$ 67.19	$ 691.79
2034	$ 321.59	$ 303.02	$ 68.54	$ 693.14
2035	$ 336.70	$ 287.90	$ 69.91	$ 694.51
2036	$ 352.53	$ 272.08	$ 71.30	$ 695.91
2037	$ 369.09	$ 255.51	$ 72.73	$ 697.33
2038	$ 386.44	$ 238.16	$ 74.18	$ 698.79
2039	$ 404.61	$ 220.00	$ 75.67	$ 700.27
2040	$ 423.62	$ 200.98	$ 77.18	$ 701.79
2041	$ 443.53	$ 181.07	$ 78.73	$ 703.33
2042	$ 464.38	$ 160.23	$ 80.30	$ 704.90
2043	$ 486.20	$ 138.40	$ 81.91	$ 706.51
2044	$ 509.06	$ 115.55	$ 83.54	$ 708.15
2045	$ 532.98	$ 91.62	$ 85.22	$ 709.82
2046	$ 558.03	$ 66.57	$ 86.92	$ 711.52
2047	$ 584.26	$ 40.35	$ 88.66	$ 713.26
Total	**$ 8,054.24**	**$ 5,062.43**	**$ 1,538.34**	**$ 14,655.01**

Footnotes:

[a] Interest is calculated at a 4.7% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 2 LOT TYPE 7 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 2 LOT TYPE 7 PRINCIPAL ASSESSMENT: $8,043.31

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 2 LOT TYPE 7

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 216.42	$ 363.31	$ 59.58	$ 639.31
2028	$ 226.59	$ 353.14	$ 60.77	$ 640.50
2029	$ 237.24	$ 342.49	$ 61.99	$ 641.72
2030	$ 248.39	$ 331.34	$ 63.23	$ 642.96
2031	$ 260.06	$ 319.66	$ 64.49	$ 644.22
2032	$ 272.28	$ 307.44	$ 65.78	$ 645.51
2033	$ 285.08	$ 294.64	$ 67.10	$ 646.83
2034	$ 298.48	$ 281.24	$ 68.44	$ 648.17
2035	$ 312.51	$ 267.22	$ 69.81	$ 649.54
2036	$ 327.20	$ 252.53	$ 71.21	$ 650.93
2037	$ 342.58	$ 237.15	$ 72.63	$ 652.36
2038	$ 358.68	$ 221.05	$ 74.08	$ 653.81
2039	$ 375.53	$ 204.19	$ 75.57	$ 655.29
2040	$ 393.18	$ 186.54	$ 77.08	$ 656.80
2041	$ 411.66	$ 168.06	$ 78.62	$ 658.34
2042	$ 431.01	$ 148.71	$ 80.19	$ 659.92
2043	$ 451.27	$ 128.46	$ 81.79	$ 661.52
2044	$ 472.48	$ 107.25	$ 83.43	$ 663.16
2045	$ 494.69	$ 85.04	$ 85.10	$ 664.82
2046	$ 517.94	$ 61.79	$ 86.80	$ 666.53
2047	$ 542.28	$ 37.45	$ 88.54	$ 668.26
2048	$ 567.77	$ 422.44	$ 192.58	$ 1,182.79
Total	**$ 8,043.31**	**$ 5,121.14**	**$ 1,728.83**	**$ 14,893.28**

Footnotes:

[a] Interest is calculated at a 4.7% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 3 LOT TYPE 8 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 3 LOT TYPE 8 PRINCIPAL ASSESSMENT: $8,468.47

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 3 LOT TYPE 8

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 180.18	$ 398.02	$ 72.13	$ 650.33
2028	$ 225.23	$ 389.55	$ 73.58	$ 688.35
2029	$ 225.23	$ 378.96	$ 75.05	$ 679.24
2030	$ 225.23	$ 368.38	$ 76.55	$ 670.15
2031	$ 225.23	$ 357.79	$ 78.08	$ 661.10
2032	$ 225.23	$ 347.21	$ 79.64	$ 652.07
2033	$ 270.27	$ 336.62	$ 81.23	$ 688.12
2034	$ 270.27	$ 323.92	$ 82.86	$ 677.05
2035	$ 270.27	$ 311.22	$ 84.51	$ 666.00
2036	$ 315.32	$ 298.51	$ 86.20	$ 700.03
2037	$ 315.32	$ 283.69	$ 87.93	$ 686.94
2038	$ 315.32	$ 268.87	$ 89.69	$ 673.88
2039	$ 360.36	$ 254.05	$ 91.48	$ 705.90
2040	$ 360.36	$ 237.12	$ 93.31	$ 690.79
2041	$ 360.36	$ 220.18	$ 95.18	$ 675.72
2042	$ 405.41	$ 203.24	$ 97.08	$ 705.73
2043	$ 405.41	$ 184.19	$ 99.02	$ 688.62
2044	$ 450.45	$ 165.14	$ 101.00	$ 716.59
2045	$ 450.45	$ 143.96	$ 103.02	$ 697.44
2046	$ 450.45	$ 122.79	$ 105.08	$ 678.33
2047	$ 495.50	$ 101.62	$ 107.18	$ 704.30
2048	$ 540.54	$ 78.33	$ 109.33	$ 728.20
2049	$ 540.54	$ 52.93	$ 111.52	$ 704.98
2050	$ 585.59	$ 27.52	$ 113.75	$ 726.85
Total	**$ 8,468.47**	**$ 5,853.83**	**$ 2,194.40**	**$ 16,516.70**

Footnotes:

[a] Interest is calculated at a 4.7% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 4 LOT TYPE 9 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 4 LOT TYPE 9 PRINCIPAL ASSESSMENT: $22,383.06

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 4 LOT TYPE 9

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due [b]
2027	$ 486.94	$ 1,083.34	$ 128.23	$ 1,698.51
2028	$ 503.17	$ 1,059.77	$ 130.79	$ 1,693.74
2029	$ 519.40	$ 1,035.42	$ 133.41	$ 1,688.23
2030	$ 551.87	$ 1,010.28	$ 136.08	$ 1,698.22
2031	$ 584.33	$ 983.57	$ 138.80	$ 1,706.70
2032	$ 600.56	$ 955.29	$ 141.57	$ 1,697.42
2033	$ 633.02	$ 926.22	$ 144.41	$ 1,703.65
2034	$ 665.49	$ 895.58	$ 147.29	$ 1,708.36
2035	$ 697.95	$ 863.37	$ 150.24	$ 1,711.56
2036	$ 730.41	$ 829.59	$ 153.24	$ 1,713.25
2037	$ 762.87	$ 794.24	$ 156.31	$ 1,713.42
2038	$ 811.57	$ 757.32	$ 159.44	$ 1,728.32
2039	$ 844.03	$ 718.04	$ 162.62	$ 1,724.69
2040	$ 892.73	$ 677.19	$ 165.88	$ 1,735.79
2041	$ 925.19	$ 633.98	$ 169.19	$ 1,728.36
2042	$ 973.88	$ 589.20	$ 172.58	$ 1,735.66
2043	$ 1,022.58	$ 542.06	$ 176.03	$ 1,740.67
2044	$ 1,071.27	$ 492.57	$ 179.55	$ 1,743.39
2045	$ 1,119.96	$ 440.72	$ 183.14	$ 1,743.83
2046	$ 1,168.66	$ 386.51	$ 186.80	$ 1,741.98
2047	$ 1,233.58	$ 329.95	$ 190.54	$ 1,754.08
2048	$ 1,298.51	$ 270.25	$ 194.35	$ 1,763.11
2049	$ 1,363.44	$ 207.40	$ 198.24	$ 1,769.07
2050	$ 1,428.36	$ 141.41	$ 202.20	$ 1,771.97
2051	$ 1,493.29	$ 72.28	$ 206.25	$ 1,771.81
Total	**$ 22,383.06**	**$ 16,695.54**	**$ 4,107.20**	**$ 43,185.80**

Foootnotes:

[a] Interest is calculated at a 4.7% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 4 LOT TYPE 10 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 4 LOT TYPE 10 PRINCIPAL ASSESSMENT: $22,383.06

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 4 LOT TYPE 10

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 486.94	$ 1,083.34	$ 128.23	$ 1,698.51
2028	$ 503.17	$ 1,059.77	$ 130.79	$ 1,693.74
2029	$ 519.40	$ 1,035.42	$ 133.41	$ 1,688.23
2030	$ 551.87	$ 1,010.28	$ 136.08	$ 1,698.22
2031	$ 584.33	$ 983.57	$ 138.80	$ 1,706.70
2032	$ 600.56	$ 955.29	$ 141.57	$ 1,697.42
2033	$ 633.02	$ 926.22	$ 144.41	$ 1,703.65
2034	$ 665.49	$ 895.58	$ 147.29	$ 1,708.36
2035	$ 697.95	$ 863.37	$ 150.24	$ 1,711.56
2036	$ 730.41	$ 829.59	$ 153.24	$ 1,713.25
2037	$ 762.87	$ 794.24	$ 156.31	$ 1,713.42
2038	$ 811.57	$ 757.32	$ 159.44	$ 1,728.32
2039	$ 844.03	$ 718.04	$ 162.62	$ 1,724.69
2040	$ 892.73	$ 677.19	$ 165.88	$ 1,735.79
2041	$ 925.19	$ 633.98	$ 169.19	$ 1,728.36
2042	$ 973.88	$ 589.20	$ 172.58	$ 1,735.66
2043	$ 1,022.58	$ 542.06	$ 176.03	$ 1,740.67
2044	$ 1,071.27	$ 492.57	$ 179.55	$ 1,743.39
2045	$ 1,119.96	$ 440.72	$ 183.14	$ 1,743.83
2046	$ 1,168.66	$ 386.51	$ 186.80	$ 1,741.98
2047	$ 1,233.58	$ 329.95	$ 190.54	$ 1,754.08
2048	$ 1,298.51	$ 270.25	$ 194.35	$ 1,763.11
2049	$ 1,363.44	$ 207.40	$ 198.24	$ 1,769.07
2050	$ 1,428.36	$ 141.41	$ 202.20	$ 1,771.97
2051	$ 1,493.29	$ 72.28	$ 206.25	$ 1,771.81
Total	**$ 22,383.06**	**$ 16,695.54**	**$ 4,107.20**	**$ 43,185.80**

Footnotes:

[a] Interest is calculated at a 4.7% rate.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

HERITAGE PUBLIC IMPROVEMENT DISTRICT NO. 1 (RESIDENTIAL) ZONE 4 PHASE 5 LOT TYPE 11 BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

1) under a court order or foreclosure sale;
2) by a trustee in bankruptcy;
3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
6) from one co-owner to another co-owner of an undivided interest in the real property;
7) to a spouse or a person in the lineal line of consanguinity of the seller;
8) to or from a governmental entity; or
9) of only a mineral interest, leasehold interest, or security interest.

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING[1] RETURN TO:

_____
_____
_____
_____
_____

NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO CITY OF LAVON, TEXAS
CONCERNING THE FOLLOWING PROPERTY

_____
STREET ADDRESS

ZONE 4 PHASE 5 LOT TYPE 11 PRINCIPAL ASSESSMENT: $22,479.04

As the purchaser of the real property described above, you are obligated to pay assessments to the City of Lavon, Texas, (the "City"), for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within ***Heritage Public Improvement District No. 1 (Residential)*** (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City. The exact amount of each annual installment will be approved each year by the City of Lavon, Texas, City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

[1] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

The undersigned seller acknowledges providing this notice to the potential purchaser before the effective date of a binding contract for the purchase of the real property at the address described above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER][2]

[2] To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above. The undersigned purchaser acknowledged the receipt of this notice including the current information required by Section 5.0143, Texas Property Code, as amended.

DATE: DATE:

SIGNATURE OF PURCHASER SIGNATURE OF PURCHASER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by _____and _____ , known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this_____ , 20__.

Notary Public, State of Texas][3]

[3] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

[The undersigned seller acknowledges providing a separate copy of the notice required by Section 5.014 of the Texas Property Code including the current information required by Section 5.0143, Texas Property Code, as amended, at the closing of the purchase of the real property at the address above.

DATE: DATE:

SIGNATURE OF SELLER SIGNATURE OF SELLER

STATE OF TEXAS §
§
COUNTY OF _____ §

The foregoing instrument was acknowledged before me by_____ and _____, known to me to be the person(s) whose name(s) is/are subscribed to the foregoing instrument, and acknowledged to me that he or she executed the same for the purposes therein expressed.

Given under my hand and seal of office on this _____, 20__.

Notary Public, State of Texas][4]

[4] To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - ZONE 4 PHASE 5 LOT TYPE 11

Installment Due 1/31	Principal	Interest[a]	Annual Collection Costs	Total Annual Installment Due[b]
2027	$ 290.65	$ 1,320.64	$ 272.11	$ 1,883.40
2028	$ 307.73	$ 1,303.57	$ 277.55	$ 1,888.85
2029	$ 325.81	$ 1,285.49	$ 283.10	$ 1,894.40
2030	$ 344.95	$ 1,266.35	$ 288.76	$ 1,900.06
2031	$ 365.21	$ 1,246.08	$ 294.54	$ 1,905.83
2032	$ 386.67	$ 1,224.63	$ 300.43	$ 1,911.73
2033	$ 409.39	$ 1,201.91	$ 306.44	$ 1,917.73
2034	$ 433.44	$ 1,177.86	$ 312.57	$ 1,923.86
2035	$ 458.90	$ 1,152.39	$ 318.82	$ 1,930.11
2036	$ 485.86	$ 1,125.43	$ 325.20	$ 1,936.49
2037	$ 514.41	$ 1,096.89	$ 331.70	$ 1,942.99
2038	$ 544.63	$ 1,066.67	$ 338.33	$ 1,949.63
2039	$ 576.62	$ 1,034.67	$ 345.10	$ 1,956.39
2040	$ 610.50	$ 1,000.79	$ 352.00	$ 1,963.30
2041	$ 646.37	$ 964.93	$ 359.04	$ 1,970.34
2042	$ 684.34	$ 926.95	$ 366.22	$ 1,977.52
2043	$ 724.55	$ 886.75	$ 373.55	$ 1,984.84
2044	$ 767.12	$ 844.18	$ 381.02	$ 1,992.31
2045	$ 812.18	$ 799.11	$ 388.64	$ 1,999.93
2046	$ 859.90	$ 751.40	$ 396.41	$ 2,007.71
2047	$ 910.42	$ 700.88	$ 404.34	$ 2,015.63
2048	$ 963.90	$ 647.39	$ 412.43	$ 2,023.72
2049	$ 1,020.53	$ 590.76	$ 420.67	$ 2,031.97
2050	$ 1,080.49	$ 530.80	$ 429.09	$ 2,040.38
2051	$ 1,143.97	$ 467.33	$ 437.67	$ 2,048.96
2052	$ 1,211.18	$ 400.12	$ 446.42	$ 2,057.72
2053	$ 1,282.33	$ 328.96	$ 455.35	$ 2,066.65
2054	$ 1,357.67	$ 253.62	$ 464.46	$ 2,075.75
2055	$ 1,437.43	$ 173.86	$ 473.75	$ 2,085.04
2056	$ 1,521.88	$ 89.41	$ 483.22	$ 2,094.52
Total	**$ 22,479.04**	**$ 25,859.81**	**$ 11,038.93**	**$ 59,377.78**

Footnotes:

[a] Interest is calculated at a 5.875% rate for illustrative purposes.

[b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 6 - G**

Item:

Discussion and action regarding Resolution No. **2026-07-04** approving and authorizing the appointment of deputy city attorneys to serve as the Municipal Court Prosecutor, execution of an Attorney Employment Agreement for Municipal Prosecutor, and providing an effective date.

Background:

A municipal court requires, at a minimum, a judge, prosecutor, and court clerk. The City of Lavon Municipal Court staffing consists of the Municipal Court Judge, Associate Municipal Court Judge, Prosecutor, Municipal Court Clerk and a Bailiff.

From a Texas Municipal League article:

> *State law requires that all prosecutions in a municipal court shall be conducted by the city attorney or by a deputy city attorney. TEX. CODE CRIM. PRO. art. 45.201(a). Thus, each municipal court must have a prosecutor who has been appointed by the city. The prosecutor does not have to be the city attorney, or from the same firm as the city's attorney, but must be appointed as a deputy city attorney in order to prosecute. Nothing in state law governs the appointment or removal of a municipal prosecutor…*

An Attorney Services Agreement has been prepared to engage a firm for the appointment of prosecutor.

The combined experience of the three attorneys named in the Agreement spans decades of municipal service including current service as the Presiding Municipal Court Judge in the Cities of Anna, Fate, Royse City, McLendon-Chisholm; Associate Municipal Court Judge in the Cities of Rowlett, Fate, and Anna; and Prosecutor in the Cities of Rockwall, Heath, Little Elm, Fate, and Princeton among many others.

Financial Implication:

The Municipal Court Prosecutor is an independent contractor and is not an employee of the City. The prosecutor may typically bill a flat fee or hourly. There is no substantial financial implication for the service that is funded in the Municipal Court annual budget.

Staff Notes:

The City Attorney has reviewed the proposed agreement and approval of the appointments and agreement are recommended.

Attachments: Resolution and Proposed Agreement
Prosecutor - Qualifications available upon request

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-07-04

Attorney Employment Agreement – Municipal Court Prosecutor

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE APPOINTMENT OF DEPUTY CITY ATTORNEYS TO SERVE AS THE MUNICIPAL COURT PROSECUTOR AND EXECUTION OF AN ATTORNEY EMPLOYMENT AGREEMENT FOR MUNICIPAL PROSECUTOR; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Texas state law requires that all prosecutions in a municipal court shall be conducted by the city attorney or by a deputy city attorney and each municipal court must have a prosecutor who has been appointed by the city; and

WHEREAS, three attorneys associated with the Beltz Law Group, PC are proposed for appointment as prosecutor and together have combined experience that spans decades of municipal service having served as Municipal Court Judge, Associate Judge, and Prosecutor; and

WHEREAS, the City Council has considered the proposed agreement and determined that it is in the best interests of the citizens of the City of Lavon to authorize the appointments and approve the agreement.

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

SECTION 1. The City Council does hereby approve and authorize the appointment of deputy city attorneys to serve as the Municipal Court Prosecutor and execution of an Attorney Employment Agreement for Municipal Prosecutor, such agreement being attached hereto and incorporated herein as "Exhibit A".

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 7th day of July 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

RESOLUTION NO. 2026-07-04

EXHIBIT A

ATTORNEY EMPLOYMENT AGREEMENT

ATTORNEY EMPLOYMENT AGREEMENT

LAW FIRM RETAINED:

This Agreement is entered into between the City of Lavon, Texas, a home rule municipality ("Client"), and Beltz Law Group, PC (the "Firm"), to be effective on the date executed by Client below (this "Agreement"), and shall replace and supersede all prior attorney-client agreements between Client and Firm. Client retains the Firm for a limited term of special counsel services on specific matters enumerated herein, and for an ongoing term of service as Municipal Prosecutor for the City of Lavon, Texas, to represent the State of Texas in the Lavon Municipal Court and advise the City on matters related to the performance and duties of that office.

The Firm agrees to provide legal services in connection with the matter set forth above, beginning on July 8, 2026, contingent upon the Firm's timely receipt of an executed copy of this Agreement. The Firm is not undertaking any other legal, financial or tax-related matters, including but not limited to the state or federal tax handling of the value of any resolution of this matter facilitated by the Firm on the Client's behalf (i.e., tax handling of a settlement payment). The Firm shall not provide any legal services or advice relating to the rights of the Client or the application of the laws of any state other than Texas.

While Client is entitled to define the general objectives to be pursued by the Firm under this Agreement, such as the preferred approach to criminal enforcement of the Client's ordinances through its municipal court, Client agrees to rely on the Firm's legal expertise and recognize that the Firm must retain sole discretion over the means and methods employed in pursuit of the Client's interests. Notwithstanding any provision of this Agreement or other Client enactment or policy, in the course of discharging duties of municipal prosecutors which are established or governed by Texas law, the Client shall not interfere or attempt to improperly influence the prosecutorial discretion over cases and charges within the prosecutor's jurisdiction. This includes, but is not limited to, plea negotiation strategy, trial strategy, the time required to adequately prepare for required court appearances, and allocation of the Firm's personnel time to Client's matter during the representation.

CORE OBJECTIVES OF REPRESENTATION:

The Client and the Firm mutually agree that the goal of entering into this Attorney Employment Agreement ("Agreement") is to employ the legal expertise of the Firm, and more particularly attorneys Jeffrey J. Beltz, Paul Liston and Rajish K. Jose, to serve as the Municipal Prosecutors for the City of Lavon, Texas, representing the State of Texas on behalf of the Client in all Texas criminal courts in which the Client's prosecutors have power to appear.

MUNICIPAL PROSECUTOR (ONGOING):

The Firm agrees to perform all duties and obligations associated with the position of municipal prosecutor for the City of Lavon, Texas, to be performed primarily by Jeffrey J. Beltz, Paul Liston and Rajish K. Jose, but as may be supplemented by other qualified attorneys of the Firm on an as-needed basis. This paragraph of the Agreement shall be of no effect, and no member of the Firm shall perform any duties as the Client's municipal prosecutor, unless and until the members of the Firm to provide these services are first deputized by the City Attorney. The City Attorney's signature to this Agreement below after qualification for that office on July 1st, 2026 shall constitute designation of Firm attorney Jeffrey J. Beltz, Paul Liston and Rajish K. Jose as Deputy City Attorneys of the City of Lavon, to continue indefinitely or until revoked. The attorneys may use the title of "Municipal Prosecutor" or "Deputy City Attorney" in performing these services for the Client. Use of any other attorney to perform any municipal prosecutor services offered by the Firm under this Agreement is subject to consultation with, and consent of, the Client's City Attorney and appropriate memorialization of the deputization of such personnel. The appointment of the attorneys and the Firm to serve as Municipal Prosecutor for the City of Lavon shall last indefinitely, unless revoked by subsequent written directive signed by the City Attorney, or until the termination of this Agreement.

FEE FOR SERVICES

In consideration of legal services rendered by the attorneys and staff of the Firm to the Client for the Services defined above, the Client shall pay to the Firm fees based on the following rates for services actually performed.

Attorney time: $180.00/hour

assistant time: $100.00/hour

The Firm guarantees provision of services at these rates through July 1st, 2026. Should this engagement continue, the rates stated above shall increase by a maximum of 4% annually as a cost-of-living/inflation adjustment, so long as the Firm provides written notice to the City's finance director on or before June 30 of the rates to take effect on October 1 of the year such increase is to be effective. The Firm's applicable rates may also be modified by subsequent written agreement.

In anticipation of these rates and consistency of billing, both parties agree to a flat fee arrangement, wherein the client agrees to pay a minimum rate of five (5) hours per month. The firm agrees not to charge more than the agreed upon hours listed without giving thirty (30) days advance written notice to the City's finance director of the change and the reason for the hourly increase therein.

CLIENT PAYS COSTS AND EXPENSES:

The Client further agrees to assume and pay for all reasonable out-of-pocket expenditures incurred in connection with this engagement. These shall include, without limitation, filing fees, court costs, court reporter and transcript preparation fees, witness fees, expert fees, travel, sheriff and constable fees, expenses of depositions, investigative expenses, other incidental expenses, facsimiles, on-line legal research charges, photocopy charges, postage and mileage outside the City of Lavon, Texas at the current travel reimbursement rate for the State of Texas as determined by the Internal Revenue Service.

ALL CHARGES ITEMIZED:

The Attorney will itemize all of the services rendered and the time actually expended in rendering those services in a monthly invoice. The Attorney will also account for all out-of-pocket disbursements and expenses actually incurred.

TERMINATION AT WILL OF BOTH PARTIES:

The Client's employment of the Attorney is at the will and discretion of the Client. The Attorney's continued representation of the Client is at the will and discretion of the Attorney; providing, however, the termination of the attorney client relationship will not occur under circumstances that prejudice the fundamental rights of the Client.

AUTHORITY TO CONTRACT; NO CONFLICTS; ACKNOWLEDGMENTS:

The Client's representative signing below represents that she has authority to enter into this Attorney Employment Agreement. Client enters this Agreement with the knowledge that the Attorney may also provide legal services for other parties, including but not limited to other municipalities or governmental entities in Texas. The Attorney acknowledges that it will be of paramount importance to recognize and disclose any conflict of interest which might arise during the term of this Agreement. The Firm represents that there are no known actual or potential conflicts of interest relating to this engagement as of the date of its execution. Client agrees that this Agreement, standing alone, shall not serve as the basis for any conflict of interest precluding the Firm's representation of other clients, including without limitation other municipalities, with respect to any matter involving the Firm's attorneys after the signing of this contract by both parties.

BINDING CONTRACT:

This Contract is binding upon the Client and the Attorney and their successors, executors, administrators and heirs and may not be altered or amended except in writing, signed by the Client and the Firm.

AGREED BY FIRM:



Jeffrey J. Beltz
Managing Partner
Beltz Law Group

Date: 7/1/26

AGREED BY THE CLIENT

Kim Dobbs, City Manager

City of Lavon, Texas

Date:

DEPUTIZATION OF MUNICIPAL PROSECUTOR(S): By my signature below, I hereby deputize and authorize:

- Jeffrey J. Beltz
- Rajish K. Jose
- Paul Liston
- _____

As attorneys of the Firm and licensed Texas attorneys in good standing, to serve as Deputy City Attorneys of the City of Lavon, Texas, to serve as the primary Municipal Prosecutor in its courts, to continue in that capacity until such time as this Agreement is terminated or such deputization is revoked by a written instrument signed by the City of Lavon City Attorney. This appointment does not limit the Client or City Attorney from use of other qualified legal counsel as deputy city attorneys, but unless such additional personnel are members of the Firm, the Firm shall not have any supervisory responsibilities for any prosecutorial actions taken by such additional deputy city attorney(s).

_____

City Attorney

City of Lavon

Date:_____

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - H_**

Item:

Discussion and action regarding nominations for the Board of Trustees of the Texas Municipal League (TML) Intergovernmental Risk Pool.

Background:

The City of Lavon is a member of the Texas Municipal League Intergovernmental Risk Pool (TMLIRP) that provides automobile liability and physical damage, errors & omissions, general liability, cyber-security, mobile equipment, real & personal property and workers' compensation insurance for the City.

The pool is governed by a Board of Trustees elected from and by the members of the pool.

The City of Lavon may, but is not required, to submit the name of a qualified person for election to the Board of Trustees for a six-year term. Once nominations have been made, members will be provided an opportunity to vote on the nominations.

Attachments: TML-IRP Board of Trustees Nomination Information

TML
INTERGOVERNMENTAL RISK POOL

June 17, 2026

TO: All TML Intergovernmental Risk Pool Members
FROM: David Reagan – TMLIRP Board Secretary
RE: Nominations to the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool

---

It's time for nominations to fill four positions on the TML Intergovernmental Risk Pool Board of Trustees. The Board is comprised of fifteen voting members, twelve of whom are elected by the Pool's membership to serve staggered, six-year terms.

- **WHO/WHAT:** Every even-numbered year, the term of office for one-third of the elected Trustees expires, and an election is held to fill those designated Places. Terms for Trustees in Places 1 – 4 expire October 1, 2026. (Place 5 is an appointed, rather than elected, public member.) Those places are currently held by the following individuals:

  - Place 1 – J.W. "Buzz" Fullen, Commissioner, Henderson Housing Authority
  - Place 2 – Emily Crawford, City Manager, Abilene
  - Place 3 – David Rutledge, Mayor, Bridge City
  - Place 4 – Austin Bleess, City Manager, Jersey Village

  The composition of the entire Board is on the back of this notice. Eligibility requirements for Places 1 - 4 are as follows:

  - Place 1 – Elected official or employee of any Pool Member
  - Places 2, 3, & 4 – Only elected officials or employees of a municipality that is a Pool Member

- **WHEN**: **Nominations must be received by the Board Secretary at the address below by 11:59 p.m. on Friday, August 2, 2026.**

- **WHERE/HOW:** Each Board member is elected to a designated Place on the Board, and all nominations must show WHICH of the Places – 1, 2, 3, or 4 – for which the nomination is made. (No residency or other requirement applies.) The governing body of each Member of the Pool may nominate one qualified person for the election. Nominations must be mailed to the Board Secretary, with a short biographical sketch of the nominee and showing the designated Place for which the nomination is made, to the following address:

  Trustee Nomination
  Board Secretary
  P. O. Box 149194
  Austin, Texas 78714-9194

The Board Secretary will distribute a ballot to each Pool Member by August 17, 2026. Questions? Contact David Reagan, Board Secretary, at 512-491-2300.



Current Texas Municipal League Intergovernmental Risk Pool Board of Trustee Members and the date their terms expire include:

Place 5 **(Oct. 1, 2026)**
Bert Lumbreras, Chair
Appointed Public Member

Place 4 **(Oct. 1, 2026)**
Austin Bleess, Vice Chair
City Manager, City of Jersey Village

Place 1 **(Oct. 1, 2026)**
J.W. "Buzz" Fullen
Commissioner, Henderson Housing Authority

Place 2
Emily Crawford **(Oct. 1, 2026)**
City Manager, City of Abilene

Place 3 **(Oct. 1, 2026)**
David Rutledge
Mayor, City of Bridge City

Place 6 **(Oct. 1, 2028)**
Kimberly Meismer
Assistant City Manager, City of Kerrville

Place 7 **(Oct. 1, 2028)**
Mary M. Dennis
Mayor, City of Live Oak

Place 8 **(Oct. 1, 2028)**
Chris Coffman
City Manager, City of Granbury

Place 9 **(Oct. 1, 2028)**
Opal Mauldin-Jones.
City Manager, City of Lancaster

Place 10 **(Oct. 1, 2028)**
Michael Alexander
Appointed Public Member

Place 11 **(Oct. 1, 2030)**
Randy Criswell,
City Manager, City of Wolfforth

Place 12 **(Oct. 1, 2030)**
Allison Heyward
Councilmember, City of Schertz

Place 13 **(Oct. 1, 2030)**
Harlan Jefferson
Deputy City Manager, City of Burleson

Place 14 **(Oct. 1, 2030)**
Mike Land
City Manager, City of Coppell

Place 15 **(Oct. 1, 2030)**
Rickey Childers
Appointed Public Member

TML Representative
Holly Gray
Mayor Pro Tem, City of Roanoke

TML Representative
Monty Wynn
Executive Director, Texas Municipal League

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - I___**

Item:

Discussion and action regarding an election for creation of a Municipal Development District primarily comprised of non-residential properties adjacent to SH 205, SH 78, and FM 2755.

Background:

On May 3, 2025, the City held an unsuccessful election for the formation of a Municipal Development District (MDD) that encompassed the entire extraterritorial jurisdiction (ETJ) of the City in which 103 voters cast votes. On January 6, 2026, the City Council reviewed a presentation of a refined area of the ETJ focused on undeveloped or commercial properties adjacent to the state highways (SH 78 and SH 205) and farm to market roads (FM 2755) in the City's ETJ.

MDDs are authorized in Chapter 377 of the Texas Local Government Code. If approved by the voters at an election, an MDD may be formed in all or a part of a City's ETJ and may collect the only municipal sales tax that may be levied in a City's ETJ. If approved, the Lavon MDD would be a specialized local government entity with a general mission to promote investment and business expansion in the MDD area to build a stronger, more diversified tax base and increase economic vitality in the region. The maximum amount of sales tax that can be charged by an MDD is capped by state law at one-half of one percent (0.50%).

An MDD can undertake the same projects that a Type B Corporation can. If approved, the Lavon MDD would focus on business development and assistance; street sweeping and right of way maintenance in the District, promoting expansion of high speed internet in the MDD, public works projects to benefit the district, and quality of life improvements.

Sales tax collected in the MDD will be deposited and maintained in a separate development project fund designated for use as prescribed in the state law. No property taxes are levied by the City in the MDD.

A quick search identified the following area cities where voters supported the creation of an MDD:

Fate	Sachse
Murphy	Josephine
Aubrey	Argyle
Azle	Ovilla
Cross Roads	Pilot Point

An MDD is a political subdivision of the state and as such is subject to the Open Meetings Act and Public Information Act. An MDD is governed by a board of at least four directors, although it is recommended to have an odd number of directors to prevent tie votes, appointed by the city council. Directors serve staggered two-year terms and must reside in the city or the MDD area.

Prior to the May 2025 election, the City Council approved bylaws for a proposed MDD subject to a successful election.

There have been indications that the Collin County Emergency Services District Board intends to call an election in November for the 2% emergency services sales tax. If that occurs prior to an MDD election, the capacity of the potential sales tax would no longer exist for an MDD.

The deadline for the City Council to order an election at a regular meeting is August 4.

Financial Implication:

The net impact is positive for the City. Any resources that help offset the costs of provision of services in the MDD area of the ETJ are beneficial.

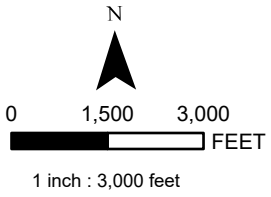
Staff Notes:

If the City Council provides direction to move forward, specific boundaries will be established and documents prepared to call an election on November 3, 2026. If direction is provided to move forward with an election, the bylaws will be reviewed and updated as necessary.

Attachments: MDD Proposed Area Map

City of Lavon

Potential MDD Properties
January 2026



1 inch : 3,000 feet

Legend

- Potential MDD Parcels
- City Limits
- ETJ

Path: S:\NTCLAND\MASTER\GIS\GIS Data\City of Lavon Support\pro\Lavon GIS.aprx

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - J__**

Item:

Discussion and action regarding Ordinance No. **2026-07-05** adopting rules and regulations related to amending Article 5.02 "Peddlers and Solicitors"; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

Background:

In April 2000, the City Council adopted basic regulations relating to solicitor and peddler permits. Ordinance No. **2000-04-04** provided regulations requiring any person to obtain a permit from the City to lawfully peddle, hawk, sell, solicit or take orders for, or offer to take orders for, any services, wares, merchandise, vehicles or goods on the streets and sidewalks, or from door to door, within the city.

The Police Department recently received a complaint about a solicitor that knocked on a resident's door late in the evening, and that prompted a proposed amendment to limit the hours for solicitors and peddlers to contact the public. Additionally, the City received an inquiry from an enterprising middle school student with a business proposal, and that prompted a proposed amendment to require adult responsibility for permits for minors. Some activities involving minors, such as for charitable organizations, are exempted.

The Police Department and Inspection Department worked with the city attorney to prepare the proposed amendment.

Financial Implication:

There is no direct financial impact.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-07-05

Amending Article 5.02 Peddlers and Solicitors of the Code of Ordinances

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, ADOPTING RULES AND REGULATIONS RELATED TO AMENDING ARTICLE 5.02 "PEDDLERS AND SOLICIATORS"; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas ("Lavon") to amend Lavon's Code of Ordinances in Chapter 5.02 to amend regulations related to Peddlers and Solicitors; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. AMENDMENTS; NEW SECTION 5.02.002

That Division 1, "Generally," of Article 5.02 "Peddlers and Solicitors" of Lavon's Code of Ordinances is hereby amended by adding a new Section 5.02.002, "Time Restrictions," to read as follows:

"Section 5.02.002 Time Restrictions.

"(a) It shall be unlawful for any person, with or without a permit, to peddle, hawk, sell, solicit or take orders for, or offer to take orders for, any services, wares, merchandise, vehicles or goods on the streets and sidewalks, or from door to door at a residence, within the city, before 8:30 am (0830 military time), or after dark or 9:00 pm (2100 military time), whichever is earlier on a given day.

(b) It shall be unlawful for any person, with or without a permit, to attempt to peddle, hawk, sell, solicit or take orders for, or offer to take orders for, any services, wares, merchandise, vehicles or goods on the streets and sidewalks, or from door to door at a residence, within the city, before 8:30 am (0830 military time), or after dark or 9:00 pm (2100 military time), whichever is earlier on a given day.

(c) In this section 5.02.002, "dark" means the time of day identified by the United States Naval Observatory as being after the end of civil twilight on a particular day in the city."

SECTION 3. AMENDMENTS; NEW SECTION 5.02.035

That Division 2, "Permit," of Article 5.02 "Peddlers and Solicitors" of Lavon's Code of Ordinances is hereby amended by adding a new Section 5.02.035, "Minors," to read as follows the following:

"Section 5.02.035 Minors.

(a) A minor who conducts activity requiring a permit under this article shall be sponsored or employed by a person over the age of 18, a corporation, firm or organization. The person, corporation, firm or organization that is sponsoring or employing the minor is responsible for controlling the conduct of the minor and the minors shall be under the constant supervisor of a person 18 years of age or older.

(b) The sponsor or employer of a minor under this section shall provide with the application required by Section 5.02.032 the name(s), date(s) of birth, address(es), and a notarized parent or guardian consent for each minor who will be conducting the activity. The consent form shall acknowledge the release of the information set forth above."

SECTION 4. EFFECTIVE DATE

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION 5. SEVERABILITY

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION 6. REPEALER AND SAVINGS

This Ordinance shall be cumulative of all other ordinance of Lavon and shall not repeal any of the provisions of such ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; whether such ordinances are codified or uncodified, and all other provisions of the ordinances of Lavon, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Any repeal occurring due to this provision shall not abate any pending prosecution or lawsuit and/or prevent any prosecution or lawsuit from being commenced for any violation occurring before the effective date of this Ordinance.

SECTION 7. PENALTY

Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be subject to the penalty provision described in added Section 1.01.009(a), providing punishment by a fine of not exceeding five hundred dollars ($500.00). Nothing in this Ordinance shall limit the remedies available to the City in seeking to enforce the provisions of this article or other law, and all remedies shall be cumulative and not exclusive.

SECTION 8. OPEN MEETING

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.042, Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of July 2026.

_____
Vicki Sanson Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 6 - K**

Item:

Discussion and action regarding Ordinance No. **2026-07-06** adopting rules and regulations related to adding Article 7.05 Prohibiting Public Urination and Defecation; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

Background:

The Police Department recently prepared and submitted several ordinances developed in response to issues identified in response to citizen concerns and complaints.

The proposed ordinance provides a necessary code framework and is expected to improve the Police Department's ability to respond accordingly when related matters occur.

If there are questions or comments, please contact Chief Jones at mjones@lavontx.gov.

Financial Implication:

There is no direct financial impact.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-07-06

Adding Article 7.05 to the Code of Ordinances – Public Urination and Defecation

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, ADOPTING RULES AND REGULATIONS RELATED TO ADDING ARTICLE 7.05 PROHIBITING PUBLIC URINATION AND DEFECATION; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas ("Lavon") to promote public health, sanitation, and decency by prohibiting urination and defecation in public places; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. ARTICLE 7.05 PUBLIC URINATION AND DEFECATION

Article 7.05 "Public Urination and Defecation" is hereby added to the Lavon Code of Ordinances.

“Article 7.05.001 Definitions

For the purposes of this article, the following words and phrases shall have the following meanings ascribed to them:

“Public Place” shall mean any location to which the general public has access, including but not limited to streets, sidewalks, alleys, parks, trails, parking lots, public buildings, and any other publicly owned or accessible property.

“Public View” shall mean any location either public or private that is outside an enclosed structure which a person can view from a public place.

Article 7.05.002 Offenses

(a) It shall be unlawful for any person to urinate or defecate in or upon any public place within the City.

(b) It shall be unlawful for any person to urinate or defecate on private property without the consent of the owner or person in lawful possession of such property.

(c) It shall be unlawful for any person to urinate or defecate on public or private property within public view.

(d) This section shall not apply to the use of restroom facilities located in public or private places intended for such purposes.

Article 7.05.003 Penalty

(a) A person who violates any provision of this article commits a misdemeanor offense.

(b) Unless otherwise provided by state law, an offense under this article shall be punishable by a fine not to exceed five hundred dollars ($500.00), in accordance with Section 1.01.009 of the Code of Ordinances.

SECTION 3. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION 4. Proper Notice and Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code and as required by Chapter 52 of the Texas Local Government Code.

SECTION 5. Severability

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION 6. Repealer and Savings

This Ordinance shall be cumulative of all other ordinance of Lavon and shall not repeal any of the provisions of such ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; whether such ordinances are codified or uncodified, and all other provisions of the ordinances of Lavon, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Any repeal occurring due

to this provision shall not abate any pending prosecution or lawsuit and/or prevent any prosecution or lawsuit from being commenced for any violation occurring before the effective date of this Ordinance.

SECTION 7. Open Meeting

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.042, Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of July 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - L__**

Item:

Discussion and action regarding Ordinance No. **2026-07-07** adopting rules and regulations related to adding Article 8.10 Prohibiting Interference with City Employees; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

Background:

The Police Department recently prepared and submitted several ordinances developed in relation to issues identified in response to citizen concerns and complaints.

The proposed ordinance provides a necessary code framework and is expected to improve the Police Department's ability to respond accordingly when related matters occur.

If there are questions or comments, please contact Chief Jones at mjones@lavontx.gov.

Financial Implication:

There is no direct financial impact.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-07-07

Adding Article 8.10 to the Code of Ordinances – Interference with City Employees

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, ADOPTING RULES AND REGULATIONS RELATED TO ADDING ARTICLE 8.10 PROHIBITING INTERFERENCE WITH CITY EMPLOYEES; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon ("City Council") has investigated and determined that it is advantageous and necessary to ensure that employees of the City of Lavon are able to perform their official duties without obstruction, interference, or hindrance; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. ARTICLE 8.10 INTERFERENCE WITH CITY EMPLOYEES

Article 8.10, ”Interference with City Employees,” is hereby added to the Lavon Code of Ordinances.

Article 8.10.001 Definitions

For the purposes of this article, the following terms shall have the following meanings ascribed to them:

“City Employee” shall mean any officer, agent, or employee of the City of Lavon, including but not limited to police officers, code enforcement officers, firefighters, emergency medical personnel, public works employees, and any other person acting under the authority of the City.

"Interfere" shall mean to obstruct, impede, hinder, prevent, or delay a City employee in the performance of official duties.

"Official Duties" shall mean any duty or function that a City employee is lawfully authorized to perform by virtue of employment, ordinance, or state law.

Article 8.10.002 Offenses

(a) It shall be unlawful for any person to intentionally or knowingly interfere with a City employee while the employee is performing official duties.

(b) A person commits an offense if the person without lawful privilege or authority, interrupts, disrupts, impedes, or otherwise interferes with a City employee engaged in the performance of official duties.

(c) It shall be unlawful for any person to refuse to comply with a lawful order or direction of a City employee when such order or direction is reasonably necessary to carry out the employee's official duties.

(d) This section shall not be construed to prohibit constitutionally protected speech or lawful observation of City employees, provided such conduct does not physically interfere with the performance of official duties."

Article 8.10.003 Penalty

(a) A person who violates any provision of this article commits a misdemeanor offense.

(b) Unless otherwise provided by state law, an offense under this article shall be punishable by a fine not to exceed five hundred dollars ($500.00), in accordance with Section 1.01.009 of the Code of Ordinances.

(c) If it is shown on the trial of an offense under this article that the conduct involved interference with a police officer, firefighter, or emergency medical services personnel while such personnel were performing official duties, the offense shall be punishable by a fine not to exceed one thousand dollars ($1,000.00), as permitted by state law governing public health and safety regulations.

(d) Each act of interference shall constitute a separate offense."

SECTION 3. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION 4. Proper Notice and Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of

said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code and as required by Chapter 52 of the Texas Local Government Code.

SECTION 5. Severability

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION 6. Repealer and Savings

This Ordinance shall be cumulative of all other ordinance of Lavon and shall not repeal any of the provisions of such ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; whether such ordinances are codified or uncodified, and all other provisions of the ordinances of Lavon, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Any repeal occurring due to this provision shall not abate any pending prosecution or lawsuit and/or prevent any prosecution or lawsuit from being commenced for any violation occurring before the effective date of this Ordinance.

SECTION 7. Open Meeting

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.042, Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of July 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: _6 - M__**

Item:

Discussion and action regarding Ordinance No. **2026-07-08** adopting rules and regulations related to adding Article 8.11 Prohibiting Gate Crashing; providing for publication and an effective date; providing severability, repealer and savings clauses; and finding and determining that the meeting at which this ordinance is adopted to be open to the public as required by law.

Background:

The Police Department recently prepared and submitted several ordinances developed in relation to issues identified in response to citizen concerns and complaints.

The proposed ordinance provides a necessary code framework and is expected to improve the Police Department's ability to respond accordingly when related matters occur.

If there are questions or comments, please contact Chief Jones at mjones@lavontx.gov.

Financial Implication:

There is no direct financial impact.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS

ORDINANCE NO. 2026-07-08

Adding Article 8.11 to the Code of Ordinances – Gate Crashing

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, ADOPTING RULES AND REGULATIONS RELATED TO ADDING ARTICLE 8.11 PROHIBITING GATE CRASHING; PROVIDING FOR PUBLICATION AND AN EFFECTIVE DATE; PROVIDING SEVERABILITY, REPEALER AND SAVINGS CLAUSES; AND FINDING AND DETERMINING THAT THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City Council of the City of Lavon ("City Council") has investigated and determined that it is advantageous and necessary to ensure that places which have restrictions on entry are free from gate crashers; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. ARTICLE 8.11 GATE CRASHERS

Article 8.11, ”Gate Crashers,” is hereby added to the Lavon Code of Ordinances.

“Article 8.11.001 Definitions

For the purposes of this article, the following terms shall have the following meanings ascribed to them:

“Place which has restrictions on entry” shall mean any theater; football game; exhibition; public or private park which requires an entry fee; any homeowners association (HOA) property that is fenced and posted with restrictions; or any other site when any exhibition, performance or entertainment is being given that has a visual barrier around the restricted areas and has signs posted at the entrances listing

restrictions on entry.

Article 8.11.002 Offenses

(a) It shall be unlawful for any person to enter, or attempt to enter, any place which has restrictions on entry, without meeting the admission requirements as established by the owner or person in charge of such place.

(b) It shall be unlawful for any person to remain or attempt to remain in any place which has restrictions on entry, after being asked to leave by the owner of such place, a person in charge or having authority over such place, or a peace officer.

(c) It shall be unlawful for any person to enter, or attempt to enter, any place which has restrictions on entry without the express consent of the person having authority over such place any time the place is closed to general entry, through a locked gate, or in violation of any signs restricting entry.

Article 8.11.003 Penalty

(a) A person who violates any provision of this article commits a misdemeanor offense.

(b) Unless otherwise provided by state law, an offense under this article shall be punishable by a fine not to exceed five hundred dollars ($500.00), in accordance with Section 1.01.009 of the Code of Ordinances.

(c) Each violation of this act shall constitute a separate offense."

SECTION 3. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION 4. Proper Notice and Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code and as required by Chapter 52 of the Texas Local Government Code.

SECTION 5. Severability

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION 6. Repealer and Savings

This Ordinance shall be cumulative of all other ordinance of Lavon and shall not repeal any of the provisions of such ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; whether such ordinances are codified or uncodified, and all other provisions of the ordinances of Lavon, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Any repeal occurring due to this provision shall not abate any pending prosecution or lawsuit and/or prevent any prosecution or lawsuit from being commenced for any violation occurring before the effective date of this Ordinance.

SECTION 7. Open Meeting

It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.042, Texas Government Code.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 7th day of July 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: July 7, 2026 **ITEM: 7**

Item:

BUDGET WORK SESSION

Presentation and discussion regarding the goals and objectives identified in the Strategic Plan, City Council budget priorities, regulatory requirements, financial status for current fiscal year, budget calendar, anticipated commitments, departmental service levels and requests, tax rate, fee schedule, Capital Improvements Plan (CIP) updates, FY 2025-26 projections, and proposed revenues and expenditures for FY 2026-27.

- Informational slides
- Discussion materials will be distributed at the meeting.

City of Lavon
Budget Planning Calendar
2026-27

The calendar is based on a proposed tax rate that will exceed the voter approval tax rate and will trigger an automatic election.

Mar 29	File Financial Statement from Municipal Audit with City Secretary
Apr-Jul	Department Directors review YTD and work on budget projections and proposals
May 19	**Budget Introduction** and additional dates
Jun 16	**Budget Work Session** – focus on projections
Jul 7	**Budget Work Session** – review of budget requests and CIP
Jul 17	File proposed Budget with City Secretary and post on website (30 days before vote)
Jul 17	Send newspaper notice for Budget Public Hearing, post on website
Jul 21	**Budget Work Session** – review revenue projections, budget requests and CIP
Jul 23	Publish budget public hearing notice for 8/4 Budget Public Hearing
Jul 25	Deadline for the appraisal district to certify values to taxing units Collin County Tax A/C to calculate no-new tax rate and voter-approval tax rate
Jul 31	Send newspaper notice for Tax Rate Public Hearing on 8/17, publish on website
Aug 4	Post NNR, VAR and debt info on website homepage, notify CCAD
Aug 4	**Propose tax rates, take record vote**, and schedule Tax Rate Public Hearing **Budget Hearing, budget action**
Aug 6	Publish tax rate public hearing notice for 8/17 Public Hearings – proposed tax rate
Aug 7	CCAD mails Transparency Postcards
Aug 17	**Special Meeting – Public Hearing on Tax Rate and Budget** Consider Proposed Tax Rate, Record Vote Consider Proposed Budget, Record Vote Consider CIP and Fee Schedule Order Tax Rate Approval Election if required
Aug 20	Provide approved tax rate information to Collin County Tax Office (deadline 9-16)
Oct 1	New Fiscal Year begins