AGENDA
NOVEMBER 3, 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. **PROCLAMATIONS**

   Veterans Day
6. **CONSENT AGENDA**
   Consent agenda items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.

   A. Approve the minutes of the October 20, 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, for a grocery retail store and fueling station on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway consisting of $500,000 at start of construction and future sales tax not to exceed $250,000 over ten years; and providing an effective date.

   C. Approve the second of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to promote local economic development, secure the extension of public infrastructure and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City of Lavon, in an estimated amount of $2,700,000 of future sales tax over fifteen years; and providing an effective date

   D. Approve Resolution No. **2026-11-03** approving and authorizing execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed $3,284.00 for items associated with curb and sidewalk construction, storm sewer and water utility modifications, and boring; and providing an effective date.

   E. Approve acceptance of the public infrastructure for the Lot 3, 4, and 5, Block B, Elevon West Commercial, Phase 3 Addition, subject to receipt of the Maintenance Bond.

   F. Approve Resolution No. **2026-11-04** calling a public hearing on November 17, 2026 for a petition for the voluntary annexation of property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD and any right-of-way adjacent to said property

generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of WEST St. situated in Collin County wholly within the extraterritorial jurisdiction of the City of Lavon, Texas.

G. Approve the final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759), subject to approval of thoroughfare alignment and approval of the city planner and city engineer.

H. Approve the final plat of the Elevon Southeast Commercial Phase 1 Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).

I. Approve the final plat of the Nicholson Ranch Ph 2B Addition consisting of 134 residential lots and 2 common area lots on 23.256 acres out of the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101), subject to the final approval of the city engineer and planner.

J. Approve the final plat of the Heritage Square Addition consisting of 16 lots and 2 common area lots on 110.118 acres out of the W.A.S. Bohannan Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2 situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Dr., and Traditions Dr., City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476), subject to the city engineer, fire marshal, and planner final approval.

7. ITEMS FOR CONSIDERATION

A. Public hearing, discussion and action regarding an application for a conditional use permit as specified in the Lake Breeze Planned Development regulations for an automobile service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

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

B. Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

1) Presentation of proposed application.
2) **PUBLIC HEARING**, continued from October 6, 2026, to receive comments regarding the proposed application.
3) Discussion and action regarding the proposed application and accompanying ordinance.

C. Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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

D. Discussion and action regarding a petitioners' committee request under Section 12.04(B) of the City Charter for the Lavon City Council to review the City Attorney's determination and certification under Section 12.02(D) that six proposed recall affidavits or petitions are legally insufficient for failing to state any specific or adequate grounds for recall under section 12.02(A).

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 551.071 (2) Consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with the Texas Open Meetings Act regarding any posted agenda item.

9. RECONVENE FROM EXECUTIVE SESSION

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

10. SET FUTURE MEETINGS AND AGENDA

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

- November 17, 2026 – Regular Meeting
  2nd Reading – Ordinance for Temporary Data Center Moratorium

11. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall on or before 6:00 PM on October 28, 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.

PROCLAMATION
City of Lavon, Texas

Veterans Day

WHEREAS, on November 11, 1919, President Woodrow Wilson proclaimed the first commemoration of Armistice Day, honoring the heroism of those who died in service to our nation and expressing gratitude for the pursuit of peace and justice; and

WHEREAS, in 1954, the United States Congress officially designated November 11 as Veterans Day, expanding the observance to honor all veterans who have served in the United States Armed Forces; and

WHEREAS, the men and women who have served in our nation's military have demonstrated extraordinary courage, dedication, and selflessness in defending our freedoms, protecting our nation, and upholding the principles upon which our country was founded; and

WHEREAS, our veterans have made immeasurable sacrifices in service to the United States, and their commitment, patriotism, and willingness to serve continue to inspire future generations; and

WHEREAS, Veterans Day provides an opportunity for our community to express its sincere gratitude to all veterans, living and deceased, for their service and sacrifice, and to recognize the families whose support and sacrifices have strengthened our nation's Armed Forces; and

WHEREAS, the City of Lavon expresses its deepest gratitude to our veterans for their service, sacrifice, and unwavering commitment to preserving the freedoms we enjoy, and encourages all residents to reflect upon the meaning of their service and honor those who have defended our nation.

NOW THEREFORE, be it proclaimed that November 11, 2026, shall be recognized as

Veterans Day

and we ask the citizens of the City of Lavon stand united in solemn remembrance and heartfelt gratitude for our veterans and pay homage to those men and women who have served in the Armed Forces of the United States of America; and

BE IT SO PROCLAIMED this 3rd day of November 2026.

_____

Vicki Sanson, Mayor

MINUTES
OCTOBER 20, 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 MAYOR PRO TEM SHEPARD DELIVERED THE INVOCATION**.
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   - Early Voting 10/19/2026 – 10/30/2026 at Lavon City Hall
   - Election Day 11/3/2026 7a.m. – 7 p.m. at Lavon City Hall
   - Grease Round Up November 17 – January 8 at Lavon City Hall
   - Christmas Tree Lighting 12/4/2026
   - To sign up for City Council Meeting notifications choose " Notify Me" on the City of Lavon Website.
4. **CITIZENS COMMENTS**

   City residents Erika Jones expressed discontent with the summation of citizens comments in the minutes and concern regarding a Councilman Jacob's social media activity; Matt Ruland stated concerns with the timing of the Marine Grove Park Dedication, Sean Harrison expressed concerns with Front Porch PAC and their association; James Wallington – offered a draft Noise Ordinance and Tammy Stefanovic questioned progress regarding a Light & Industrial Ordinance and expressed desire for data center safeguards in place including height restrictions.
5. **CONSENT AGENDA**
   - **A. Approve the minutes of the October 6, 2026 meeting.**
   - **B. Approve Resolution No. 2026-10-06 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. 2026-10-07 declaring certain Police Department vehicles to be surplus property and authorizing the disposition of same in a manner which is beneficial to the city; and providing for an effective date.**
   - **D. Approve Resolution No. 2026-10-08 setting a public hearing under Section 311.003 of the Texas Tax Code for the creation of a Tax Increment Reinvestment Zone containing approximately 268.769 acres of land generally located north of NETEX Railway, east of County Road 976, south of West FM 6, and west of West Street, being wholly located in the extraterritorial jurisdiction of the City of Lavon, Texas; authorizing the issuance of notice by the City Secretary**

of the City of Lavon, Texas regarding the public hearing; and directing the City of Lavon, Texas to prepare a Preliminary Reinvestment Zone Financing Plan.

E. Approve Ordinance No. 2026-10-05 approving the 2026 Tax Roll Summary for the City of Lavon as presented by the Collin County Tax Assessor Collector's Office.

F. Approve Resolution No. 2026-10-09 declaring that the City Council has completed an annual review of the Investment Policy of the City; adopting changes to the Investment Policy; providing a repealing clause; providing a severability clause; and providing for an effective date.

G. Receive Quarterly Investment Report.

MOTION: APPROVE THE CONSENT AGENDA WITH AMENDMENT TO ITEM C TO BE CHEVROLET TAHOE.
MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

6. ITEMS FOR CONSIDERATION

A. Public hearing to receive public comments regarding and consider a temporary moratorium to suspend the acceptance of permits, authorizations, and approvals necessary for the subdivision of, site planning of, property development, or construction on real property within the City corporate limits of data centers, pursuant to Texas Local Government Code Section 212.1352.

Presentation of the proposed temporary moratorium.

Ms. Dobbs presented information regarding the proposed temporary moratorium including application to the 5.26 square mile area of the City and a timeline of events. Ms. Dobbs confirmed that no development applications for data center use have been received by the City, and that no tax incentives nor economic development incentives had been offered or approved related to data center use.

PUBLIC HEARING (2nd of 2) to receive comments regarding the proposed temporary moratorium.

Mayor Sanson opened the public hearing at 6:56 p.m. and invited comments for or against the proposed temporary moratorium. Lavon residents Erika Jones, Jim McLean, Matt Ruland, Sean Harrison, Steve Stefanovic, Kent Pride and county residents Michelle Tannehill, Jeff Miner Rodney Duplechain expressed support for a moratorium. Lavon resident James Wallington presented a proposal of safeguards and expressed support for a moratorium. There being no further comments, Mayor Sanson closed the public hearing at 7:28 p.m.

Discussion and action regarding the proposed temporary moratorium, related matters, and first reading of accompanying Ordinance.

MOTION: APPROVE THE FIRST READING OF AN ORDINANCE CONSIDERING A TEMPORARY MORATORIUM TO SUSPEND THE ACCEPTANCE OF PERMITS, AUTHORIZATIONS, AND APPROVALS NECESSARY FOR THE SUBDIVISION OF, SITE PLANNING OF, PROPERTY DEVELOPMENT, OR CONSTRUCTION ON REAL PROPERTY WITHIN THE CITY CORPORATE LIMITS OF DATA CENTERS, PURSUANT TO TEXAS LOCAL GOVERNMENT CODE SECTION 212.1352.
MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

B. Discussion and action regarding Resolution No. 2026-10-10 accepting the property dedication and improvements of Marine Grove Park and adjacent open spaces, situated in

the vicinity of the 200 Block of Villas Drive, being 7.09 acres on Lot CA1, Block B, Elevon West Commercial Phase 2 Addition and 7.11 acres on Lot 2, Block A, Elevon West Commercial Phase 1 Addition, and approving and authorizing execution of a Maintenance Agreement with the Elevon Commercial Owners' Association, Inc. for maintenance of the property and improvements for two years; and providing an effective date.

Ms. Dobbs provided the information regarding the development of and acceptance of the property and the proposed two-year maintenance agreement.

MOTION: APPROVE RESOLUTION NO. 2026-10-10 ACCEPTING THE PROPERTY DEDICATION AND IMPROVEMENTS OF MARINE GROVE PARK AND ADJACENT OPEN SPACES, SITUATED IN THE VICINITY OF THE 200 BLOCK OF VILLAS DRIVE, BEING 7.09 ACRES ON LOT CA1, BLOCK B, ELEVON WEST COMMERCIAL PHASE 2 ADDITION AND 7.11 ACRES ON LOT 2, BLOCK A, ELEVON WEST COMMERCIAL PHASE 1 ADDITION, AND APPROVING AND AUTHORIZING EXECUTION OF A MAINTENANCE AGREEMENT WITH THE ELEVON COMMERCIAL OWNERS' ASSOCIATION, INC. FOR MAINTENANCE OF THE PROPERTY AND IMPROVEMENTS FOR TWO YEARS; AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: SHEPARD
SECONDED: JACOB
APPROVED: UNANIMOUS

C. Discussion and action regarding a Chapter 380 economic development agreement between the City, the Lavon Economic Development Corporation, and the primary retail anchor to promote local economic development and stimulate business and commercial activity in the City relating to the development of a grocery store and fueling station in the Shops of Elevon situated in the Elevon Southeast Commercial Addition on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway.

Ms. Dobbs presented information regarding the project and proposed Chapter 380 economic development agreement.

MOTION: APPROVE THE CHAPTER 380 ECONOMIC DEVELOPMENT AGREEMENT BETWEEN THE CITY, THE LAVON ECONOMIC DEVELOPMENT CORPORATION, AND THE PRIMARY RETAIL ANCHOR TO PROMOTE LOCAL ECONOMIC DEVELOPMENT AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY RELATING TO THE DEVELOPMENT OF A GROCERY STORE AND FUELING STATION IN THE SHOPS OF ELEVON SITUATED IN THE ELEVON SOUTHEAST COMMERCIAL ADDITION ON APPROXIMATELY 17.05 ACRES OF LAND ON ELEVON PARKWAY IN THE ELEVON SOUTHEAST COMMERCIAL ADDITION, OUT OF THE S.M. RAINER SURVEY, ABSTRACT 740, SHEET 1, TRACT 149, SOUTHEAST OF THE INTERSECTION OF N. SH 78 AND ELEVON PARKWAY.
MOTION MADE: COOK
SECONDED: DUMAS
APPROVED: UNANIMOUS

D. Discussion and action regarding the regarding the first 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, for a grocery retail store and fueling station on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway consisting of $500,000 at start of construction and future sales tax not to exceed $250,000 over ten years; and providing an effective date.

Ms. Dobbs provided information regarding the LEDC participation and project to assist in promoting a new grocery retail business.

MOTION: APPROVE THE FIRST 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, FOR A GROCERY RETAIL STORE AND FUELING STATION ON APPROXIMATELY 17.05 ACRES OF LAND ON ELEVON PARKWAY IN THE ELEVON SOUTHEAST COMMERCIAL ADDITION, OUT OF THE S.M. RAINER SURVEY, ABSTRACT 740, SHEET 1, TRACT 149, SOUTHEAST OF THE INTERSECTION OF N. SH 78 AND ELEVON PARKWAY CONSISTING OF $500,000 AT START OF CONSTRUCTION AND FUTURE SALES TAX NOT TO EXCEED $250,000 OVER TEN YEARS; AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS

E. Discussion and action regarding the first of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to promote local economic development, secure the extension of public infrastructure and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City of Lavon, in an estimated amount of $2,700,000 of future sales tax over fifteen years; and providing an effective date.

Ms. Dobbs provided information regarding the LEDC participation and project to assist in promoting local economic development, secure the extension of public infrastructure and stimulate business and commercial activity.

MOTION: APPROVE THE FIRST OF TWO READINGS OF A RESOLUTION AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO PROMOTE LOCAL ECONOMIC DEVELOPMENT, SECURE THE EXTENSION OF PUBLIC INFRASTRUCTURE AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY RELATING TO THE HERITAGE SQUARE DEVELOPMENT ON 110.1 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78 IN THE CITY OF LAVON, IN AN ESTIMATED AMOUNT OF $2,700,000 OF FUTURE SALES TAX OVER FIFTEEN YEARS; AND PROVIDING AN EFFECTIVE DATE.
MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

F. Discussion and action regarding Resolution No. 2026-10-11 approving and authorizing execution of Change Order No. 1 to the construction contract with Drake General Contractors, LLC for the City of Lavon Bear Creek Wastewater Treatment Plant Expansion No. 4 (CIP-21) construction project in an amount not to exceed $722,000.00 for construction of an additional aeration & digester basin; and providing for an effective date.

City Engineer Mark Hill, Freeman Millican Inc., provided information regarding the change order.

MOTION: APPROVE RESOLUTION NO. 2026-10-11 APPROVING AND AUTHORIZING EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH DRAKE GENERAL CONTRACTORS, LLC FOR THE CITY OF LAVON BEAR CREEK WASTEWATER TREATMENT PLANT EXPANSION NO. 4 (CIP-21) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED $722,000.00 FOR CONSTRUCTION OF AN ADDITIONAL AERATION & DIGESTER BASIN; AND PROVIDING FOR AN EFFECTIVE DATE.

MOTION MADE: **COOK**
SECONDED: **HEDGE**
APPROVED: **UNANIMOUS**

7. DEPARTMENT REPORTS

A. Police Services – Police Chief Mike Jones commended the team efforts of the IT Department and William Whitney, Whitney Solutions and the Police Administration for work during a recent SEGIS audit. Assistant Police Chief Roger Myers was available for questions regarding reports, programs, and current activities.

B. Fire Services – Fire Chief Danny Anthony provided information regarding reports, programs and current activities and offered to obtain answers if there were questions. Chief Anthony also informed the City Council of the recent purchase of new monitors approved in the recent budget year.

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

D. Wastewater Services – City Engineer Mark Hill provided detailed information regarding maintenance, operations, and capital improvement projects as the Elevon North and Bear Creek Wastewater Treatment Plants.

E. 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.

8. SET FUTURE MEETINGS AND AGENDA

November 3, 2026 – Regular Meeting

13. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:28 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 3rd day of November 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 6 – B**

Item:

CONSENT AGENDA

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, for a grocery retail store and fueling station on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway consisting of $500,000 at start of construction and future sales tax not to exceed $250,000 over ten years; and providing an effective date.

Background:

A public hearing before the Lavon Economic Development Corporation (LEDC) Board of Directors was conducted on September 28, 2026. At such time and place, the public was provided an opportunity to comment on the proposed project.

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

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

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.152 PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES

(a) Type B corporations are authorized projects to include land and improvements suitable for sports, entertainment, tourist, convention, and public park purposes and events and other related improvements.

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.156. PROJECTS RELATED TO BUSINESS ENTERPRISES IN CERTAIN MUNICIPALITIES.

For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for the development,

retention or expansion of business enterprises if the project is undertaken by a Type B corporation authorized to be created by as municipality.

TEXAS LOCAL GOVERNMENT CODE

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

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

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

As permitted by the Texas Open Meetings Act, the Lavon Economic Development Corporation Board of Directors and/or the City Council may convene into Executive Session to discuss the matter if needed.

Financial Implications:

Funding is directly tied to the project's performance. The Project consists of $500,000 at commencement of construction and future sales tax generated directly by the Project over ten years, not to exceed $250,000. The LEDC will provide appropriate funds for the project in the Annual Budget.

Staff Notes:

The first of two required readings was approved on October 20, 2026. Approval of the second reading is recommended.

Attachments: 1) Proposed Resolution
2) Location Exhibit

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-11-01

LEDC Project – Grocery Store – Shops at Elevon

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO ASSIST IN THE PROMOTION OF NEW AND EXPANDED BUSINESS FOR A GROCERY RETAIL STORE AND FUELING STATION ON APPROXIMATELY 17.05 ACRES OF LAND ON ELEVON PARKWAY IN THE ELEVON SOUTHEAST COMMERCIAL ADDITION, OUT OF THE S.M. RAINER SURVEY, ABSTRACT 740, SHEET 1, TRACT 149, SOUTHEAST OF THE INTERSECTION OF N. SH 78 AND ELEVON PARKWAY CONSISTING OF $500,000 AT START OF CONSTRUCTION AND FUTURE SALES TAX NOT TO EXCEED $250,000 OVER TEN YEARS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Local Government Code, Section 505.152, 505.156, and 505.158 establishes the authority for the Lavon Economic Development Corporation ("LEDC") to undertake certain projects with the City Council of the City of Lavon's approval; and

WHEREAS, these projects assist in the development of business, recreational and community facilities in Lavon and the City Council finds that approving the projects serve the best interests of the City and the public health, safety and welfare of the City.

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

SECTION 1. That the City Council of the City of Lavon does hereby approve and authorize the LEDC to expend funds for projects to assist in the promotion of new and expanded business for a grocery retail store and fueling station on approximately 17.05 acres of land on Elevon Parkway in the Elevon Southeast Commercial Addition, out of the S.M. Rainer Survey, Abstract 740, Sheet 1, Tract 149, southeast of the intersection of N. SH 78 and Elevon Parkway consisting of $500,000 at start of construction and future sales tax not to exceed $250,000 over ten years.

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

FIRST READING:_____ **SECOND READING:** _____

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the ____day of _____ 2026.

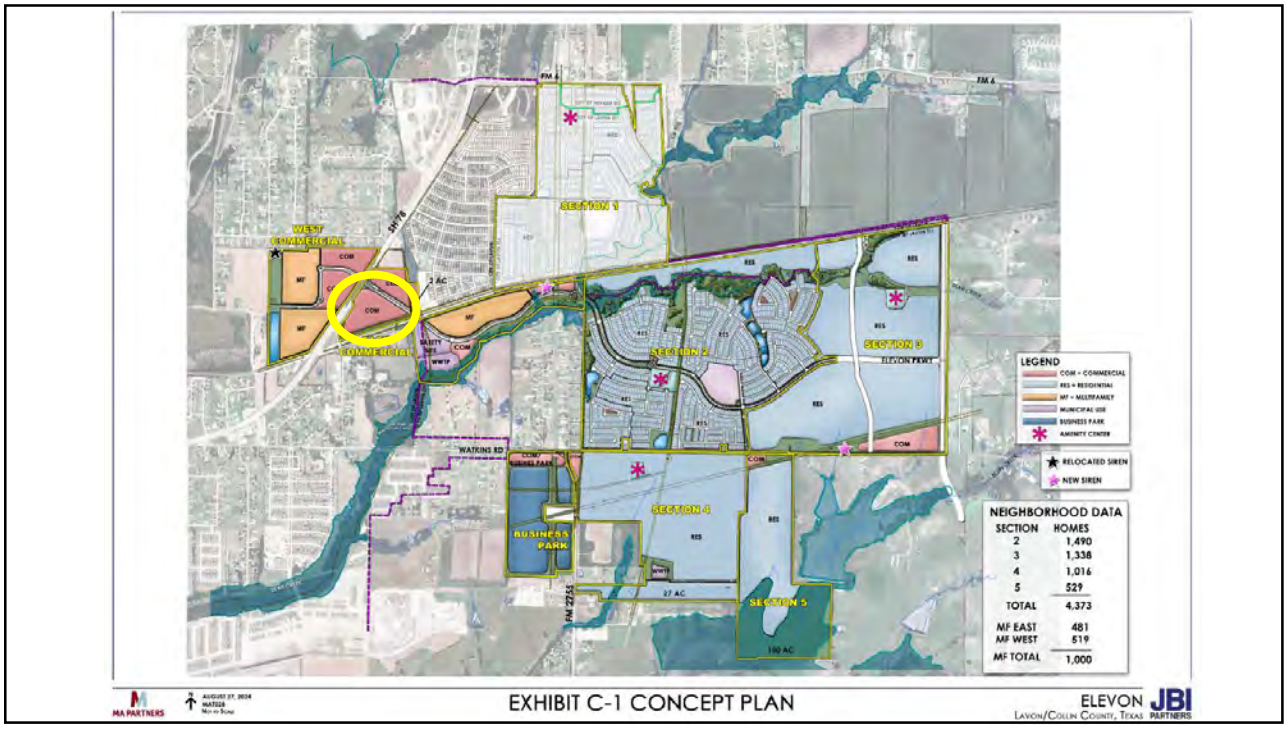
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Vicki Sanson, Mayor

ATTEST:

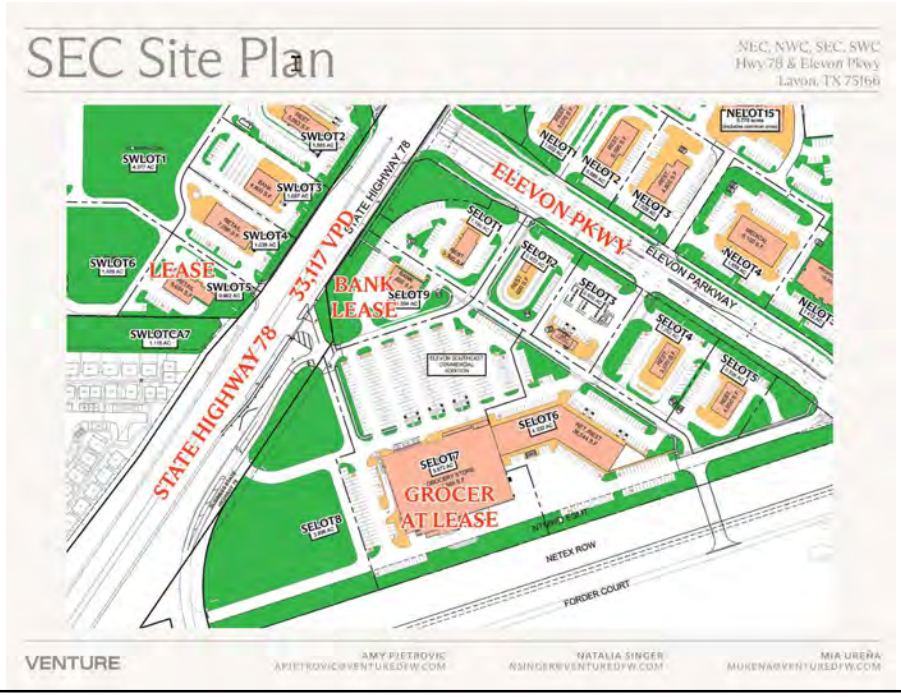
_____
Rae Norton, City Secretary


LAVON
LAKE
FM 6
SH 78
TOWN OF
LAVON
Hwy 2755 (Watkins Rd)
CR 541
Hwy 2755
SEC Planning, LLC
CONTEXT MAP
ELEVON
LAVON, TEXAS

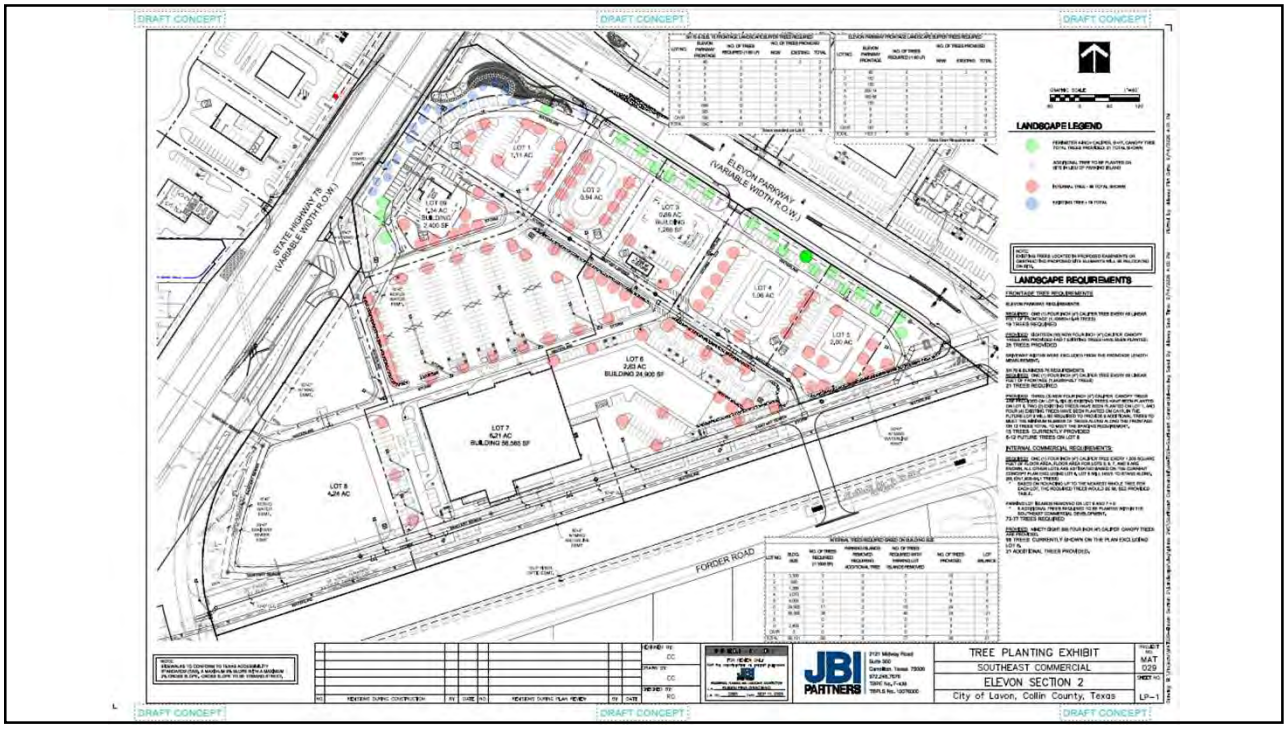
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FM 6
SH 78
WEST
COMMERCIAL
COMMERCIAL
2 AC
SECTION 1
SECTION 2
SECTION 3
ELEVON PKWY
WATKINS RD
BUSINESS
PARK
SECTION 4
27 AC
SECTION 5
100 AC
FM 2755
LEGEND
COM = COMMERCIAL
RES = RESIDENTIAL
MF = MULTIFAMILY
MUNICIPAL USE
BUSINESS PARK
AMENITY CENTER
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
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS
JBI PARTNERS

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SEC Site Plan
NEC, NWC, SEC, SWC
Hwy 78 & Elevon Pkwy
Lavon, TX 75166
SWLOT1
SWLOT2
SWLOT3
SWLOT4
SWLOT5
SWLOT6
SWLOTCA7
LEASE
BANK LEASE
33,117 VPD
STATE HIGHWAY 78
ELEVON PKWY
ELEVON PARKWAY
NELOT1
NELOT2
NELOT3
NELOT4
NELOT15
SELOT1
SELOT2
SELOT3
SELOT4
SELOT5
SELOT6
SELOT7
SELOT8
SELOT9
GROCER AT LEASE
NETEX ROW
FORDER COURT
VENTURE
AMY PIETROVIC
APIETROVIC@VENTUREDFW.COM
NATALIA SINGER
NSINGER@VENTUREDFW.COM
MIA URENA
MURENA@VENTUREDFW.COM

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DRAFT CONCEPT
LANDSCAPE LEGEND
LANDSCAPE REQUIREMENTS
INTERNAL COMMERCIAL REQUIREMENTS
ELEVON PARKWAY (VARIABLE WIDTH R.O.W.)
STATE HIGHWAY 78 (VARIABLE WIDTH R.O.W.)
FORDER ROAD
LOT 1 1.11 AC
LOT 2 0.94 AC
LOT 3 0.66 AC BUILDING 1,280 SF
LOT 4 1.06 AC
LOT 5 1.00 AC
LOT 6 2.63 AC BUILDING 24,900 SF
LOT 7 6.21 AC BUILDING 56,585 SF
LOT 8 4.24 AC
JBI PARTNERS
TREE PLANTING EXHIBIT
SOUTHEAST COMMERCIAL
ELEVON SECTION 2
City of Lavon, Collin County, Texas
LP-1

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CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 6 – C**

Item:

CONSENT AGENDA

Approve the second of two readings of a Resolution authorizing the Lavon Economic Development Corporation to expend funds for projects to promote local economic development, secure the extension of public infrastructure and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City of Lavon, in an estimated amount of $2,700,000 of future sales tax over fifteen years; and providing an effective date.

Background:

A public hearing before the Lavon Economic Development Corporation (LEDC) Board of Directors was conducted on September 28, 2026. At such time and place, the public was provided an opportunity to comment on the proposed project.

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

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

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.152 PROJECTS RELATED TO RECREATIONAL OR COMMUNITY FACILITIES

(a) Type B corporations are authorized projects to include land and improvements suitable for sports, entertainment, tourist, convention, and public park purposes and events and other related improvements.

TEXAS LOCAL GOVERNMENT CODE

Sec. 505.156. PROJECTS RELATED TO BUSINESS ENTERPRISES IN CERTAIN MUNICIPALITIES.

For purposes of this chapter, "project" includes land, buildings, equipment, facilities, and improvements found by the board of directors to be required or suitable for the development,

retention or expansion of business enterprises if the project is undertaken by a Type B corporation authorized to be created by as municipality.

TEXAS LOCAL GOVERNMENT CODE

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

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

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

As permitted by the Texas Open Meetings Act, the Lavon Economic Development Corporation Board of Directors and/or the City Council may convene into Executive Session to discuss the matter if needed.

Financial Implications:

Funding is directly tied to the project's performance. The Project consists of an estimated $2,700,000 reimbursement of future sales tax generated directly by the Project over fifteen years. The LEDC will provide appropriate funds for the project in the Annual Budget.

Staff Notes:

The first of two required readings was approved on October 20, 2026. Approval of the second reading is recommended.

Attachments: 1) Proposed Resolution
2) Location Exhibit

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-11-02

LEDC Project – Heritage Square

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE LAVON ECONOMIC DEVELOPMENT CORPORATION TO EXPEND FUNDS FOR PROJECTS TO PROMOTE LOCAL ECONOMIC DEVELOPMENT, SECURE THE EXTENSION OF PUBLIC INFRASTRUCTURE AND STIMULATE BUSINESS AND COMMERCIAL ACTIVITY IN THE CITY RELATING TO THE HERITAGE SQUARE DEVELOPMENT ON 110.1 ACRES OF LAND LOCATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78 IN THE CITY OF LAVON, IN AN ESTIMATED AMOUNT OF $2,700,000 OF FUTURE SALES TAX OVER FIFTEEN YEARS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Texas Local Government Code, Section 505.152, 505.156, and 505.158 establishes the authority for the Lavon Economic Development Corporation ("LEDC") to undertake certain projects with the City Council of the City of Lavon's approval; and

WHEREAS, these projects assist in the development of business, recreational and community facilities in Lavon and the City Council finds that approving the projects serve the best interests of the City and the public health, safety and welfare of the City.

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

SECTION 1. That the City Council of the City of Lavon does hereby approve and authorizes the LEDC to expend funds for projects to promote local economic development, secure the extension of public infrastructure and stimulate business and commercial activity in the City relating to the Heritage Square development on 110.1 acres of land located southeast of the intersection of SH 205 and SH 78 in the City of Lavon, in an estimated amount of $2,700,000 of future sales tax over fifteen years.

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

FIRST READING:_____ **SECOND READING:** _____

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the ____day of _____ 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

HERITAGE SQUARE



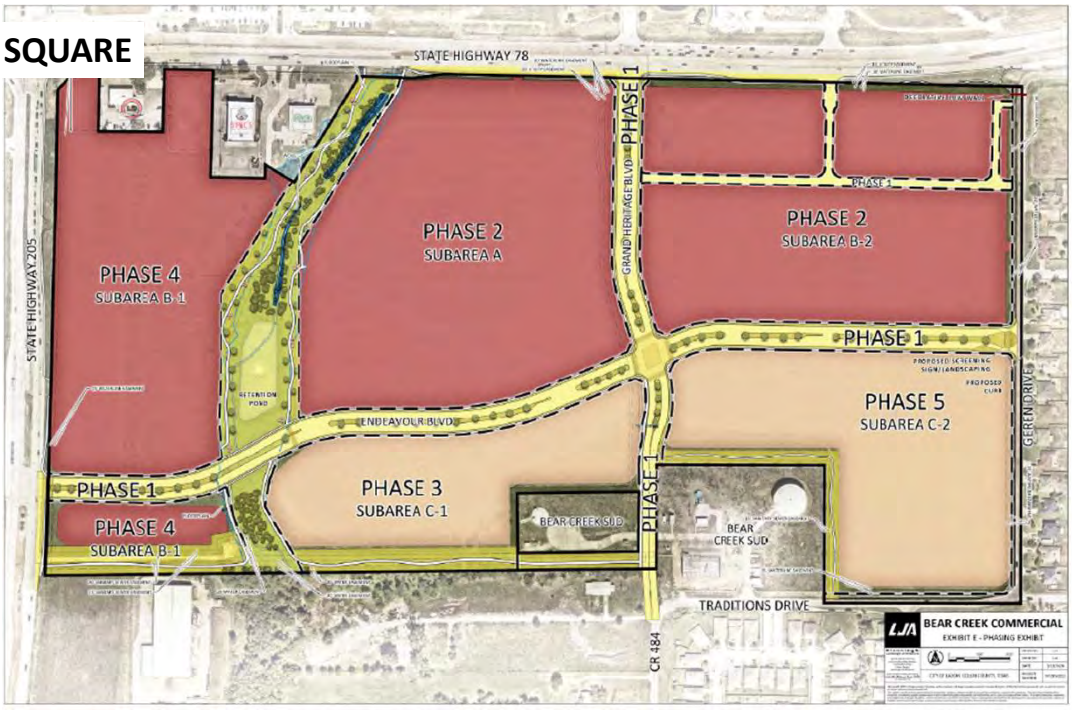
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HERITAGE SQUARE



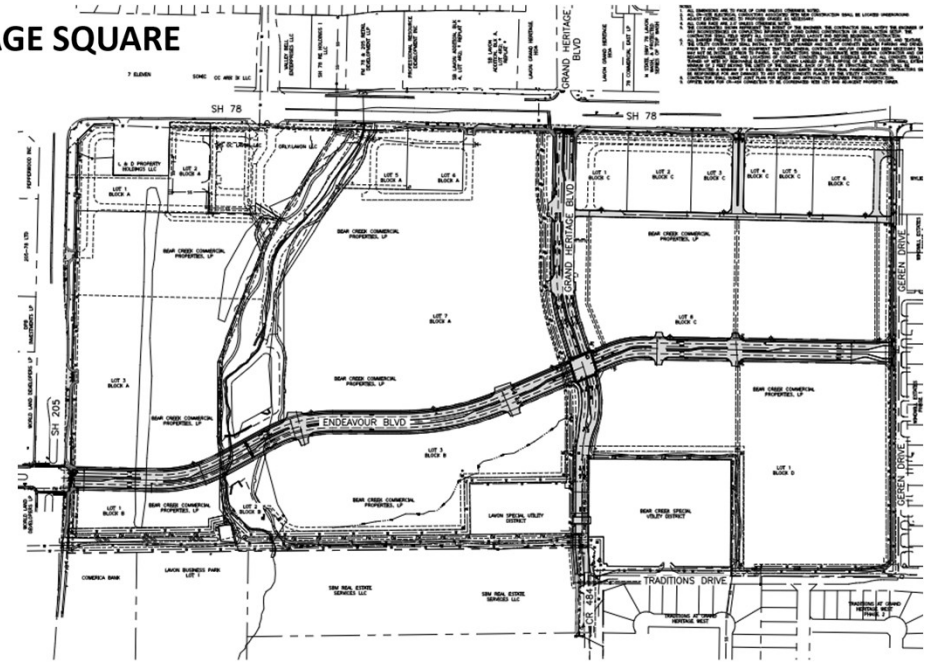
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HERITAGE SQUARE

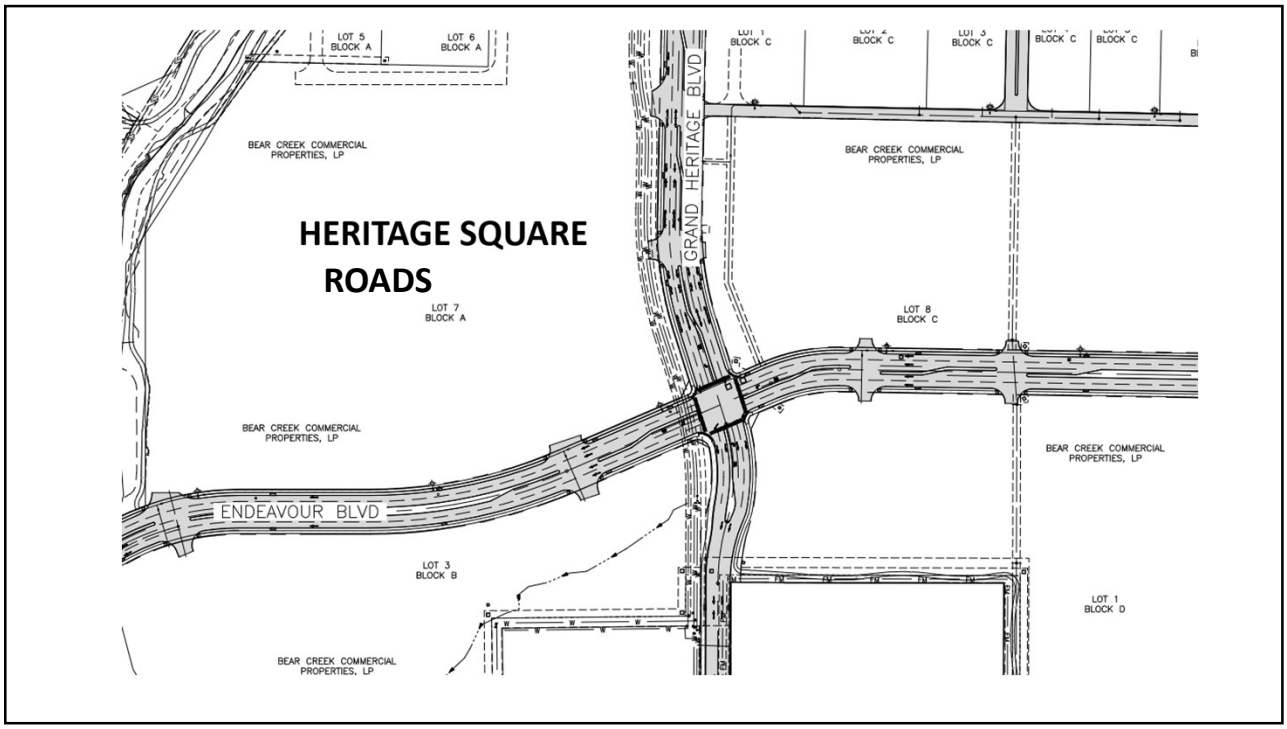


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HERITAGE SQUARE



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HERITAGE SQUARE
ROADS
GRAND HERITAGE BLVD
ENDEAVOUR BLVD
LOT 5
BLOCK A
LOT 6
BLOCK A
LOT 7
BLOCK A
LOT 8
BLOCK C
LOT 3
BLOCK B
LOT 1
BLOCK D
BEAR CREEK COMMERCIAL
PROPERTIES, LP

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CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 6 – D**

Item:

CONSENT AGENDA

Approve Resolution No. **2026-11-03** approving and authorizing execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed $3,284.00 for items associated with curb and sidewalk construction, storm sewer and water utility modifications, and boring; and providing an effective date.

Background:

On February 17, 2026, the City Council awarded a construction contract to VLEX Construction, LLC for the City of Lavon – Lavon Trail Parkway Paving and Drainage (CIP-40) Construction Project in the amount of $1,204,664.00. On April 7, 2026, the City Council approved Change Order No. 1 for $189,480.00 for additional road construction and water line elements. Construction began in April 2026.

Proposed Change Order No. 2 has a net increase of $3,284.00. The changes involved in completing the project include:

- Storm Sewer Modifications: Modifications are needed for the proposed storm sewer line SD-12 to accommodate the field conditions after uncovered existing pipe was not at the anticipated elevation. As a result, a portion of existing storm sewer pipe is being removed rather than being abandoned in place. +$18, 879
- Deletion of South Sidewalk: The City has requested the removal of the proposed 5' sidewalk on the south side of Lavon Trail Pkwy from the contract. In lieu of the sidewalk, sod will be installed across the proposed sidewalk area and the 1-foot buffer adjacent to the right-of-way line, resulting in a total sod width of 12 feet. -$35, 120
- Sidewalk Curb: A short sidewalk curb is required for a portion of the proposed sidewalk along the Bear Creek Phase 5 fence line to accommodate the field conditions which differed from the anticipated elevation. +$15,250
- Water Valve Adjustments: Two existing water valves require adjustment to match proposed grade at the northwest corner of the Lavon Trail Parkway and Rosewood Drive intersection. +$4,000
- Median Curb & Gutter, Topsoil. and Conduit Boring: The curb of the median west of the Lavon Trail Parkway and Presidents Boulevard intersection required full curb and gutter to match existing. Topsoil is required to properly cover and grade areas that are disturbed during construction. Boring is required to place the electrical conduit for future street lighting. +$20,275
- Contingency Allowance: The contingency allowance is being deducted in full from the contract price to offset the change order total. -$20,000

Financial Implications:

Funding for the project will come from the Series 2023 Certificates of Obligation. Funding is allocated in the CIP Program Budgets, and the CIP budget allocations will be amended to reflect the increase.

Staff Notes:

The city engineer has reviewed the change order and approval is recommended.

Attachments: Proposed Resolution and Change Order

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-11-03

Change Order No. 2 – Lavon Trail Parkway, CIP-40

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 2 TO THE CONSTRUCTION CONTRACT WITH VLEX CONSTRUCTION, LLC FOR THE CITY OF LAVON - LAVON TRAIL PARKWAY IMPROVEMENTS (CIP-40) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED $3,284.00 FOR ITEMS ASSOCIATED WITH CURB AND SIDEWALK CONSTRUCTION, STORM SEWER AND WATER UTILITY MODIFICATIONS, AND BORING; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 17, 2026, the City Council awarded a construction contract to VLEX Construction, LLC for the City of Lavon – Lavon Trail Parkway Improvements (CIP-40) Construction Project in the amount of $1,204,664.00; and

WHEREAS, a Change Order in the amount of $189,480.00 was approved on April 7, 2026 to the original contract; and

WHEREAS, additional items associated with curb and sidewalk construction, storm sewer and water utility modifications, and boring were necessary; and

WHEREAS, the City Council has considered and determined that an additional change order to the contract is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon - Lavon Trail Parkway Improvements (CIP-40) Construction Project in an amount not to exceed $3,284.00 for items associated with curb and sidewalk construction, storm sewer and water utility modifications, and boring, attached hereto and incorporated herein as Exhibit "A".

SECTION 2. The City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted, was open to the public, and that the public notice of time, place, and subject matter to be considered was posted as required by law.

SECTION 3. That this resolution shall take effect from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 3rd day of November 2026.

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

CITY OF LAVON, TEXAS

RESOLUTION NO. 2026-11-03

EXHIBIT A

CHANGE ORDER NO. 2

ENGINEER'S Project No.: **23036**
PROJECT: **Lavon Trail Parkway [CIP-40]**
CONTRACTOR: **VLEX Construction, LLC**
ORIGINAL CONTRACT Amount: **$ 1,204,664.00** CONTRACT Date: **February 17, 2026**

TO: **VLEX Construction, LLC**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By:_____

Dated:_____

NATURE OF CHANGES:

- **COR-2. Storm Sewer Modifications:** Modifications are needed for the proposed storm sewer line SD-12 to accommodate the field conditions after uncovered existing pipe was not at the anticipated elevation. As a result, a portion of existing storm sewer pipe is being removed rather than being abandoned in place. *+$18,879*

- **Deletion of South Sidewalk:** The City has requested the removal of the proposed 5' sidewalk on the south side of Lavon Trail Pkwy from the contract. In lieu of the sidewalk, sod will be installed across the proposed sidewalk area and the 1-foot buffer adjacent to the right-of-way line, resulting in a total sod width of 12 feet. *-$35,120*

- **COR-3. Sidewalk Curb:** A short sidewalk curb is required for a portion of the proposed sidewalk along the Bear Creek Phase 5 fence line to accommodate the field conditions which differed from the anticipated elevation. *+$15,250*

- **COR-4. Water Valve Adjustments:** Two existing water valves require adjustment to match proposed grade at the northwest corner of the Lavon Trail Parkway and Rosewood Drive intersection. *+$4,000*

- **COR-5. Median Curb & Gutter, Topsoil, and Conduit Boring:** The curb of the median west of the Lavon Trail Parkway and Presidents Boulevard intersection required full curb and gutter to match existing. Topsoil is required to properly cover and grade areas that are disturbed during construction. Boring is required to place the electrical conduit for future street lighting. *+$20,275*

- **Contingency Allowance:** The contingency allowance is being deducted in full from the contract price to offset the change order total. *-$20,000*

An itemized summary of these changes is attached, as well as the change order requests from the contractor.

These changes result in the following adjustment of Contract Price and Contract Time:

Contract Price from Change Order No. 1:	$ 1,393,792.00
Change Order No. 2:	$ 3,284.00
New Contract Price:	$ 1,397,076.00
Percent Contract Change by Change Order No. 2:	+0.3%
Original Calendar Days:	180
Net Increase by Change Order No. 2:	+30
New Calendar Days:	210

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.
Engineer

By: C L Wheeler
Courtney L. Wheeler, P.E.

Date: 10/23/2026

VLEX Construction, LLC
Contractor

By: Vijay Bheemireddy

Printed Name: VIJAY BHEEMIREDDY

Date: 10-27-2026

23036 : LAVON TRAIL PKWY

CHANGE ORDER NO. 2

CHANGES TO EXISTING LINE ITEMS								
BID ITEM NO.	**ITEM DESCRIPTION**	**ORIGINAL QTY**	**PROPOSED QTY**	**UOM**	**UNIT PRICE**	**Δ QTY**	**CHANGE IN CONTRACT PRICE**	**REFERENCE**
P.14	5' CONCRETE SIDEWALK	1,283	504	SY	$ 52.00	(779)	$ (40,508.00)	
P.16	SOD	3,665	4,563	SY	$ 6.00	898	$ 5,388.00	
P.50	CONTINGENCY ALLOWANCE	1	-	LS	$ 20,000.00	(1)	$ (20,000.00)	
CONTRACT CHANGE SUBTOTAL							$ (55,120.00)	
NEW ITEMS REQUESTED								
BID ITEM NO.	**ITEM DESCRIPTION**	**ORIGINAL QTY**	**PROPOSED QTY**	**UOM**	**UNIT PRICE**	**Δ QTY**	**CHANGE IN CONTRACT PRICE**	**REFERENCE**
XP.54	REMOVE & DISPOSE 24" RCP	-	406	LF	$ 46.50	406	$ 18,879.00	COR-2
XP.55	SIDEWALK CURB	-	610	LF	$ 25.00	610	$ 15,250.00	COR-3
XP.56	WATER VALVE ADJUSTMENT	-	2	EA	$ 2,000.00	2	$ 4,000.00	COR-4
XP.57	CONCRETE CURB & GUTTER	-	285	LF	$ 45.00	285	$ 12,825.00	COR-5
XP.58	TOPSOIL	-	40	TON	$ 35.00	40	$ 1,400.00	COR-5
XP.59	2" SCH 40 PVC CONDUIT BORING	-	55	LF	$ 110.00	55	$ 6,050.00	COR-5
CONTRACT NEW ITEM SUBTOTAL							$ 58,404.00	

CHANGE IN CONTRACT DURATION	30 DAYS
ORIGINAL CONTRACT END DATE	October 5, 2026
NET CHANGE OF PREVIOUS CHANGE ORDER	- DAYS
INCREASE/DECREASE OF THIS CHANGE ORDER	30 DAYS
CHANGE ORDER CONTRACT END DATE	November 4, 2026

ORIGINAL CONTRACT PRICE	$ 1,204,664.00
NET PREVIOUS CHANGE ORDER(S)	$ 189,128.00
THIS CHANGE ORDER	$ 3,284.00
NEW CONTRACT PRICE	$ 1,397,076.00
CUMULATIVE % CHANGE	16.0%

CHANGE ORDER REQUEST-2(COR)

Project Name:	LAVON TRAIL PARKWAY PAVING.	Change Order No.:	002
Project Number:	CIP-40	Date:	06-16-2026
Owner:	City of Lavon	Contractor:	VLEX CONSTRUCTION
Engineer:	Freeman-Millican		
Reference:	RFI #2		

Subject: Change Order Request – 24" RCP REMOVE AND DISPOSE

This Change Order is requested for additional work associated with 24" RCP Pipe removal and dispose, which were not included in bid.

Scope Includes:

- 24" RCP REMOVE AND DISPOSE

Cost Breakdown:

Item	Description	Qty	Unit	Unit Price	Total
1	24" RCP REMOVE & DISPOSE	406	LF	$ 46.50	$ 18,879.00

Total Change Order Amount: $18,879.00

ADDITIONAL DAYS REQUIRED- 20 CALANDER DAYS

Approvals:

CONTRACTOR: *Vijay Bheemireddy* DATE: 6/16/2026

ENGINEER: C L Wh... DATE: 06/19/2026

CITY OF LAVON: DATE:

24" RCP REMOVE AND DISPOSE

City: LAVON Project: LAVON TRAIL PARKWAY IMPROVEMENTS

Date: 6/16/2026 Location LAVON PARKWAY

STATEMENT OF EQUIPMENT AND LABOR

EQUIPMENT

Description	Hrs.	Rate	Amount
TRUCK	20.00	$120.00	$2,400.00
EXCAVATOR	40.00	$115.00	$4,600.00
SKIDSTEER	40.00	$60.00	$2,400.00
MISC TOOLS	1.00	#######	$1,000.00
			$0.00
			$0.00
			$0.00
			$0.00
			$0.00
Subtotal			$10,400.00
20% Compensation			$2,080.00
Equipment Grand Total			$12,480.00

LABOR

Name and Classification	Hours Reg.	Hours O.T.	Rate Reg.	Rate O.T.	Amount
SUPERINTENDEDNT	40.00		$42.00		$1,680.00
LABOR	40.00		$28.00		$1,120.00
LABOR	40.00		$22.00		$880.00
			$0.00		$0.00
			$0.00		$0.00
					$0.00
					$0.00
					$0.00
Subtotal					$3,680.00
20% Compensation					$736.00
55% labor burden (not including compensation)					$2,024.00
Labor Grand Total					$6,440.00

STATEMENT OF MATERIALS ACTUALLY PLACED THIS DATE

Description	Unit	Unit Cost	Quantity	Total Cost
		$0.00	0.00	$0.00
		$0.00	0.00	$0.00
		$0.00	0.00	$0.00
		$0.00	0.00	$0.00
				$0.00
			Subtotal	$0.00
			20% Compensation	$0.00
			Material Grand Total	$0.00

STATEMENT OF SUBCONTRACTOR WORK PERFORMED

Description	Unit	Unit Cost	Quantity	Total Cost
				$0.00
				$0.00
				$0.00
			Subtotal	$0.00
			5% Markup	$0.00
			Material Grand Total	$0.00

Daily Cost of Force Account	Actual Costs
Equipment Grand Total	$12,480.00
Labor Grand Total	$6,440.00
Material Grand Total	$0.00
Subcontractor Grand Total	$0.00
Actual Bond Cost (if applicable)	$0.00
Daily Grand Total	**$18,920.00**

VLEX CONSTRUCTION LLC
Contractor

Inspector

VIJAY BHEEMIREDDY & PROJECT MANAGER
Signature and Title

Signature and Title

CHANGE ORDER REQUEST-3(COR)

Project Name:	LAVON TRAIL PARKWAY PAVING.	Change Order No.:	003
Project Number:	CIP-40	Date:	08-27-2026
Owner:	City of Lavon	Contractor:	VLEX CONSTRUCTION
Engineer:	Freeman-Millican		
Reference:	RFI #3		

Subject: Change Order Request – 610 LF RETAINING WALL 6” – 1’.5”

This Change Order is requested for additional work associated with Retaining wall, which were not included in bid.

Scope Includes:

- 610 LF Retaining wall

Cost Breakdown:

Item	Description	Qty	Unit	Unit Price	Total
1	6”-1’5” Retaining wall	610	LF	$ 25.00	$ 15,250.00

Total Change Order Amount: $15,250.00

ADDITIONAL DAYS REQUIRED- 5 CALANDER DAYS

Approvals:

CONTRACTOR: *Vijay Bheemireddy* DATE: 8/27/2026

ENGINEER: DATE: 08/27/2026

CITY OF LAVON: DATE:

CHANGE ORDER REQUEST-4(COR)

Project Name:	LAVON TRAIL PARKWAY PAVING.	Change Order No.:	004
Project Number:	CIP-40	Date:	08-27-2026
Owner:	City of Lavon	Contractor:	VLEX CONSTRUCTION
Engineer:	Freeman-Millican		
Reference:	RFI #4		

Subject: Change Order Request – WATER VALVE STACKS RAISE

This Change Order is requested for additional work associated with Water Valves, which were not included in bid.

Scope Includes:

- 2 EA Water Valves

Cost Breakdown:

Item	Description	Qty	Unit	Unit Price	Total
1	Water Valves	2	EA	$ 2000.00	$ 4,000.00

Total Change Order Amount: $4,000.00

ADDITIONAL DAYS REQUIRED- 0 CALANDER DAYS

Approvals:

CONTRACTOR: *Vijay Bheemireddy* DATE: 9/9/2026

ENGINEER: DATE: 09/09/2026

CITY OF LAVON: DATE:

CHANGE ORDER REQUEST-5(COR)

Project Name:	LAVON TRAIL PARKWAY PAVING.	Change Order No.:	005
Project Number:	CIP-40	Date:	10-8-2026
Owner:	City of Lavon	Contractor:	VLEX CONSTRUCTION
Engineer:	Freeman-Millican		
Reference:	RFI #5		

Subject: Change Order Request – TOP SOIL, CURB & GUTTER AND 2" CONDUIT BORING.

This Change Order is requested for additional work associated with Water Valves, which were not included in bid.

Scope Includes:

- CURB & GUTTER, TOP SOIL AND 2" CONDUIT BORING.

Cost Breakdown:

Item	Description	Qty	Unit	Unit Price	Total
1	CURB & GUTTER	285	LF	$ 45.00	$ 12,825.00
2	TOP SOIL	40	TON	$ 35.00	$ 1400.00
3	2" CONDUIT BORING	55	LF	$ 110.00	$ 6050.00

Total Change Order Amount: $20,275.00

ADDITIONAL DAYS REQUIRED- 5 CALANDER DAYS

Approvals:

CONTRACTOR: *Vijay Bheemireddy* DATE: 10/8/2026

ENGINEER: C L Wh DATE: 10/09/2026

CITY OF LAVON: DATE:

CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 6 – E**

Item:

CONSENT AGENDA

Approve acceptance of the public infrastructure for the Lot 3, 4, and 5, Block B, Elevon West Commercial, Phase 3 Addition, subject to receipt of the Maintenance Bond.

Background:

The developer of the Lot 3, 4, and 5, Block B, Elevon West Commercial, Phase 3 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.

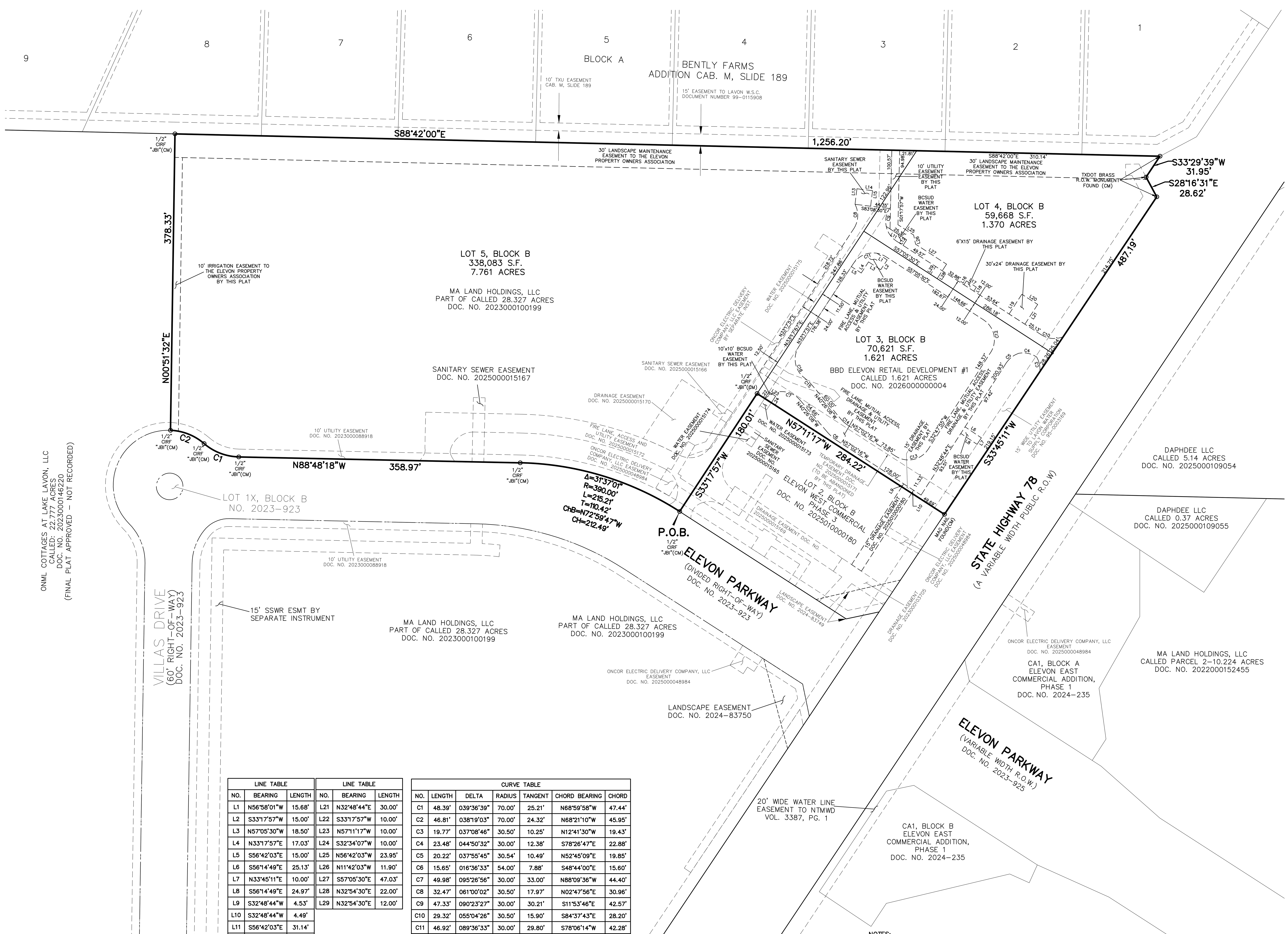
No final acceptance of the subdivision will be made by the City Council until these requirements have been made to the satisfaction of the City.

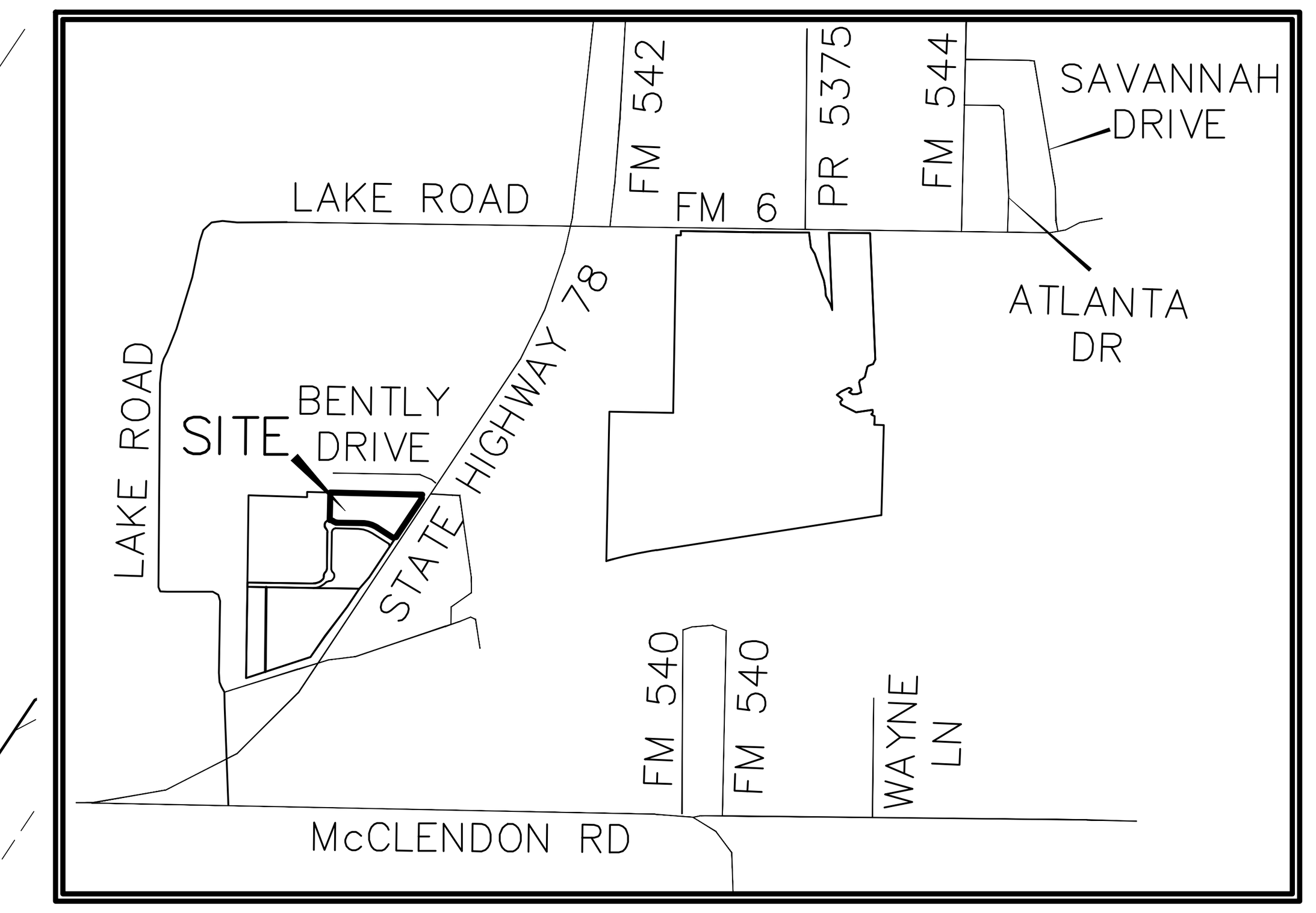
The City Engineer has inspected and recommended acceptance of the subdivision infrastructure, subject to provision of the maintenance bond.

Staff Notes:

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

Attachments: 1) City Engineer Letter
2) Final Plat





VICINITY MAP (N.T.S.)

LEGEND

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

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

LINE TABLE

NO.	BEARING	LENGTH
L1	N56°58'01"W	15.68'
L2	S33°17'57"W	15.00'
L3	N57°05'30"W	18.50'
L4	N33°17'57"E	17.03'
L5	S56°42'03"E	15.00'
L6	S56°14'49"E	25.13'
L7	N33°45'11"E	10.00'
L8	S56°14'49"E	24.97'
L9	S32°48'44"W	4.53'
L10	S32°48'44"W	4.49'
L11	S56°42'03"E	31.14'
L12	S32°54'30"W	8.47'
L13	N06°51'30"E	20.00'
L14	S83°08'30"E	20.04'
L15	N06°51'30"E	20.00'
L16	N32°54'30"E	6.00'
L17	S57°05'30"E	15.00'
L18	S32°54'30"W	6.00'
L19	S32°48'44"W	30.00'
L20	N57°11'16"W	24.00'

LINE TABLE

NO.	BEARING	LENGTH
L21	N32°48'44"E	30.00'
L22	S33°17'57"W	10.00'
L23	N57°11'17"W	10.00'
L24	S32°34'07"W	10.00'
L25	N56°42'03"W	23.95'
L26	N11°42'03"W	11.90'
L27	S57°05'30"E	47.03'
L28	N32°54'30"E	22.00'
L29	N32°54'30"E	12.00'

CURVE TABLE

NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	48.39'	039°36'39"	70.00'	25.21'	N68°59'58"W	47.44'
C2	46.81'	038°19'03"	70.00'	24.32'	N68°21'10"W	45.95'
C3	19.77'	037°08'46"	30.50'	10.25'	N12°41'30"W	19.43'
C4	23.48'	044°50'32"	30.00'	12.38'	S78°26'47"E	22.88'
C5	20.22'	037°55'45"	30.54'	10.49'	N52°45'09"E	19.85'
C6	15.65'	016°36'33"	54.00'	7.88'	S48°44'00"E	15.60'
C7	49.98'	095°26'56"	30.00'	33.00'	N88°09'36"W	44.40'
C8	32.47'	061°00'02"	30.50'	17.97'	N02°47'56"E	30.96'
C9	47.33'	090°23'27"	30.00'	30.21'	S11°53'46"E	42.57'
C10	29.32'	055°04'26"	30.50'	15.90'	S84°37'43"E	28.20'
C11	46.92'	089°36'33"	30.00'	29.80'	S78°06'14"W	42.28'
C12	45.68'	087°15'02"	30.00'	28.59'	S13°33'45"E	41.40'
C13	47.20'	090°08'59"	30.00'	30.08'	N77°53'14"E	42.48'
C14	8.70'	016°36'53"	30.00'	4.38'	S48°44'10"E	8.67'
C15	12.03'	012°45'40"	54.00'	6.04'	N46°48'58"W	12.00'
C16	45.29'	086°29'45"	30.00'	28.22'	S09°56'55"E	41.11'

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, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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 statement shall not create liability on the part of the Surveyor.
2. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD).
3. 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.

FINAL PLAT

LOT 3, 4, AND 5, BLOCK B ELEVON WEST COMMERCIAL PHASE 3

10.752 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;

CITY OF LAVON, COLLIN COUNTY, TEXAS

MA LAND HOLDINGS, LLC — **OWNER/DEVELOPER**
2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

BBD ELEVON RETAIL DEVELOPMENT #1 — **OWNER/DEVELOPER**
5801 Tennyson Parkway, Suite 150 (214) 296-4989
Plano, Texas 75024

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

JUNE 5, 2026

Sheet 1 of 2

Drawing: H:\Projects\MAT029-Elevon Section 2\Surveying\dwg\XMAT029-ELEVON WEST COMMERCIAL PH3-LOT 3-4-PT.dwg Saved By: ddewey Save Time: 6/10/2026 9:53 AM Plotted by: ddewey Plot Date: 6/10/2026 11:47 AM

LEGAL DESCRIPTION

Being a parcel of land located in the City of Lavon, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 28.327 acre tract of land described in deed to MA LAND HOLDINGS, LLC, as recorded in Document Number 2023000100199, Official Public Records of Collin County, Texas and being all of that called 1.621 acre tract of land described in deed to BBD ELEVON RETAIL DEVELOPMENT #1, LLC as recorded in Document Number 2026000000004, 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 west corner of Lot 2, Block B Elevon West Commercial Phase 3, as recorded in Document Number 2025010000180, Official Public Records of Collin County, Texas, said point being in the north right–of–way line of Elevon Parkway, a variable width right–of–way as recorded in Document Number 2023–923, Official Public Records of Collin County, Texas;

THENCE along the north right–of–way line of said Elevon Parkway as follows:
Northwesterly, 215.21 feet along a curve to the left having a central angle of 31 degrees 37 minutes 01 seconds West, a radius of 390.00 feet, a tangent of 110.42 feet and whose chord bears North 72 degrees 59 minutes 47 seconds West, 212.49 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 88 degrees 48 minutes 18 seconds West, 358.97 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 48.39 feet along a curve to the right, having a central angle of 39 degrees 36 minutes 39 seconds, a radius of 70.00 feet, a tangent of 25.21 feet and whose chord bears North 68 degrees 59 minutes 58 seconds West, 47.44 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 46.81 feet along a curve to the left, having a central angle of 38 degrees 19 minutes 03 seconds, a radius of 70.00 feet, a tangent of 24.32 feet and whose chord bears North 68 degrees 21 minutes 10 seconds West, 45.95 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the west line of said 28.327 acre tract, said point being also in the east line of that called 22.777 acre tract of land described in deed to ONML COTTAGES AT LAKE LAVON, LLC, as recoded in Document Number 2023000146220, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 51 minutes 32 seconds East, 378.33 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northwest corner of said 28.327 acre tract, said point being at the northeast corner of said 22.777 acre tract, said point also being in the south line of Lot 8, Block A, of Bently Farms, an addition to the City of Lavon as recorded in Cabinet M, Slide 189, Official Public Records of Collin County, Texas;

THENCE South 88 degrees 42 minutes 00 seconds East, 1,256.20 feet to a TXDOT Brass Right–of–Way Monument found at the northeast corner of said 28.327 acre tract, said point being the southeast corner of Lot 1, Block A, of said Bently Farms addition, said point also being in the west right–of–way line of State Highway 78 (a variable width right–of–way);

THENCE along the east line of said 28.327 acre tract and along the west right–of–way line of State Highway 78 as follows:
South 33 degrees 29 minutes 39 seconds West, 31.95 feet to a TXDOT Brass Right–of–Way Monument found for corner;
South 28 degrees 16 minutes 31 seconds East, 28.62 feet to a TXDOT Brass Right–of–Way Monument found for corner;
South 33 degrees 45 minutes 11 seconds West, 487.19 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the south corner of said 1.621 acre tract, said point also being the east corner of Lot 2, Block B Elevon West Commercial, Phase 3, an addition to the City of Lavon;

THENCE North 57 degrees 11 minutes 17 seconds West, 284.22 feet to a one–half inch iron rod with yellow cap stamped "JBI" found at the west corner of said 1.621 acre tract, said point also being the north corner of said Lot 2, Block B;

THENCE South 33 degrees 17 minutes 57 seconds West, 180.01 feet to the POINT OF BEGINNING and containing 468,372 square feet or 10.752 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **MA LAND HOLDINGS, LLC** and **BBD ELEVON RETAIL DEVELOPMENT #1, LLC** acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **LOT 3, 4, AND 5, BLOCK B ELEVON WEST COMMERCIAL PHASE 3**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

1. 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.

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MA Land Holdings, LLC,
a Texas limited liability company

By: MA Partners, LLC
a Texas Limited Liability Company,
its sole manager

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____
Notary Signature

That BBD ELEVON RETAIL DEVELOPMENT #1, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above–described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

BBD ELEVON RETAIL DEVELOPMENT #1, LLC
a Texas limited liability company

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

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 **LOT 3, 4, AND 5, BLOCK B ELEVON WEST COMMERCIAL PHASE 3** 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, 2026.

_____

City Secretary, City of Lavon, Texas

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

Date: _____

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.

STATE OF TEXAS
REGISTERED
MARK W. HARP
6425
PROFESSIONAL
LAND SURVEYOR

_____
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

NOTARY PUBLIC
STATE OF TEXAS
DEREK BELL
Notary ID 133608256
Expires February 23, 2026

FINAL PLAT

LOT 3, 4, AND 5, BLOCK B ELEVON WEST COMMERCIAL PHASE 3

10.752 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;

CITY OF LAVON, COLLIN COUNTY, TEXAS

MA LAND HOLDINGS, LLC — **OWNER/DEVELOPER**
2121 Midway Road, Suite 240
Carrollton, Texas 75006
Contact: John Marlin
(972) 715–6449

BBD ELEVON RETAIL DEVELOPMENT #1 — **OWNER/DEVELOPER**
5801 Tennyson Parkway, Suite 150
Plano, Texas 75024
(214) 296–4989

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

JUNE 5, 2026

Sheet 2 of 2

Plotted by: ddewey Plot Date: 6/10/2026 11:47 AM
Drawing: H:\Projects\MAT029–Elevon Section 2\Surveying\dwg\XMAT029–ELEVON WEST COMMERCIAL PH3–LOT 3–4–PT.dwg Saved By: ddewey Save Time: 6/10/2026 9:53 AM

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

October 27, 2026

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

Re: Elevon West Commercial Phase 3, Lot 3
Final Acceptance

Dear Ms. Dobbs:

On Thursday, July 23, 2026, a final walkthrough of the Development was conducted with representatives of the Contractor, Development Engineer, City Inspector and City Engineer. A "punch list" was created to identify items that required completion prior to final acceptance. The only public improvements for this project consist of approximately 275 l.f. of sanitary sewer. The proposed SH 78 deceleration lane will be accepted separately.

All punch list items have been satisfactorily addressed.

The Maintenance Bond is being processed.

We recommend acceptance of Elevon West Commercial, Phase 3, Lot 3, subject to receipt of the Maintenance Bond.

The 2-year Maintenance Warranty period will commence upon receipt of the final required documentation.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Matt Policano

F:\17024 - LAVON General Services\9 - Review\Elevon\West Commercial - Lot 3\Elevon NW Commercial Lot 3 - Final Acceptance.docx

CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 6 - F**

Item:

CONSENT AGENDA

Approve Resolution No. **2026-11-04** calling a public hearing on November 17, 2026 for a petition for the voluntary annexation of property consisting of 286.769 acres identified as Elevon, North and more specifically described as 186.342 acres, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD and any right-of-way adjacent to said property generally located north of NETEX Railway, east of CR 976, south of West FM 6, and west of West St. situated in Collin County wholly within the extraterritorial jurisdiction of the City of Lavon, Texas.

Background:

The owners of the approximately 286.769 acres of property that is in the extraterritorial jurisdiction (ETJ) of the City of Lavon have submitted a petition for the voluntary annexation of the property into the City. The state law provides that a city may annex property upon the request of the owner(s), the provisions of which are detailed in the Texas Local Government Code.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

SUBCHAPTER C-3. ANNEXATION OF AREA ON REQUEST OF OWNERS:

Sec. 43.0673. PUBLIC HEARING. (a) Before a municipality may adopt an ordinance annexing an area under this subchapter, the governing body of the municipality must conduct one public hearing.

(c) During the public hearing, the governing body:
(1) must provide persons interested in the annexation the opportunity to be heard; and
(2) may adopt an ordinance annexing the area.

(d) The municipality must post notice of the hearing on the municipality's Internet website if the municipality has an Internet website and publish notice of the hearing in a newspaper of general circulation in the municipality and in the area proposed for annexation. The notice for the hearing must be:
(1) published at least once on or after the 20th day but before the 10th day before the date of the hearing; and

(2) posted on the municipality's Internet website on or after the 20th day but before the 10th day before the date of the hearing and must remain posted until the date of the hearing.

The City Council may direct that a public hearing be scheduled for the regular meeting on November 17, 2026. Per state law, upon completion of the prescribed public notice and public hearing, the annexation ordinance may be adopted on November 17, 2026.

Subsequent to annexation, an application for a zoning change to a Planned Development (PD) District will be submitted by the landowners pursuant to the Development Agreement between the City and the landowners.

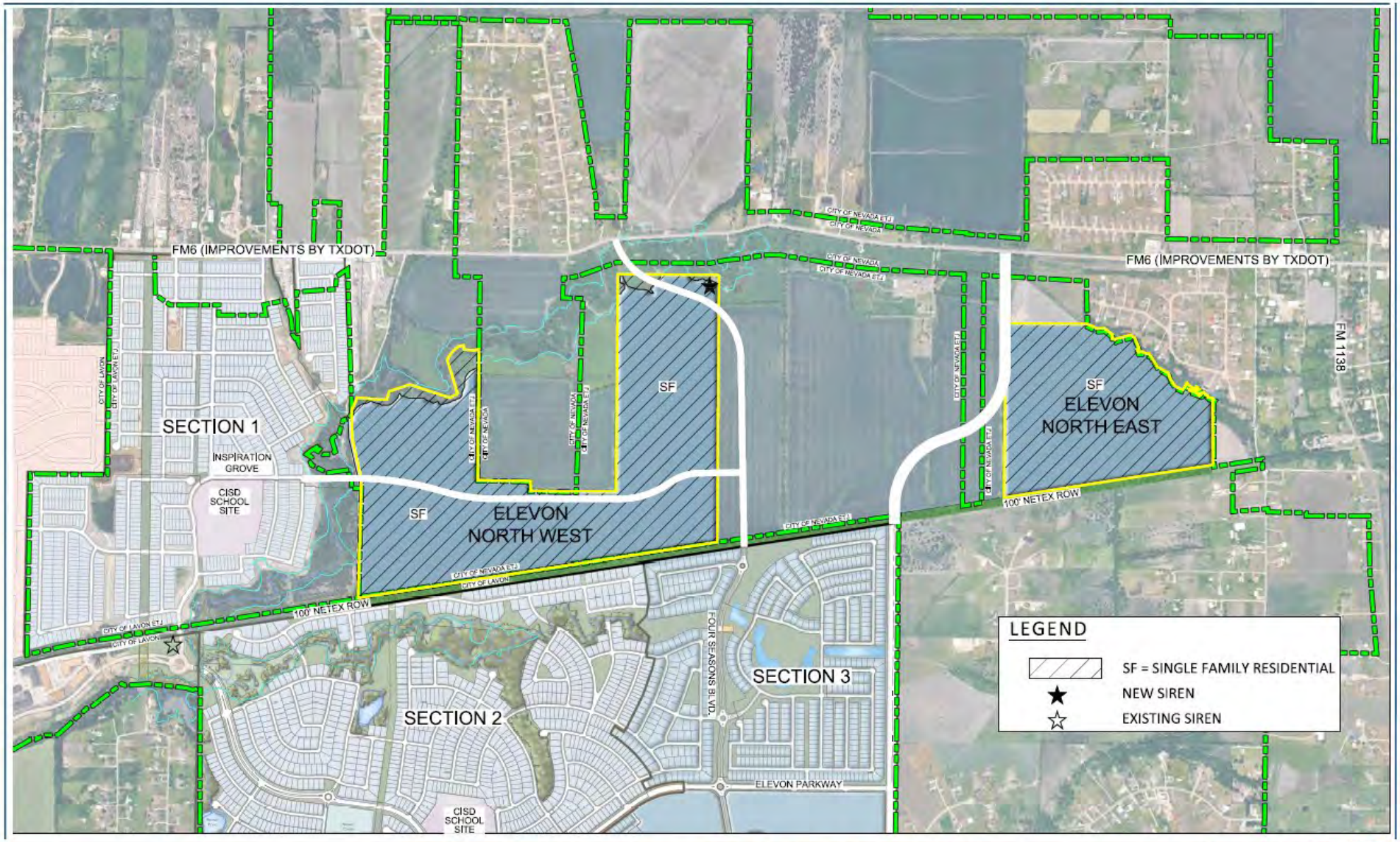
Financial Implication:

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

Staff Notes:

Approval is recommended.

Attachments:
1. Location Exhibit
2. Proposed Resolution



MA PARTNERS

0 450 900
1" = 450'

N

SEP 24, 2026
MAT028NV
*ALL PLANS ARE CONCEPTUAL TILL FINAL PLATS ARE APPROVED.

EXHIBIT C-1 - CONCEPT PLAN

ELEVON NORTH
COLLIN COUNTY, TEXAS

JBI PARTNERS

CITY OF LAVON

RESOLUTION NO. 2026-11-04

Public Hearing for Voluntary Annexation of 286.769 acres – Elevon North

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, CALLING A PUBLIC HEARING ON NOVEMBER 17, 2026 FOR A PETITION FOR THE VOLUNTARY ANNEXATION OF PROPERTY CONSISTING OF CONSISTING OF 286.769 ACRES IDENTIFIED AS ELEVON, NORTH AND MORE SPECIFICALLY DESCRIBED AS 186.342 ACRES, A PART OF THE SAMUAL M. RAINER SURVEY, ABSTRACT NUMBER 740, AND BEING A PART OF THAT CALLED 132.70 ACRE TRACT OF LAND DESCRIBED IN DEED TO LAVON 78 DEVELOPMENT LLC, AND BEING ALL OF THAT CALLED 41.79 ACRE TRACT OF LAND AND ALL OF THAT CALLED 46.66 ACRE TRACT OF LAND DESCRIBED IN DEED TO BANK SITE ACQUISITION CORPORATION, AND BEING A PART OF THAT CALLED 162.075 ACRE TRACT OF LAND DESCRIBED IN DEED TO MILFORD FOUNDERS, LTD AND ANY RIGHT-OF-WAY ADJACENT TO SAID PROPERTY GENERALLY LOCATED NORTH OF NETEX RAILWAY, EAST OF CR 976, SOUTH OF WEST FM 6, AND WEST OF WEST ST. SITUATED IN COLLIN COUNTY WHOLLY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, TEXAS INTO THE CORPORATE LIMITS OF THE CITY OF LAVON; AND PROVIDING AN EFFECTIVE DATE.

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

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

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

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

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

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

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

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

Section 2. **Proceedings.** A public hearing has been set for the date of November 17, 2026. Notice of such hearing shall be published and posted and the hearing shall be open to the public to accept public comment on the annexation request.

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

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

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 3rd day of November 2026.

_____
Vicki Sanson
Mayor

ATTEST:

_____
Rae Norton
City Secretary

EXHIBIT "A"

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CITY

LEGAL DESCRIPTION
(82.427 ACRES-MMD EAST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCINING at a PK nail found at the northeast corner said 1.648 acre tract, said point being in the approximate centerline of West Street, from which point bears North 73 degrees 13 minutes 16 seconds West, 26.06 feet a one-half inch iron rod with cap stamped "OWENS RPLS 5387" found at the southeast corner of Lot 11, Oak Bend Estates, an addition to Collin County as recorded in Cabinet Q, Page 479, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 22 minutes 10 seconds West, 524.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southeast corner of said 46.17 acre tract, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 07 minutes 34 seconds West, 494.55 feet along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner in the west City Limit Line of Nevada, Texas, said point also being the POINT OF BEGINNING of this tract of land;

THENCE continuing along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

South 81 degrees 07 minutes 34 seconds West, 1,090.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 46.17 acre tract;

South 81 degrees 07 minutes 37 seconds West, 1,294.77 feet to a point for corner, said point being the southwest corner of said 54.28 acre tract;

THENCE North 00 degrees 28 minutes 58 seconds East, 1,964.79 feet along the west line of said 54.28 acre tract to a point for corner;

THENCE South 89 degrees 31 minutes 02 seconds East, 918.59 feet to a point for corner in the east line of said 54.28 acre tract, said point being the northwest corner of said 46.17 acre tract, said point being the southwest corner of Lot 22, said Oak Bend Estates, said point also being in the approximate centerline of a creek;

THENCE along the approximate centerline of said creek and the south line of said Oak Bend Estates as follows:

South 65 degrees 58 minutes 18 seconds East, 129.92 feet to a point for corner;
North 88 degrees 17 minutes 55 seconds East, 78.35 feet to a point for corner;
South 52 degrees 30 minutes 07 seconds East, 115.55 feet to a point for corner;
South 06 degrees 43 minutes 25 seconds West, 46.22 feet to a point for corner;
South 75 degrees 20 minutes 36 seconds East, 33.82 feet to a point for corner;
North 62 degrees 09 minutes 14 seconds East, 22.07 feet to a point for corner;
North 76 degrees 15 minutes 14 seconds East, 162.65 feet to a point for corner;
South 55 degrees 19 minutes 49 seconds East, 52.39 feet to a point for corner;
South 23 degrees 55 minutes 38 seconds East, 112.46 feet to a point for corner;
South 01 degrees 51 minutes 17 seconds West, 21.12 feet to a point for corner;
South 70 degrees 49 minutes 38 seconds West, 17.63 feet to a point for corner;
South 21 degrees 36 minutes 22 seconds East, 33.54 feet to a point for corner;
North 84 degrees 42 minutes 21 seconds East, 35.97 feet to a point for corner;
South 83 degrees 05 minutes 59 seconds East, 18.61 feet to a point for corner;
South 61 degrees 44 minutes 19 seconds East, 45.75 feet to a point for corner;
North 85 degrees 13 minutes 47 seconds East, 31.12 feet to a point for corner;
South 32 degrees 11 minutes 41 seconds East, 176.50 feet to a point for corner;
South 59 degrees 38 minutes 18 seconds East, 144.80 feet to a point for corner;
South 08 degrees 40 minutes 22 seconds East, 27.77 feet to a point for corner;
South 25 degrees 30 minutes 30 seconds East, 54.78 feet to a point for corner;
South 34 degrees 50 minutes 24 seconds East, 89.38 feet to a point for corner;
South 66 degrees 39 minutes 00 seconds East, 87.46 feet to a point for corner;
North 30 degrees 00 minutes 36 seconds East, 93.34 feet to a point for corner;
South 36 degrees 42 minutes 18 seconds East, 31.03 feet to a point for corner;
South 52 degrees 08 minutes 17 seconds East, 82.80 feet to a point for corner;
North 31 degrees 38 minutes 12 seconds East, 38.07 feet to a point for corner;
South 60 degrees 22 minutes 31 seconds East, 20.91 feet to a point for corner;
South 03 degrees 03 minutes 34 seconds West, 14.38 feet to a point for corner;
South 63 degrees 18 minutes 54 seconds East, 14.61 feet to a point for corner;
South 58 degrees 23 minutes 07 seconds West, 22.11 feet to a point for corner;
North 82 degrees 54 minutes 49 seconds West, 94.20 feet to a point for corner;
South 26 degrees 53 minutes 26 seconds East, 12.34 feet to a point for corner;

South 69 degrees 21 minutes 29 seconds East, 96.32 feet to a point for corner;
South 21 degrees 29 minutes 33 seconds East, 20.57 feet to a point for corner;
South 55 degrees 08 minutes 41 seconds East, 15.23 feet to a point for corner;
North 58 degrees 09 minutes 37 seconds East, 15.35 feet to a point for corner;
North 52 degrees 27 minutes 23 seconds West, 16.12 feet to a point for corner;
North 57 degrees 57 minutes 01 seconds East, 20.78 feet to a point for corner;
North 71 degrees 15 minutes 45 seconds East, 34.77 feet to a point for corner;
South 38 degrees 23 minutes 26 seconds East, 43.92 feet to a point for corner;
South 73 degrees 24 minutes 35 seconds East, 19.62 feet to a point for corner;
South 15 degrees 28 minutes 15 seconds East, 16.61 feet to a point for corner;
South 80 degrees 23 minutes 39 seconds East, 13.64 feet to a point for corner;
South 73 degrees 13 minutes 16 seconds East, 57.22 feet to a point for corner in the north line of said 1.648 acre tract, said point also being in the west City Limit Line of Nevada, Texas;

THENCE along the west City Limit Line of Nevada, Texas as follows:
South 30 degrees 19 minutes 56 seconds West, 37.01 feet to a point for corner;
South 00 degrees 26 minutes 14 seconds East, 713.35 feet to the POINT OF BEGINNING and containing 3,590,501 square feet or 82.427 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.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Property Depiction



EXHIBIT "A"

LEGAL DESCRIPTION OF LANDS TO BE INCLUDED IN THE EXTRATERRITORIAL JURISDICTION

LEGAL DESCRIPTION
(186.342 ACRES-MMD WEST)

BEING a parcel of land located in Collin County, Texas, a part of the Samual M. Rainer Survey, Abstract Number 740, and being a part of that called 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 41.79 acre tract of land, said point being the southeast corner of CA-31X, Block O, Elevon Section 1, Phase 3, an addition to Collin County as recorded in Document Number 2025-305, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 36 minutes 17 seconds East, 1,233.43 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 41.79 acre tract, said point being the most westerly southwest corner of said 46.66 acre tract, said point being the northeast corner of said CA-31X, said point also being the southeast of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 10 seconds East, 111.77 feet along the east line of said 5.4259 acre tract to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found at the most northerly northwest corner of said 46.66 tract, said point also being the southwest corner of said 132.70 acre tract;

THENCE along the west line of said 132.70 acre tract as follows:

North 12 degrees 30 minutes 25 seconds West, 457.95 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 02 degrees 05 minutes 30 seconds West, 313.63 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 22 degrees 38 minutes 17 seconds East, 165.23 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

THENCE South 84 degrees 56 minutes 29 seconds East, 232.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner within the floodplain limits;

THENCE South 88 degrees 38 minutes 24 seconds East, 100.00 feet to a point for corner within the floodplain limits;

THENCE North 19 degrees 56 minutes 12 seconds East, 100.00 feet to a point for corner within the floodplain limits and in close proximity of a creek;

THENCE along and in close proximity of a creek and within the floodplain limits as follows;

North 71 degrees 47 minutes 19 seconds East, 240.00 feet to a point for corner;
South 71 degrees 48 minutes 55 seconds East, 475.00 feet to a point for corner;
North 61 degrees 51 minutes 24 seconds East, 100.00 feet to a point for corner;
North 17 degrees 11 minutes 01 seconds West, 400.00 feet to a point for corner;
North 32 degrees 42 minutes 19 seconds East, 100.00 feet to a point for corner;
North 49 degrees 26 minutes 15 seconds East, 100.00 feet to a point for corner;
North 78 degrees 45 minutes 46 seconds East, 56.00 feet to a point for corner;
South 06 degrees 18 minutes 10 seconds East, 45.00 feet to a point for corner;
South 83 degrees 04 minutes 11 seconds East, 100.00 feet to a point for corner;
North 79 degrees 04 minutes 45 seconds East, 70.70 feet to a point for corner in the west City Limit Line of Nevada, Texas;

THENCE South 00 degrees 27 minutes 29 seconds West, 1,475.90 feet along the west City Limit Line of Nevada, Texas to a point for corner in the south line of said 132.70 acre tract, said point also being in the north line of said 46.66 acre tract of land;

THENCE along the common line of said 132.70 acre tract and said 46.66 acre tract as follows:

South 89 degrees 11 minutes 18 seconds East, 596.15 feet to a to a point for corner;
South 00 degrees 40 minutes 20 seconds West, 111.48 feet to a point for corner;
South 89 degrees 38 minutes 24 seconds East, 571.01 feet to a point for corner, said point being the southeast corner of said 132.70 acre tract;

THENCE South 89 degrees 42 minutes 31 seconds East, 392.04 feet to a point for corner in the north line of said 46.66 acre tract, said point also being the west line of said 162.075 acre tract;

THENCE North 00 degrees 29 minutes 36 seconds East, 2,448.21 feet to along the west line of said 162.075 acre tract to a point for corner;

THENCE South 89 degrees 30 minutes 24 seconds East, 1,142.38 feet to a point for corner in the east line of said 162.075 acre tract;

THENCE South 00 degrees 30 minutes 08 seconds West, 350.43 feet along the east line of said 162.075 acre tract to a point for corner;

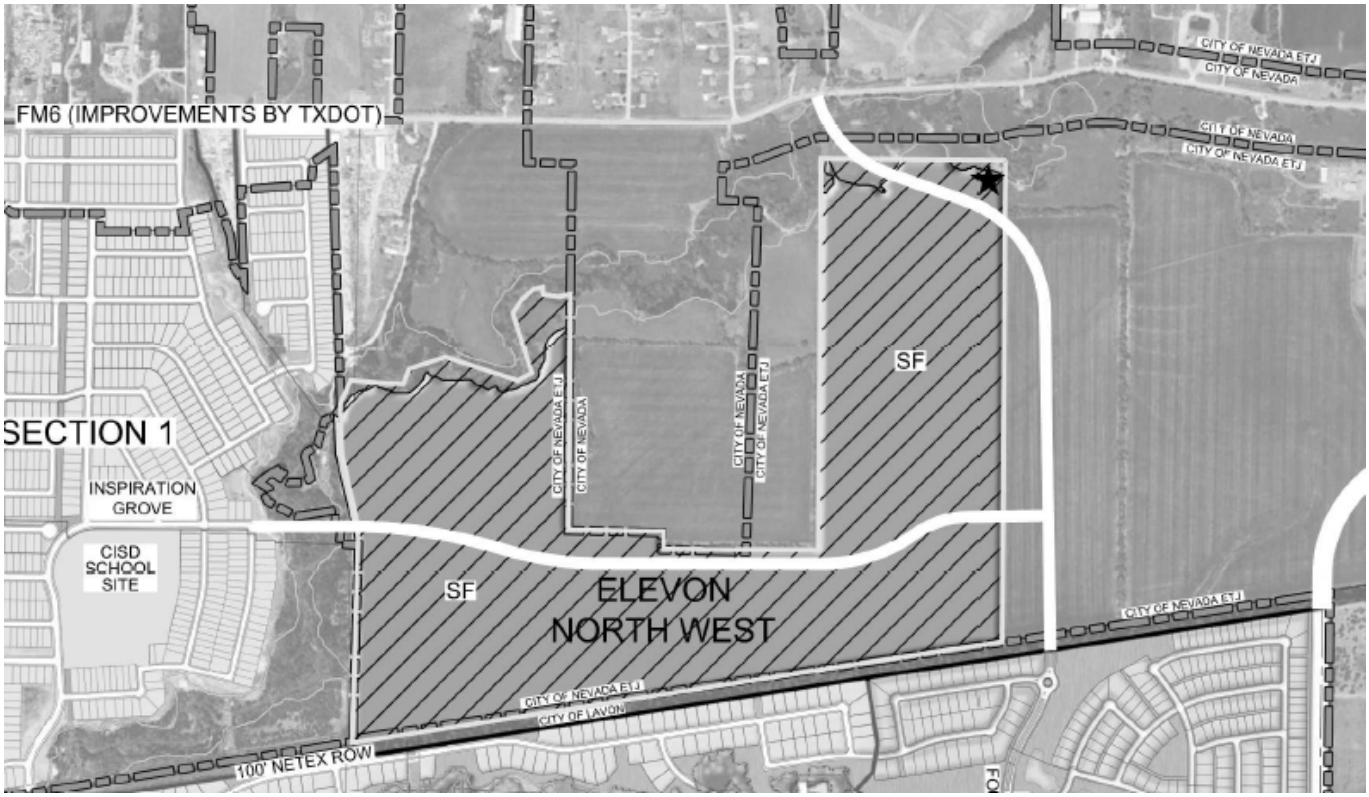
THENCE South 00 degrees 24 minutes 19 seconds West, 2,659.40 feet to the southeast corner of said 46.66 acre tract;

THENCE South 81 degrees 10 minutes 29 seconds West, 4,098.31 feet along the north line of said Northeast Texas Rural Rail Transportation District Tract to the POINT OF BEGINNING and containing 8,117,066 square feet or 186.342 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.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Property Depiction



CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 6 – G**

Item:

CONSENT AGENDA

Approve the final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759), subject to approval of thoroughfare alignment and approval of the city planner and city engineer.

Application Information

Owner(s): RLS (Elevon) LLC
MA Elevon 429, LLC

Applicant: JBI Partners

Location: Adjacent to and east of Elevon, Section 2, Phase 2F on Four Seasons Blvd

Description: Approximately 20.837 acres out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Collin County, Texas, (CCAD Property ID 2961759).

Current Zoning: Planned Development – PD Elevon

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat of a subdivision consisting of 54 residential lots and 4 common area lot on 20.837 acres. The site will be developed in accordance with zoning, 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. The Collin County Master Thoroughfare Plan may be subject to an update that could possibly impact the NETEX crossing northward.

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 THE ELEVON, SECTION 3A, PHASE 3A-2 ADDITION CONSISTING OF 54 RESIDENTIAL LOTS AND 4 COMMON AREAS ON 20.837 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED EAST OF ELEVON, SECTION 2, PHASE 2F ON FOUR SEASONS BLVD. IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO APPROVAL OF THOROUGHFARE ALIGNMENT AND APPROVAL OF THE CITY PLANNER AND CITY ENGINEER.

MOTION:	**MCCLENDON**
SECONDED:	**ROSENQUIST**
APPROVED:	**UNANIMOUS (Absent, Vallejo)**

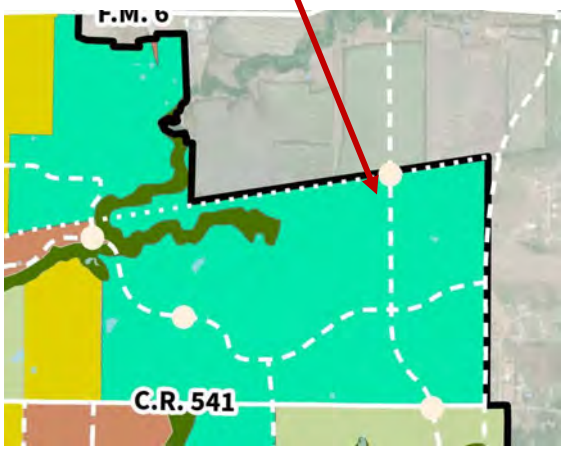
Staff Notes:

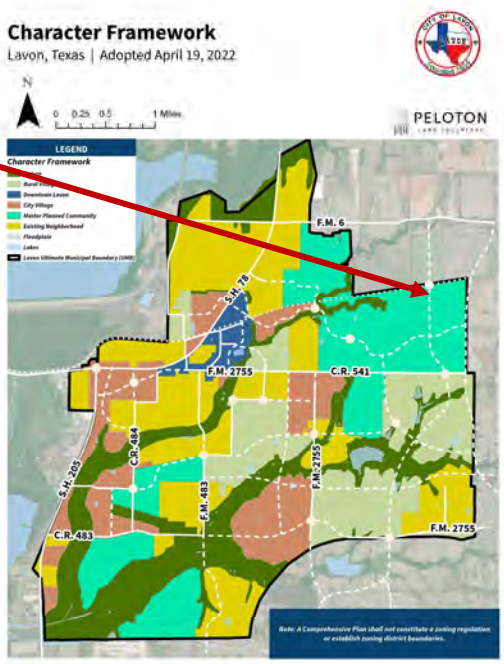
The application and plans generally satisfy the criteria for approval. Approval of the final plat is recommended, subject to the final approval of the city engineer and planner, including but not limited to the city engineer's confirmation of the thoroughfare alignment and coordination of access with Collin County prior to the final approval.

Attachments:

1. Location Exhibits
2. Application and Final Plat
3. Engineering and planning correspondence

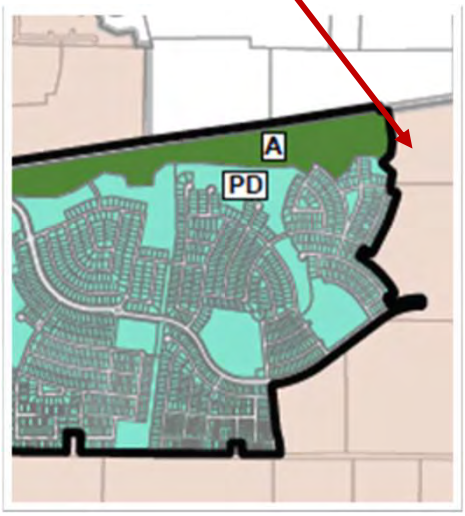
Future Land Use Plan

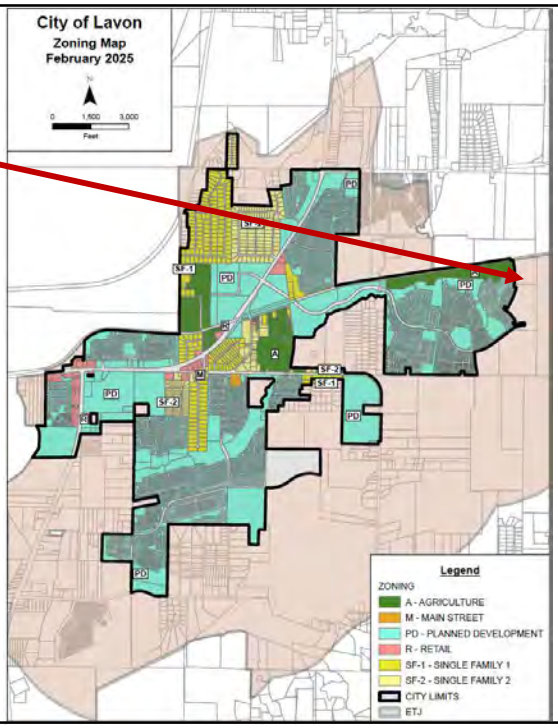




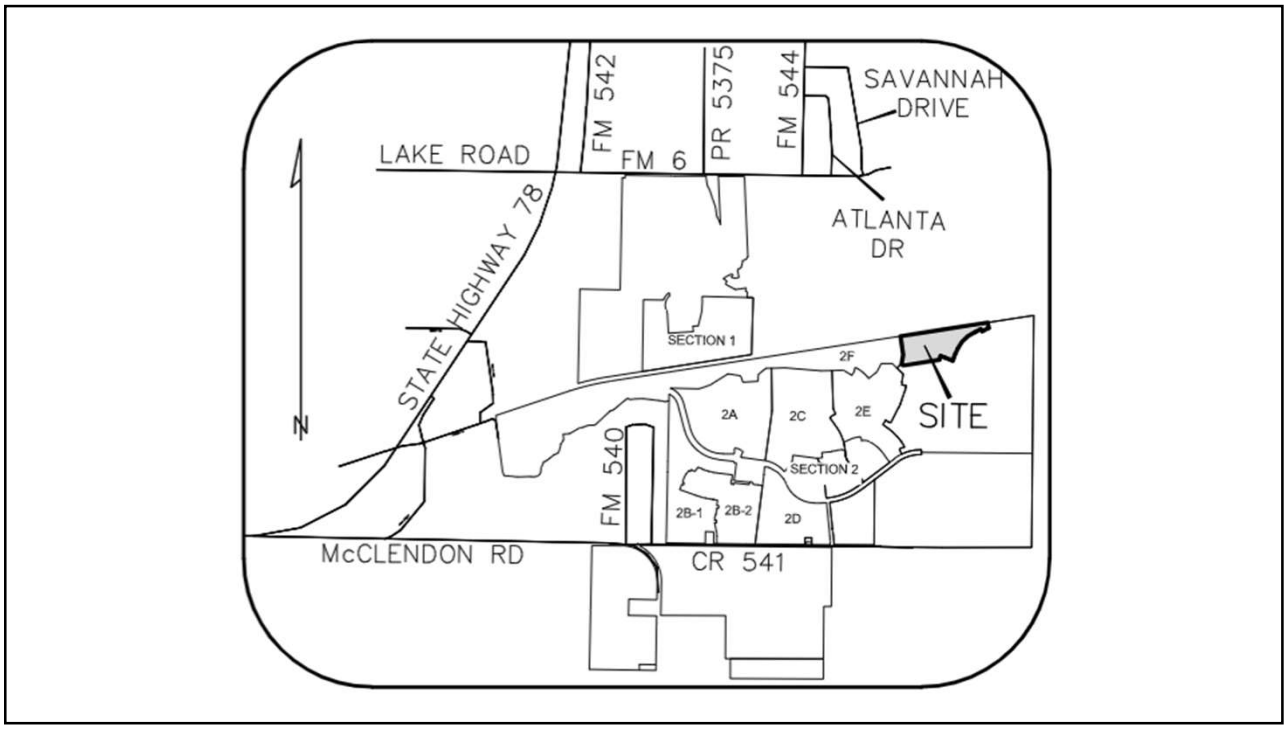
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Zoning Map

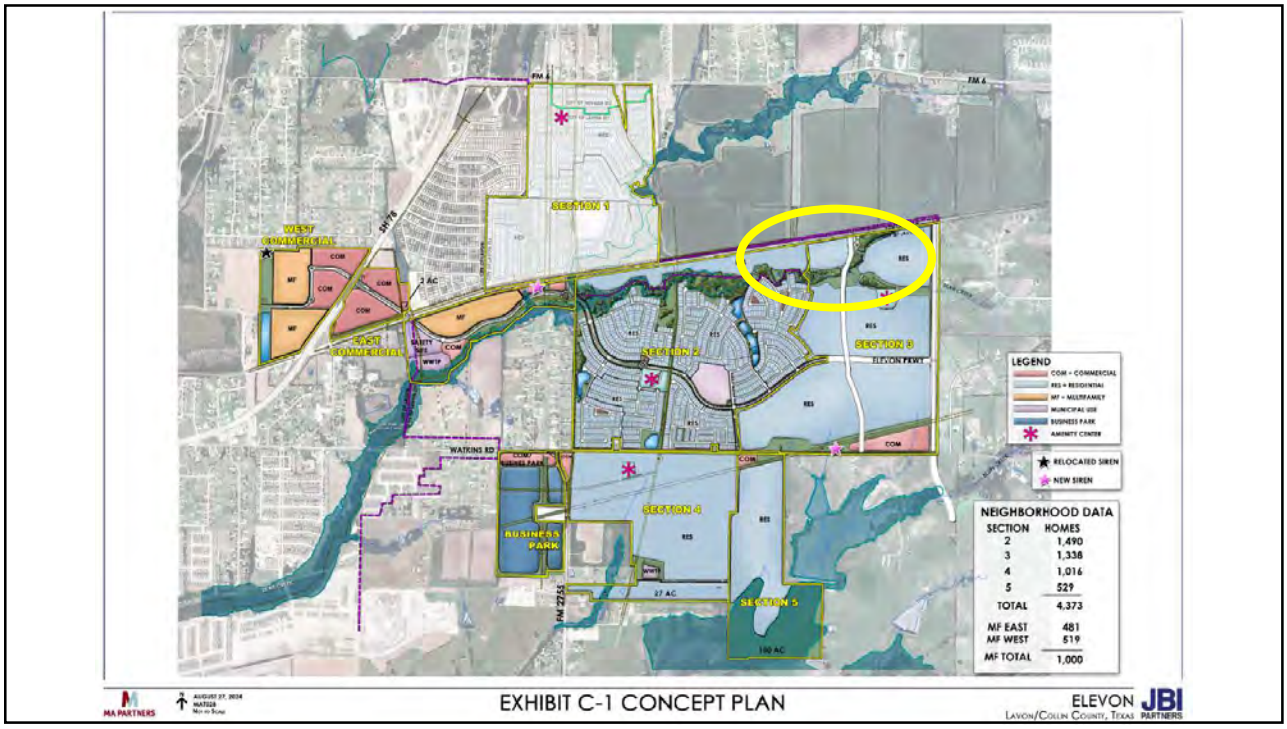




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LAKE ROAD
FM 542
FM 6
PR 5375
FM 544
SAVANNAH DRIVE
ATLANTA DR
STATE HIGHWAY 78
N
SECTION 1
2F
2A
2C
2E
SITE
SECTION 2
FM 540
2B-1
2B-2
2D
McCLENDON RD
CR 541

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SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
LEGEND
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
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS

38

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: RLS (Elevon) LLC
Address: 2121 Midway Road, Suite 240	Address: 10613 W Sam Houston Pkwy
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: Houston, Tx, 77043
Phone #: [redacted] Fax #:	Phone # [redacted] Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Sam Page

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Section 3A, Phase 3A-2)	08.26.2026
☐ Re-Submittal	
☒ Construction Plans (Elevon Section 3A, Phase 3A-2)	08.26.2026
☐ 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.		08.26.2026

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: 8/27/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, RLS (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.

Seth Page
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Harris

Before me, the undersigned authority, appeared Seth Page,
on this the 27 day of August, 20 26.

ELIZABETH LOUISE DIAZ
Notary Public, State of Texas
Comm. Expires 04-03-2028
Notary ID 134834553

Notary Public in and for Harris 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: 8/27/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, RLS (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.

Seth Page
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Harris

Before me, the undersigned authority, appeared Seth Page,
on this the 27 day of August, 20 26.

ELIZABETH LOUISE DIAZ
Notary Public, State of Texas
Comm. Expires 04-03-2028
Notary ID 134834553

Notary Public in and for Harris 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: MA Elevon 429, LLC
Address: 2121 Midway Road, Suite 300	Address: 2121 Midway Road, Suite 240
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: Carrollton, Texas 75006
Phone #: 972.738.0243 Fax #:	Phone # 972.715.6421 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Allen Jones

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Section 3, Phase 3A-2)	10-20-2026
☐ Re-Submittal	
☒ Construction Plans (Elevon Section 3, Phase 3A-2)	10-20-2026
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

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- ☐ (two) full size construction sets (24x36)
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- ☒ (one) PDF construction plans (can be included on plat CD) Via MyGov

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.

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Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		10-20-2026

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: 10/20/26

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 20th day of October, 2026.

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2030
Notary ID 131700550

(notary seal)

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: 10/20/24

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

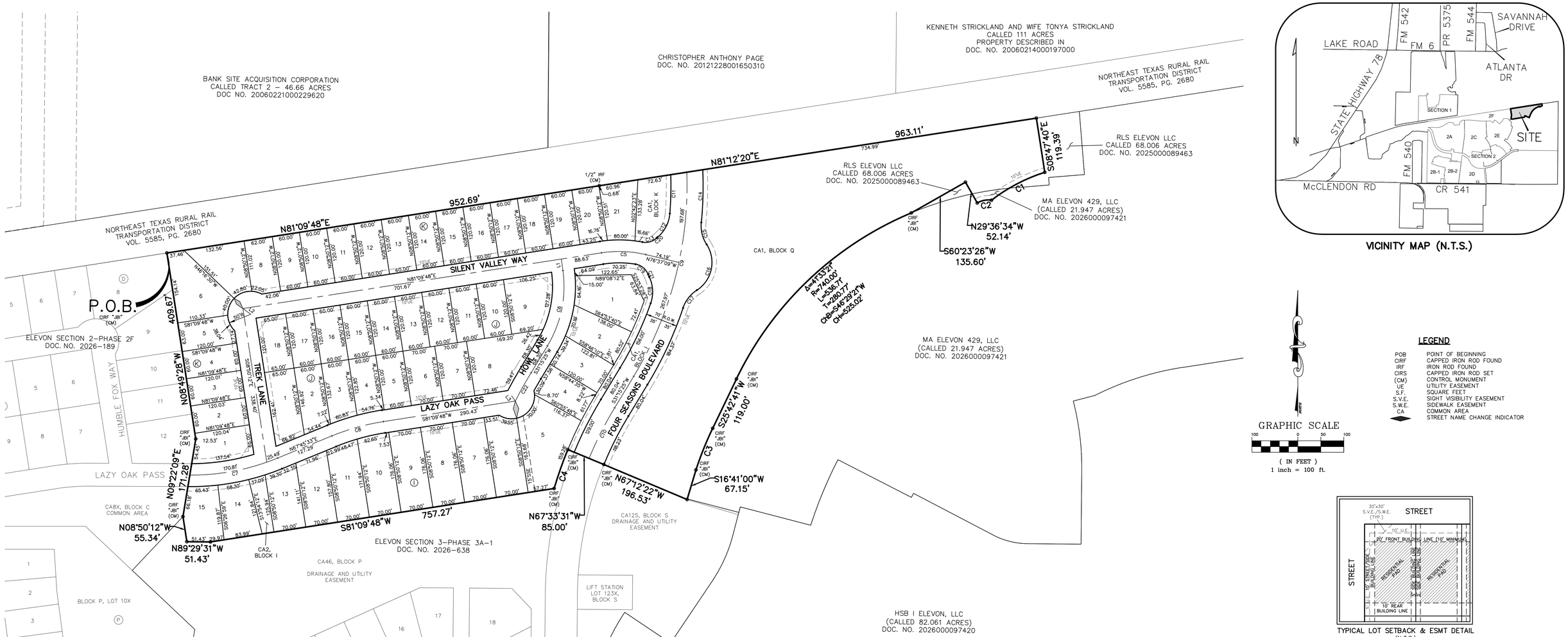
Before me, the undersigned authority, appeared Allen Jones,

on this the 20th day of October, 2026.

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2030
Notary ID 131700550

(notary seal)

Notary Public in and for Dallas County, Texas



VICINITY MAP (N.T.S.)

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
UE	UTILITY EASEMENT
S.F.	SQUARE FEET
S.V.E.	SIGHT VISIBILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
CA	COMMON AREA
	STREET NAME CHANGE INDICATOR

LINE TABLE		
NO.	BEARING	DISTANCE
L1	N7°52'57"W	25.42'
L2	S53°50'12"E	21.21'
L3	S35°38'19"E	14.00'

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	TANGENT	CHORD BEARING	CHORD
C1	20°06'15"	375.00'	131.58'	66.47'	S62°22'52"W	130.91'
C2	36°44'42"	50.00'	32.07'	16.61'	S78°45'47"W	31.52'
C3	7°34'31"	740.00'	97.84'	48.99'	S21°55'26"W	97.77'
C4	6°02'58"	850.00'	89.75'	44.91'	S19°22'53"W	89.70'
C5	22°13'03"	250.00'	96.94'	49.09'	N87°43'40"W	96.34'
C6	39°08'22"	250.00'	170.78'	88.87'	N11°41'14"E	167.48'
C7	22°29'40"	500.00'	196.30'	99.43'	N79°00'23"E	195.04'
C8	13°24'15"	500.00'	116.97'	58.75'	S74°27'41"W	116.71'
C9	33°20'59"	800.00'	465.65'	239.63'	N14°34'55"E	459.10'
C10	8°51'11"	800.00'	123.61'	61.93'	S26°49'50"W	123.49'
C11	6°20'31"	765.00'	84.68'	42.38'	N1°23'11"E	84.63'
C12	45°31'23"	74.50'	59.19'	31.26'	N27°19'08"E	57.65'
C13	53°13'44"	35.50'	32.98'	17.79'	N74°00'49"E	31.81'
C14	7°53'58"	835.00'	115.12'	57.65'	N1°34'29"E	115.03'
C15	38°27'55"	74.50'	50.02'	25.99'	S13°42'29"E	49.08'
C16	90°00'44"	72.00'	113.11'	72.02'	N12°03'55"E	101.83'
C17	38°27'55"	74.50'	50.02'	25.99'	S37°50'20"W	49.08'
C18	45°31'23"	74.50'	59.19'	31.26'	N3°11'17"W	57.65'
C19	59°43'46"	35.50'	37.01'	20.38'	N51°04'55"W	35.35'
C20	2°40'52"	72.00'	3.37'	1.68'	S48°44'23"W	3.37'
C21	4°43'57"	72.00'	5.95'	2.98'	S23°35'00"E	5.95'
C22	4°03'33"	995.00'	70.49'	35.26'	S29°13'39"W	70.48'

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
I–1	13,369	0.307
I–2	9,770	0.224
I–3	8,433	0.194
I–4	8,696	0.200
I–5	18,025	0.414
I–6	11,999	0.275
I–7	12,324	0.283
I–8	12,324	0.283
I–9	12,324	0.283
I–10	12,239	0.281
I–11	11,589	0.266
I–12	10,462	0.240
I–13	9,314	0.214
I–14	9,128	0.210
I–15	9,421	0.216
J–1	10,053	0.231
J–2	8,387	0.193
J–3	7,630	0.175
J–4	7,252	0.166
J–5	7,200	0.165
J–6	8,400	0.193
J–7	8,400	0.193
J–8	14,506	0.333
J–9	11,279	0.259
J–10	7,200	0.165

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
J–11	7,200	0.165
J–12	7,200	0.165
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	7,800	0.179
K–1	8,659	0.199
K–2	7,202	0.165
K–3	7,201	0.165
K–4	7,200	0.165
K–5	7,297	0.168
K–6	14,004	0.321
K–7	10,093	0.232
K–8	7,333	0.168
K–9	7,200	0.165
K–10	7,200	0.165
K–11	7,200	0.165
K–12	7,200	0.165
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

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
K–18	7,200	0.165
K–19	7,200	0.165
K–20	7,203	0.165
K–21	9,086	0.209

COMMON AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
I–CA1	10,627	0.244
I–CA2	3,890	0.089
K–CA1	9,582	0.220
Q–CA1	232,983	5.349

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 AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.
5. THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP. THE CITY OR THEIR CONTRACTOR/AGENT MAY ACCESS THE FACILITY TO PERIODICALLY INSPECT IF THE FACILITY IS MAINTAINED IN PROPER WORKING CONDITION AND MEETS DESIGN STANDARDS AND OTHER PROVISIONS ESTABLISHED BY THE LAVON CODE OF ORDINANCES.

FINAL PLAT
ELEVON SECTION 3A PHASE 3A–2

54 RESIDENTIAL LOTS
4 COMMON AREAS

BEING 20.837 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON,
COLLIN COUNTY, TEXAS

RLS (ELEVON) LLC — **OWNER/DEVELOPER**
250 Vesey Street 15th Floor
New York, New York 10281
(469) 737–1425
Contact: Michael Dewers

MA ELEVON 429, LLC — **OWNER**
2121 Midway Road, Suite 240
Carrollton, Texas 75006
(972) 715–6449
Contact: John Marlin

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

Date: October 27, 2026

Plotted by: dbell Plot Date: 10/27/2026 9:58 AM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PT–(Section 3A–2).dwg Saved By: mgarcia Save Time: 10/14/2026 1:40 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 part of that 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, and being a part of that called 21.947 acre tract of land described in deed to MA ELEVON 429, LLC, as recorded in Document Number 2026000097421, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found for corner at the northwest corner of said 68.006 acre tract, said point being the northeast corner of Lot 8, Block D, Elevon Section 2, Phase 2F, as recorded in Document Number 2026–189, Official Public Records of Collin County, Texas, said point also being in the south right–of–way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE along the north line of said 68.006 acre tract and along the south right–of–way line of said Northeast Texas Rural Rail Transportation District as follows:
North 81 degrees 09 minutes 48 seconds East, 952.69 feet to a one–half inch iron rod found at northeast corner of said 472.8955 acre tract, said point also being the northwest corner of said 216.85 acre tract;
North 81 degrees 12 minutes 20 seconds East, 963.11 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 08 degrees 47 minutes 40 seconds East, 119.39 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 131.58 feet along a curve to the left, having a central angle of 20 degrees 06 minutes 15 seconds, a radius of 375.00 feet, a tangent of 66.47 feet, and whose chord bears South 62 degrees 22 minutes 52 seconds West, 130.91 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 32.07 feet along a curve to the left, having a central angle of 36 degrees 44 minutes 42 seconds, a radius of 50.00 feet, a tangent of 16.61 feet and whose chord bears South 78 degrees 45 minutes 47 seconds West, 31.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 29 degrees 36 minutes 34 seconds West, 52.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 60 degrees 23 minutes 26 seconds West, 135.60 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 68.006 acre tract;

THENCE along the east line of said 68.006 acre tract as follows:
Southwesterly, 536.71 feet along a curve to the left, having a central angle of 41 degrees 33 minutes 21 seconds, a radius of 740.00 feet, a tangent of 280.77 feet and whose chord bears South 46 degrees 29 minutes 21 seconds West, 525.02 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 25 degrees 42 minutes 41 seconds West, 119.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 97.84 feet along a curve to the left, having a central angle of 07 degrees 34 minutes 31 seconds, a radius of 740.00 feet, a tangent of 48.99 feet and whose chord bears South 21 degrees 55 minutes 26 seconds West, 97.77 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 16 degrees 41 minutes 00 seconds West, 67.15 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of Elevon Section 3, Phase 3A–1, as recorded in Document Number 2026–638, Official Public Records of Collin County, Texas;

THENCE along the north line of said Elevon Section 3, Phase 3A–1 as follows:
North 67 degrees 12 minutes 22 seconds West, 196.53 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 67 degrees 33 minutes 31 seconds West, 85.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
Southwesterly, 89.75 feet along a curve to the left, having a central angle of 06 degrees 02 minutes 58 seconds, a radius of 850.00 feet, a tangent of 44.91 feet and whose chord bears South 19 degrees 22 minutes 53 seconds West, 89.70 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
South 81 degrees 09 minutes 48 seconds West, 757.27 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 89 degrees 29 minutes 31 seconds West, 51.43 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
North 08 degrees 50 minutes 12 seconds West, 55.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the west line of said 68.006 acre tract and being in the east line of Lot CA8X, Block C, said Elevon Section 2, Phase 2F;

THENCE along the west line of said 68.006 acre tract and along the east line of said Elevon Section 2, Phase 2F as follows:
North 09 degrees 22 minutes 09 seconds East, 171.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 08 degrees 49 minutes 28 seconds West, 409.67 feet to the POINT OF BEGINNING and containing 907,668 square feet or 20.837 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 **RLS (ELEVON) LLC** and **MA ELEVON 429, LLC**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A–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.

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

RLS 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

MA ELEVON 429, 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 _____ 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 3A
PHASE 3A–2

54 RESIDENTIAL LOTS
4 COMMON AREAS

BEING 20.837 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON,
COLLIN COUNTY, TEXAS

RLS (ELEVON) LLC — **OWNER/DEVELOPER**
250 Vesey Street 15th Floor
New York, New York 10281
Contact: Michael Dewers
(469) 737–1425

MA ELEVON 429, LLC — **OWNER**
2121 Midway Road, Suite 240
Carrollton, Texas 75006
Contact: John Marlin
(972) 715–6449

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

Date: October 27, 2026

Sheet 2 of 2

Plotted by: dbell Plot Date: 10/27/2026 9:58 AM
Drawing: H:\Projects\WA1030 – Elevon Section 3\Surveying\dwg\xMAT030PT–(Section 3A–2).dwg Saved By: mgarcia Save Time: 10/14/2026 1:40 PM

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

October 29, 2026

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

Re: Elevon Section 3A-2
Final Plat Submittal
LJA Job No. NTP-40467
MyGov Submittal: October 27, 2026

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

We have no further comments and recommend approval

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

Thank you,

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

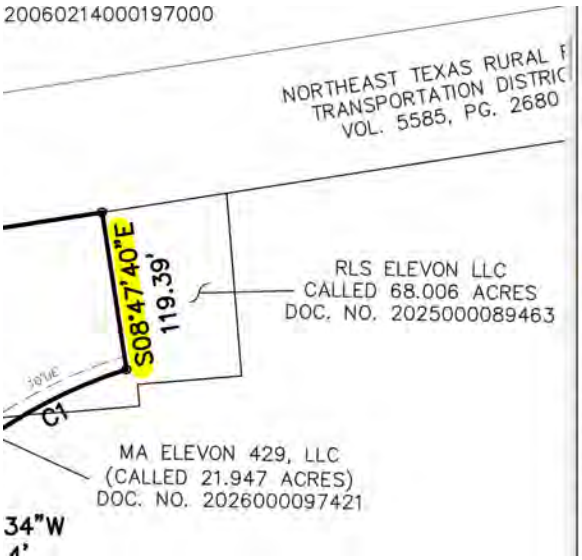
October 26, 2026

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

Re: Elevon Section 3A-2
Final Plat Submittal
LJA Job No. NTP-40467
MyGov Submittal: October 19, 2026

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

1. Revise the Final Plat to correct the discrepancy (40” vs 04”) between the Legal Description and the Final Plat drawing.



LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Ra
68.006 acre tract of land described in deed to RLS ELEVON LLC, as recorded in Do
County, Texas, and being a part of that called 21.947 acre tract of land described
Number 2026000097421, Official Public Records of Collin County, Texas and being

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for cor
being the northeast corner of Lot 8, Block D, Elevon Section 2, Phase 2F, as reco
Collin County, Texas, said point also being in the south right-of-way line of that
Transportation District as recorded in Volume 5585, Page 2680, Official Public Rec

THENCE along the north line of said 68.006 acre tract and along the south right-
District as follows:
North 81 degrees 09 minutes 48 seconds East, 952.69 feet to a one-half inch
said point also being the northwest corner of said 216.85 acre tract;
North 81 degrees 12 minutes 20 seconds East, 963.11 feet to a one-half inch

THENCE South 08 degrees 47 minutes 04 seconds East, 119.39 feet to a one-half

THENCE Southwesterly, 131.58 feet along a curve to the left, having a central angl
tangent of 66.47 feet, and whose chord bears South 62 degrees 22 minutes 52 se
cap stamped "JBI" set for corner;

THENCE Southwesterly, 32.07 feet along a curve to the left, having a central angle
tangent of 16.51 feet and whose chord bears South 78 degrees 45 minutes 47 sec
stamped "JBI" set for corner;

THENCE North 29 degrees 36 minutes 34 seconds West, 52.14 feet to a one-half
THENCE South 60 degrees 23 minutes 26 seconds West, 135.60 feet to a one-half
east line of said 68.006 acre tract;

THENCE along the east line of said 68.006 acre tract as follows:
Southwesterly, 536.71 feet along a curve to the left, having a central angle of
tangent of 280.77 feet and whose chord bears South 46 degrees 29 minutes 21 s
cap stamped "JBI" found for corner;
South 25 degrees 42 minutes 41 seconds West, 119.00 feet to a one-half inch
Southwesterly, 97.84 feet along a curve to the left, having a central angle of
tangent of 48.99 feet and whose chord bears South 21 degrees 55 minutes 26 se

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

October 20, 2026

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

Re: Elevon Section 3A, Phase 3A-2, 58 Total Lots, 20.837 Acres
Final Plat

Dear Ms. Dobbs:

Collin County has approved the Infrastructure Development Plan for the property north of Elevon Section 3A, Phase 3A-2 (Court Order 2026-1069-09-21). This development is currently named The Vibe. This Plan shows a 60' Right-of-Way Dedication along the west property line. This is being provided (by separate instrument) to support the Collin County Thoroughfare Plan for a principal arterial shown in this area.

This proposed principal arterial is intended to encompass the extension of Four Season Blvd. (4-Lane Undivided) North to FM 6 as part of the Elevon North development. The current Phase 3A-2 Final Plat does not align Four Seasons Blvd with the proposed Vibe Right-of-Way dedication.

There are several parties that will be involved in determining the final alignment of Four Seasons Blvd. including Collin County, developers and property owners. To date, all parties have not reached a final decision on the alignment. Therefore, as part of the final approval of the Elevon Section 3A, Phase 3A-2 Final Plat, we recommend a provision be made that states the alignment of Four Seasons Blvd. may change, subject to coordination with all parties, and approval of this Final Plat does not commit the City or others to the alignment as currently shown.

In the event the alignment does change, the Developer will have the option of modifying the Final Plat prior to filing or, if already filed, preparing a Replat.

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 - LAVON General Services\9 - Review\Elevon\Section 3\Section 3A\3A-2\Sec 3A Ph 3A-2 - Final Plat - Rev 1A.docx

JBI PARTNERS

October 14, 2026

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

Re: Elevon – Section 3A, Phase 3A-2 Final Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on October 2nd from LJA for the Final Plat submittal for Elevon Section 3, Phase 3A-2. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. REPEAT COMMENT: Confirm that the alignment of Four Seasons Blvd (including the intersection point with NETEX) with Collin County.
   Applicant Response: The Collin County throughfare plan sets the approximate location of the roads and the current Four Seasons Boulevard is following the intent of the alignment and is also following the approved Section 3A preliminary plat. Coordination with Collin County for the projects north of Section 3 is ongoing. Collin County has seen the future NETEX crossing location and road extension and we have been told to proceed with the current concept road plans provided. The PID bonds for Elevon Section 3 were also established off the current alignment so the intent from all parties is to avoid drastically changing the road's alignment and continue with what was approved with the preliminary plat.

   This comment is deferred to the City Manager and the City Engineer.

2. REPEAT COMMENT: Revise the Final Plat to modify the Typical Lot Setback & Easement Detail to change the front building setback to a 10-foot minimum. Anything more restrictive than the zoning should be placed in private CC&R's if desired.
   Applicant Response: The Typical Lot Setback & Easement Detail has been revised to specify the minimum front building setback is 10'.

   The Typical Lot Setback & Easement Detail do not appear to be revised.

   The detail was revised previously. The setback note states: "20' front building line (10' minimum)". Since the pads for this project are all designed to a 20' front setback, we would like to specify the setback in the detail while also stating that the minimum required is 10'.

3. Revise the Final Plat to remove the reference to Lavon ETJ in the Dedication Statement, as the subject property is fully in the City Limits.

   Removed.

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.

September 23, 2026

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

Re: Elevon – Section 3A, Phase 3A-2, 58 Total Lots, 20.837 Acres
Final Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on September 16th from the City Engineer, Mark Hill, for the Engineering Plans submittal for Elevon Section 3, Phase 3A-2. Below is a summary of how each comment is addressed.

GENERAL

1. Water service to be provided by Nevada SUD.
   Correct; note provided on cover sheet.

2. The property will be served by the new lift station in Phase 3A-1, which conveys sewer to the proposed Lavon East WWTP.
   Correct.

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. Sheet 4.01 – there is a portion of Lot CA22, Block K that drains across the future extension of Four Seasons Blvd. the engineer should identify how the area will drain in the future.
   Runoff from the north tract starting approximately at the high point behind Block K, Lots 15-16 currently flows west to east and outfalls into the creek. Four Seasons Boulevard pavement is ended early to allow for the offsite flows to continue sheet flowing east in the interim conditions. Ultimately, when Four Seasons Boulevard is extended, drainage picked up by the road will require a new outfall to the creek on CA1, Block Q.

   We have also adjusted the elevation at the end of Four Seasons Boulevard to match the existing elevation at the NETEX ROW to allow for minimum regrading of the area in the future when the road is extended north.

5. Sheet 5.02 – Profile STM A12 shows two sets of data for a segment of the storm sewer. This should be verified.
   Addressed. Flow data label moved to show the RCP segment with 24.86 c.f.s. in between stations 0+39.01 - 0+68.82.

6. Sheet 8.01 – a note should be added to stat that lighting is required at all gang mailboxes.
   Addressed.

7. Sheet 8.02 – the 40 MPH speed limit does not appear to be correct through the roundabout. This should be verified.
   20 MPH speed limit sign added prior to roundabout.

8. Sheet 8.02 – the skid mounted barricades should be attached to the pavement.
   Addressed.

If you have any questions, or require additional information regarding this submittal, please contact me at (214) 282-6790.

Thank you,

Austin Reeves

Austin Reeves, PE
JBI Partners, Inc.

October 2, 2026

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

Re: Elevon Section 3A, Phase 3A-2, 58 Total Lots, 20.837 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated September 21, 2026 and revised Engineering Plans dated September 23, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Phase 2F and north of Phase 3A-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. The property will be served by the new lift station in Phase 3A-1, which conveys sewer to the proposed Lavon East WWTP.

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. All 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

F:\17024 - LAVON General Services\9 - Review\Elevon\Section 3\Section 3A\3A-2\Sec 3A Ph 3A-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

October 1, 2026

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

Re: Elevon Section 3A-2
Final Plat Submittal
LJA Job No. NTP-40467
MyGov Submittal: September 30, 2026

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

1. **REPEAT COMMENT**: Confirm that the alignment of Four Seasons Blvd (including the intersection point with NETEX) with Collin County.

   Applicant Response: The Collin County throughfare plan sets the approximate location of the roads and the current Four Seasons Boulevard is following the intent of the alignment and is also following the approved Section 3A preliminary plat. Coordination with Collin County for the projects north of Section 3 is ongoing. Collin County has seen the future NETEX crossing location and road extension and we have been told to proceed with the current concept road plans provided. The PID bonds for Elevon Section 3 were also established off the current alignment so the intent from all parties is to avoid drastically changing the road's alignment and continue with what was approved with the preliminary plat.

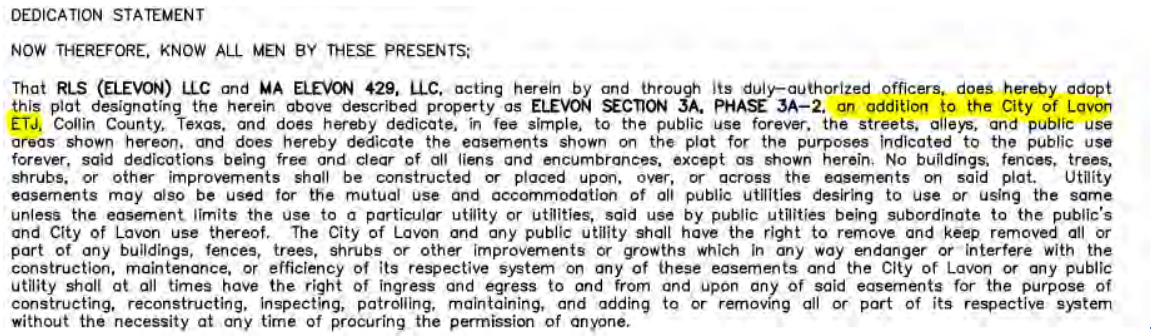
   This comment is deferred to the City Manager and the City Engineer.

2. **REPEAT COMMENT**: Revise the Final Plat to modify the Typical Lot Setback & Easement Detail to change the front building setback to a 10-foot minimum. Anything more restrictive than the zoning should be placed in private CC&R's if desired.

   Applicant Response: The Typical Lot Setback & Easement Detail has been revised to specify the minimum front building setback is 10'.

   The Typical Lot Setback & Easement Detail do not appear to be revised.

3. Revise the Final Plat to remove the reference to Lavon ETJ in the Dedication Statement, as the subject property is fully in the City Limits.



DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **RLS (ELEVON) LLC** and **MA ELEVON 429, LLC**, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A-2**, 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.

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

October 1, 2026

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

Re: Elevon Section 3A-2
Final Plat Submittal
LJA Job No. NTP-40467
MyGov Submittal: September 30, 2026

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

1. **REPEAT COMMENT**: Confirm that the alignment of Four Seasons Blvd (including the intersection point with NETEX) with Collin County.

   Applicant Response: The Collin County throughfare plan sets the approximate location of the roads and the current Four Seasons Boulevard is following the intent of the alignment and is also following the approved Section 3A preliminary plat. Coordination with Collin County for the projects north of Section 3 is ongoing. Collin County has seen the future NETEX crossing location and road extension and we have been told to proceed with the current concept road plans provided. The PID bonds for Elevon Section 3 were also established off the current alignment so the intent from all parties is to avoid drastically changing the road's alignment and continue with what was approved with the preliminary plat.

   This comment is deferred to the City Manager and the City Engineer.

2. **REPEAT COMMENT**: Revise the Final Plat to modify the Typical Lot Setback & Easement Detail to change the front building setback to a 10-foot minimum. Anything more restrictive than the zoning should be placed in private CC&R's if desired.

   Applicant Response: The Typical Lot Setback & Easement Detail has been revised to specify the minimum front building setback is 10'.

   The Typical Lot Setback & Easement Detail do not appear to be revised.

3. Revise the Final Plat to remove the reference to Lavon ETJ in the Dedication Statement, as the subject property is fully in the City Limits.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **RLS (ELEVON) LLC** and **MA ELEVON 429, LLC**, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A-2**, 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.

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

September 23, 2026

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

Re: Elevon – Section 3A, Phase 3A-2 Final Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on September 15th from LJA for the Final Plat submittal for Elevon Section 3, Phase 3A-2. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. Confirm that the alignment of Four Seasons Blvd (including the intersection point with NETEX) with Collin County.
   The Collin County throughfare plan sets the approximate location of the roads and the current Four Seasons Boulevard is following the intent of the alignment and is also following the approved Section 3A preliminary plat.
   Coordination with Collin County for the projects north of Section 3 is ongoing. Collin County has seen the future NETEX crossing location and road extension and we have been told to proceed with the current concept road plans provided.
   The PID bonds for Elevon Section 3 were also established off the current alignment so the intent from all parties is to avoid drastically changing the road's alignment and continue with what was approved with the preliminary plat.

2. Revise the Final Plat to relabel the following Common Areas:

   - CA22, Block K to be revised to CA1, Block K
   - CA17, Block I to be revised to CA1, Block I
   - CA16, Block I to be revised to CA2, Block I

   These changes should be reflected in the Common Area Table as well.

   Common areas have been relabeled, and the table has been updated.

3. Revise the Final Plat to modify the Typical Lot Setback & Easement Detail to change the front building setback to a 10-foot minimum. Anything more restrictive than the zoning should be place in private CC&R's if desired.

   The Typical Lot Setback & Easement Detail has been revised to specify the minimum front building setback is 10'.

4. Revise the Final Plat to remove the building lines from the plat drawing, as they are provided on the Lot Typical Details.

   The building lines have been removed.

5. Lots 5 and 8, Block K are designated as the A2 Lot Type (60'x120'). This lot type is required to have a minimum Lot Size of 7,200 square feet. These lots should be revised to meet the square footage minimum requirement, per the PD.

   Lots 5 & 8 have been adjusted and now meet the minimum lot size of 7,200 square feet.

6. Revise the Final Plat to include the following note:

   "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."

   The note had been added as note #5.

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.

September 15, 2026

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

Re: Elevon Section 3A, Phase 3A-2, 58 Total Lots, 20.837 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated August 26, 2026 and Engineering Plans dated August 24, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Phase 2F and north of Phase 3A-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. The property will be served by the new lift station in Phase 3A-1, which conveys sewer to the proposed Lavon East WWTP.

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. Sheet 4.01 – There is a portion of Lot CA22, Block K that drains across the future extension of Four Seasons Blvd. The engineer should identify how that area will drain in the future.

5. Sheet 5.02 – Profile STM A12 sows two sets of data for a segment of the storm sewer. This should be verified.

6. Sheet 8.01 – A note should be added to state that lighting is required at all gang mailboxes.

7. Sheet 8.02 – The 40 mph speed limit does not appear to be correct through the roundabout. This should be verified.

8. Sheet 8.02 – The skid mounted barricades should be attached to the pavement.

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, Daniel Dewey, P.E.

F:\17024 - LAVON General Services\9 - Review\Elevon\Section 3\Section 3A\3A-2\Sec 3A Ph 3A-2 - 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

September 11, 2026

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

Re: Elevon Section 3A-2
Final Plat Submittal
LJA Job No. NTP-40467
MyGov Submittal: September 4, 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. Confirm that the alignment of Four Seasons Blvd (including the intersection point with NETEX) with Collin County.

2. Revise the Final Plat to relabel the following Common Areas:

   - CA22, Block K to be revised to CA1, Block K
   - CA17, Block I to be revised to CA1, Block I
   - CA16, Block I to be revised to CA2, Block I

   These changes should be reflected in the Common Area Table as well.

3. Revise the Final Plat to modify the Typical Lot Setback & Easement Detail to change the front building setback to a 10-foot minimum. Anything more restrictive than the zoning should be placed in private CC&R's if desired.

4. Revise the Final Plat to remove the building lines from the plat drawing, as they are provided on the Lot Typical Details.

5. Lots 5 and 8, Block K are designated as the A2 Lot Type (60' x 120'). This lot type is required to have a minimum Lot Size of 7,200 square feet. These lots should be revised to meet the square footage minimum requirement, per the PD.

6. Revise the Final Plat to include the following note:

   "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."

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: November 3, 2026 **ITEM: 6 - H**

Item:

CONSENT AGENDA

Approve the final plat of the Elevon Southeast Commercial Phase 1 Addition consisting of 9 commercial lots and 1 common area lot on 21.029 acres being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, situated southeast of the intersection of and adjacent to N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct., City of Lavon, Collin County, Texas, (CCAD Property ID 2542829).

Application Information

Owner(s): MA Land Holdings, LLC

Applicant: JBI Partners

Location: Adjacent to and southeast of the intersection of N. SH 78 and Elevon Parkway, east of Business 78, and north of Forder Ct.

Description: Approximately 21.029 acres, being a replat of CA1, Block B, Elevon East Commercial Addition, Phase 1, (CCAD Property ID 2542829).

Current Zoning: Planned Development – PD Elevon

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat of a subdivision consisting of 9 commercial lots and 1 common area lot on 21.029 acres.

The site will be developed in accordance with zoning, 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 Bear Creek 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 along Elevon Parkway and Business 78 as well as a paved connection to Forder Court. TxDOT permits are involved for state road access. 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 property owner's 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 THE ELEVON SOUTHEAST COMMERCIAL PHASE 1 ADDITION CONSISTING OF 9 COMMERCIAL LOTS AND 1 COMMON AREA LOT ON 21.029 ACRES BEING A REPLAT OF CA1, BLOCK B, ELEVON EAST COMMERCIAL ADDITION, PHASE 1, SITUATED SOUTHEAST OF THE INTERSECTION OF AND ADJACENT TO N. SH 78 AND ELEVON PARKWAY, EAST OF BUSINESS 78, AND NORTH OF FORDER CT., CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION: ROSENQUIST
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: Vallejo)

Staff Notes:

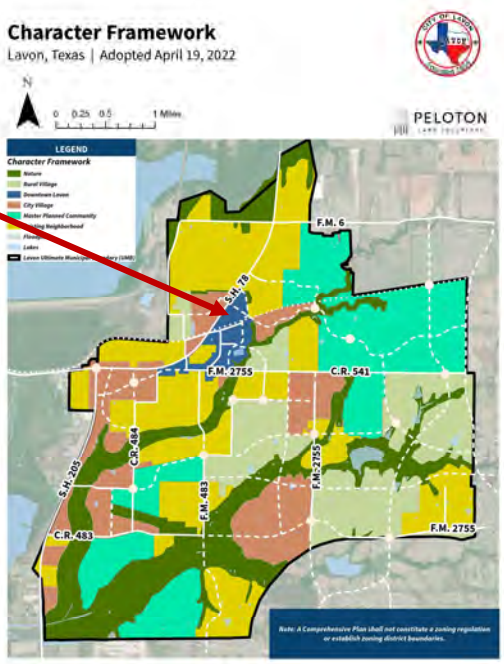
The application and plans generally satisfy the criteria for approval.

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

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

Future Land Use Plan

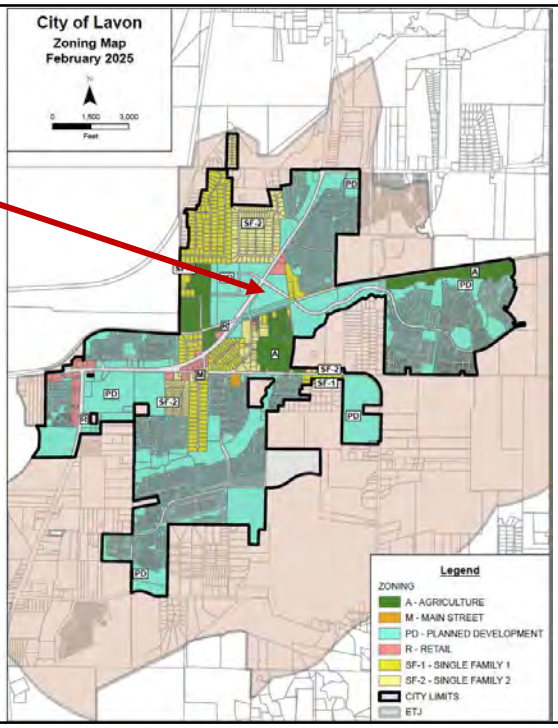




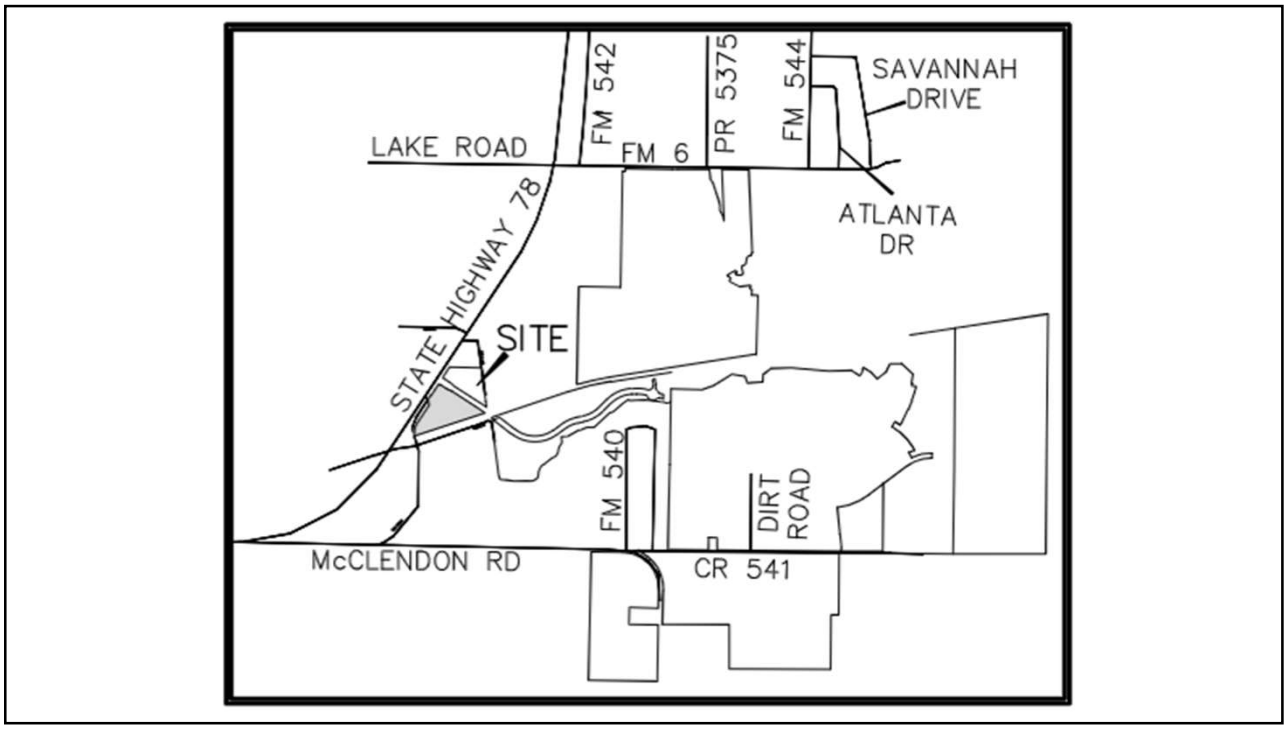
41

Zoning Map

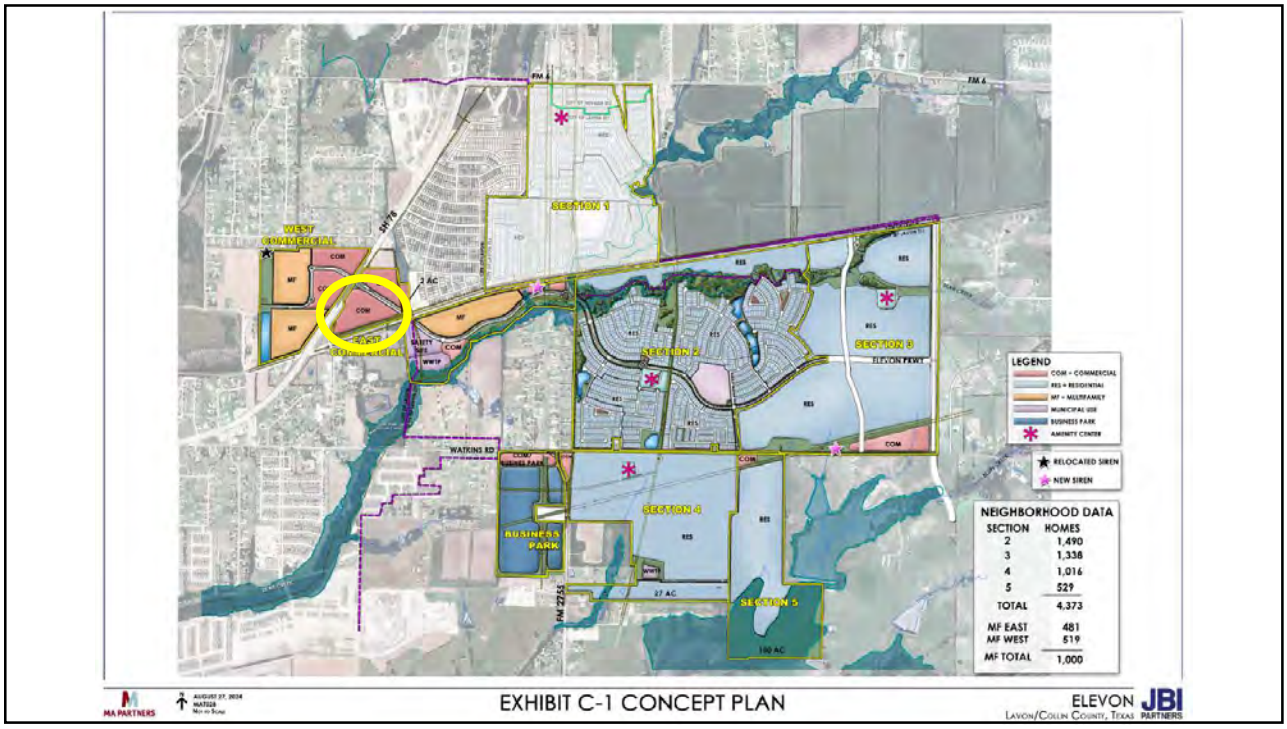




42


FM 542
PR 5375
FM 544
SAVANNAH DRIVE
LAKE ROAD
FM 6
ATLANTA DR
HIGHWAY 78
STATE
SITE
FM 540
DIRT ROAD
McCLENDON RD
CR 541

43


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
BUSINESS PARK
WATKINS RD
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
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS

44

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: MA Land Holdings, LLC
Address: 2121 Midway Road, Suite 240	Address: 2121 Midway Road, Suite 240
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: Carrollton, Texas 75006
Phone #: [redacted] Fax #:	Phone # [redacted] Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Allen Jones

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat	(Elevon Southeast Commercial) 09.08.26
☐ Re-Submittal	
☒ Construction Plans	(Elevon Southeast Commercial) 09.08.26
☐ 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.		09-08-2026

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: 9/8/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 8th day of September, 2026.

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2030
Notary ID 131700550

(notary seal)

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: 9/8/24

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

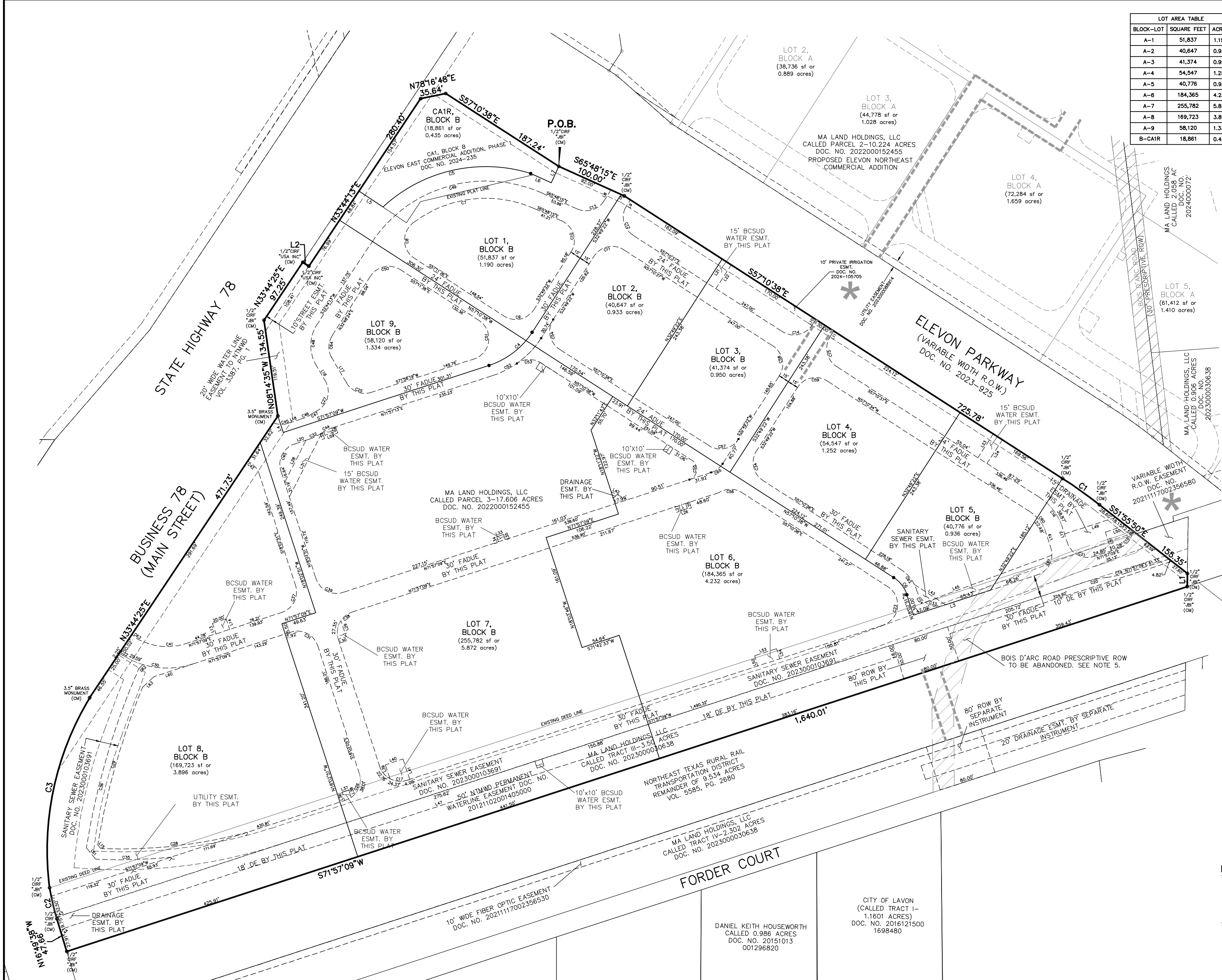
The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,
on this the 8th day of September, 2026.

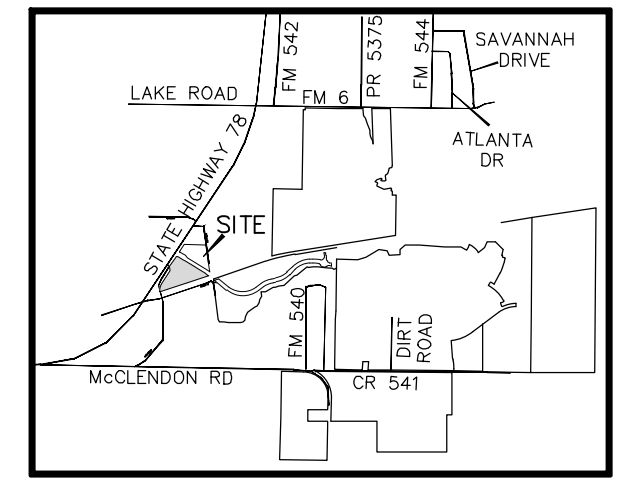
SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2030
Notary ID 131700550

(notary seal)

Notary Public in and for Dallas County, Texas



LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
A-1	51,837	1.190
A-2	40,647	0.933
A-3	41,374	0.950
A-4	54,547	1.252
A-5	40,776	0.936
A-6	184,365	4.232
A-7	255,782	5.872
A-8	169,723	3.896
A-9	58,120	1.334
B-CA1R	18,861	0.433



VICINITY MAP (N.T.S.)

GRAPHIC SCALE
(IN FEET)
1 inch = 60 ft.

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
OHE	OVERHEAD ELECTRIC LINE
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
*	FUTURE DRIVEWAY AT MEDIAN OPENING FOR CROSS ACCESS BETWEEN COMMERCIAL DEVELOPMENTS

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, this property is within Flood Zone "X", (areas determined to be outside 500-year floodplain), which is not a special flood hazard area. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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 statement shall not create liability on the part of the Surveyor.
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 shall be owned and maintained by the Property Owners Association and shall be designated for pedestrian and recreation access.
5. The designated fire lane to replace Bois D'Arc Road is prohibited from having parking loaded on either side.
6. Any Building Permit within the Elevon Southeast Commercial Addition will require an approved Site Plan and Landscape Plan.
7. Cross access with the Elevon Northeast Commercial tract will be provided through the two median openings on Elevon Parkway and will be aligned.

FINAL PLAT

ELEVON SOUTHEAST COMMERCIAL

LOTS 1-9, BLOCK B and CA1R, BLOCK B

BEING A REPLAT OF CA1, BLOCK B ELEVON EAST
COMMERCIAL ADDITION, PHASE 1
and being
21.029 ACRES OUT OF THE
SAMUEL M. RAINER SURVEY, ABSTRACT 740;
COLLIN COUNTY, TEXAS

9 LOTS AND 1 COMMON AREA
21.029 ACRES

MA LAND HOLDINGS, LLC — **OWNER/DEVELOPER**
2121 Midway Road, Suite 240 — (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

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

Date: September 8, 2026 — Sheet 1 of 2

Drawing: H:\Projects\MAT029-Elevon Section 2\Surveying\dwg\xMAT029 - Southeast Commercial - PPT.dwg Saved By: ddewey Save Time: 10/2/2026 3:05 PM Plotted by: ddewey Plot Date: 10/2/2026 3:07 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 Parcel 3–17.606 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 20220000152455 Official Public Records of Collin County, Texas, being part of that called Tract III–3.50 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 20230000030638, Official Public Records of Collin County, Texas and being all of that CA1, Block B, Elevon East Commercial Addition, Phase 1, Document Number 2024–235, 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 "UBI" found in the northeast line of said 17.606 acre tract, said point being in the southwest line of Elevon Parkway, a variable width right–of–way as recorded in Document Number 2023–925, Official Public Records of Collin County, Texas, said point also being the east corner of said CA1, Block B Elevon East Commercial Addition, Phase 1;

THENCE along the northeast line of said 17.606 acre tract and along the southwest right–of–way line of said Elevon Parkway as follows:
South 65 degrees 48 minutes 15 seconds East, 100.00 feet to a one–half inch iron rod with yellow cap stamped "UBI" found for corner;
South 57 degrees 10 minutes 38 seconds East, 725.78 feet to a one–half inch iron rod with yellow cap stamped "UBI" found for corner;
Southeasterly, 63.18 feet along a curve to the right, having a central angle of 05 degrees 14 minutes 48 seconds, a radius of 690.00 feet, a tangent of 31.61 feet and whose chord bears South 54 degrees 33 minutes 14 seconds East, 63.16 feet to a one–half inch iron rod with yellow cap stamped "UBI" found for corner;
South 51 degrees 55 minutes 50 seconds East, 155.35 feet to a one–half inch iron rod with yellow cap stamped "UBI" found in the east line of said 3.50 acre tract;

THENCE South 00 degrees 54 minutes 55 seconds West, 18.07 feet to a one–half inch iron rod with yellow cap stamped "UBI" found in the southeast line of said 3.50 acre tract, said point being in the northwest right–of–way line of Northeast Texas Rural Rail District, as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 71 degrees 57 minutes 09 seconds West, 1,640.01 feet along the southeast line of said 3.50 acre tract and along the northwest right–of–way line of said Northeast Texas Rural Rail District to a one–half inch iron rod with yellow cap stamped "UBI" found for corner in the west line of said 3.50 acre tract;

THENCE along the west line of said 3.50 acre tract as follows:
North 16 degrees 49 minutes 38 seconds West, 47.66 feet to a one–half inch iron rod with yellow cap stamped "UBI" found for corner;
Northwesterly, 44.42 feet along a curve to the right, a central angle of 06 degrees 59 minutes 11 seconds, a radius of 364.26 feet, a tangent of 22.24 feet and whose chord bears North 13 degrees 24 minutes 55 seconds West, 44.39 feet to a one–half inch iron rod with yellow cap stamped "UBI" found at the northwest corner of said 3.50 acre tract, said point being the southwest corner of said 17.606 acre tract, said point being in the east right–of–way line of Business 78 (Main Street);

THENCE along the west line of said 17.606 acre tract and along the east right–of–way line of Business 78 (Main Street) as follows:
Northeasterly, 275.49 feet along a curve to the right, having a central angle of 38 degrees 34 minutes 06 seconds, a radius of 409.26 feet, a tangent of 143.19 feet and whose chord bears North 11 degrees 54 minutes 25 seconds East, 270.32 feet to a 3.5" brass monument found for corner;
North 33 degrees 44 minutes 25 seconds East, 471.73 feet to a 3.5" brass monument found for corner;
North 08 degrees 14 minutes 35 seconds West, 134.55 feet to a one–half inch iron rod with yellow cap stamped "UBI" found for corner in the east right–of–way line of State Highway 78;

THENCE continuing along the west line of said 17.606 acre tract and along the east right–of–way line of said State Highway 78 as follows:
North 33 degrees 44 minutes 25 seconds East, 97.25 feet to a one–half inch iron rod with cap stamped "USA INC" found for corner;
South 56 degrees 15 minutes 47 seconds East, 10.03 feet to a one–half inch iron rod with cap stamped "USA INC" found for corner;
North 33 degrees 44 minutes 14 seconds East, 280.40 feet to a one–half inch iron rod with yellow cap stamped "UBI" found at the northwest corner of said CA1, Block B, said point being in the southwest right–of–way line of said Elevon Parkway;

THENCE along the north line of said CA1, Block 1 and along the southwest right–of–way line of said Elevon Parkway as follows:
North 78 degrees 16 minutes 48 seconds East, 35.64 feet to a one–half inch iron rod with yellow cap stamped "UBI" found for corner;
South 57 degrees 10 minutes 38 seconds East, 187.24 feet to the POINT OF BEGINNING and containing 916,032 square feet or 21.029 acres of land.

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

CURVE TABLE							CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD	NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	63.18'	005°14'48"	690.00'	31.61'	S54°33'14"E	63.16'	C36	260.49'	014°47'56"	1008.53'	130.98'	S16°17'04"W	259.77'
C2	44.42'	006°59'11"	364.26'	22.24'	N13°24'55"W	44.39'	C37	47.12'	090°00'00"	30.00'	30.00'	N26°57'09"E	42.43'
C3	275.49'	038°34'06"	409.26'	143.19'	N11°54'25"E	270.32'	C38	47.12'	089°59'20"	30.00'	29.99'	S26°57'29"W	42.42'
C4	77.17'	039°07'47"	113.00'	40.16'	N52°23'15"E	75.68'	C39	47.32'	090°22'44"	30.00'	30.20'	S63°14'17"E	42.57'
C5	220.81'	060°14'38"	210.00'	121.84'	S77°10'29"W	210.77'	C40	47.12'	089°59'56"	30.00'	30.00'	S26°57'07"W	42.43'
C6	30.73'	039°07'47"	45.00'	15.99'	N37°36'45"W	30.14'	C41	67.54'	045°31'30"	85.00'	35.67'	S85°17'06"E	65.78'
C7	179.23'	061°51'47"	166.00'	99.47'	S83°15'51"W	170.65'	C42	25.05'	047°50'01"	30.00'	13.30'	N41°57'54"W	24.32'
C8	57.35'	109°31'33"	30.00'	42.47'	S02°25'49"E	49.01'	C43	15.71'	017°49'20"	50.50'	7.92'	S63°02'28"W	15.65'
C9	47.12'	089°59'02"	30.00'	29.99'	N77°48'53"E	42.42'	C44	13.93'	015°57'59"	50.00'	7.01'	S63°58'09"W	13.89'
C10	51.64'	098°37'37"	30.00'	34.89'	N16°29'27"W	45.50'	C45	21.05'	040°12'28"	30.00'	10.98'	S87°56'37"E	20.62'
C11	47.12'	090°00'00"	30.00'	30.00'	S77°49'22"W	42.43'	C46	13.93'	015°57'59"	50.00'	7.01'	N63°58'09"E	13.89'
C12	44.37'	084°44'26"	30.00'	27.37'	S14°48'25"E	40.44'	C47	9.60'	006°52'38"	80.00'	4.81'	S59°25'29"W	9.60'
C13	42.61'	081°23'23"	30.00'	25.79'	N73°30'33"E	39.12'	C48	60.44'	064°07'57"	54.00'	33.83'	S01°40'15"W	57.34'
C14	47.12'	090°00'01"	30.00'	30.00'	N77°49'22"E	42.43'	C49	266.81'	080°27'31"	190.00'	160.73'	S73°57'59"W	245.42'
C15	47.12'	089°59'59"	30.00'	30.00'	S12°10'38"E	42.43'	C50	47.12'	090°00'00"	30.00'	30.00'	S77°48'24"W	42.43'
C16	51.15'	038°36'51"	75.90'	26.59'	N37°52'12"W	50.19'	C51	67.63'	129°09'55"	30.00'	63.13'	N07°23'21"E	54.19'
C17	47.12'	090°00'00"	30.00'	30.00'	S63°02'51"E	42.43'	C52	87.42'	039°07'51"	128.00'	45.49'	N52°23'17"E	85.73'
C18	33.38'	063°45'37"	30.00'	18.66'	N39°56'58"E	31.69'	C53	35.59'	067°58'19"	30.00'	20.22'	S88°50'13"W	33.54'
C19	30.05'	011°28'42"	150.00'	15.08'	N77°41'30"E	30.00'	C54	47.12'	090°00'00"	30.00'	30.00'	S12°10'38"E	42.43'
C20	25.88'	009°52'37"	150.10'	12.97'	S78°37'03"W	25.84'	C55	33.81'	129°07'47"	15.00'	31.54'	N07°23'15"E	27.09'
C21	47.12'	090°00'00"	30.00'	30.00'	S63°02'51"E	42.43'	C56	34.23'	065°22'21"	30.00'	19.25'	N89°51'48"W	32.40'
C22	7.40'	014°08'04"	30.00'	3.72'	N85°28'11"W	7.38'	C57	47.12'	090°00'00"	30.00'	30.00'	N77°49'22"E	42.43'
C23	67.50'	128°54'56"	30.00'	62.78'	N07°16'52"E	54.14'	C58	47.12'	089°59'59"	30.00'	30.00'	N12°10'38"W	42.43'
C24	47.87'	091°26'01"	30.00'	30.76'	S62°19'51"E	42.95'	C59	47.13'	090°00'09"	30.00'	30.00'	S77°49'26"W	42.43'
C25	40.65'	077°38'06"	30.00'	24.13'	S69°12'44"E	37.61'	C60	34.15'	039°07'43"	50.00'	17.77'	N37°36'43"W	33.49'
C26	47.12'	090°00'00"	30.00'	30.00'	N26°57'09"E	42.43'	C61	47.12'	090°00'00"	30.00'	30.00'	N26°57'09"E	42.43'
C27	48.83'	093°15'31"	30.00'	31.76'	N16°14'02"E	43.62'	C62	38.23'	040°33'47"	54.00'	19.96'	N36°53'44"W	37.44'
C28	205.62'	017°14'12"	683.50'	103.59'	N83°40'14"E	204.85'	C63	12.41'	023°41'39"	30.00'	6.29'	S50°40'31"E	12.32'
C29	228.03'	013°09'00"	993.53'	114.52'	S15°50'38"W	227.52'	C64	33.09'	063°12'08"	30.00'	18.46'	S01°12'20"W	31.44'
C30	99.64'	049°38'42"	115.00'	53.19'	S83°13'30"E	96.56'	C65	20.49'	039°07'47"	30.00'	10.66'	N52°23'15"E	20.09'
C31	47.12'	089°59'47"	30.00'	30.00'	N63°02'58"W	42.43'							
C32	22.29'	015°57'59"	80.00'	11.22'	N63°58'09"E	22.22'							
C33	28.20'	053°51'01"	30.00'	15.24'	S81°07'21"E	27.17'							
C34	47.12'	090°00'00"	30.00'	30.00'	S12°10'38"E	42.43'							
C35	104.93'	008°36'27"	698.50'	52.57'	N88°32'35"E	104.84'							

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S00°54'55"W	18.07'	L33	N71°57'09"E	10.00'
L2	S56°15'47"E	10.03'	L34	S18°08'49"E	7.50'
L3	N71°57'09"E	112.52'	L35	S18°08'49"E	7.50'
L4	S18°02'51"E	24.20'	L36	N18°02'51"W	12.26'
L5	N56°15'35"W	40.17'	L37	N71°57'09"E	10.00'
L6	N65°48'15"W	31.71'	L38	N18°02'51"W	10.93'
L7	N24°11'45"E	25.00'	L39	N18°10'05"W	20.38'
L8	N32°49'22"E	18.19'	L40	N71°49'55"E	25.87'
L9	S32°13'55"W	12.25'	L41	S18°02'51"E	29.80'
L10	S32°49'22"W	9.50'	L42	S63°51'44"E	25.14'
L11	S32°49'22"W	9.50'	L43	S57°10'38"E	51.76'
L12	S18°02'51"E	24.17'	L44	S41°57'09"W	8.19'
L13	N18°02'51"W	16.19'	L45	N69°39'23"E	188.39'
L14	N18°02'51"W	16.19'	L47	N71°57'09"E	1217.89'
L15	S39°06'46"E	6.67'	L49	S72°07'37"W	74.86'
L16	S30°23'44"E	25.51'	L50	S72°07'37"W	30.14'
L17	S30°23'44"E	42.43'	L51	S18°02'51"E	27.33'
L18	N71°57'09"E	20.00'	L52	S18°10'05"E	14.75'
L19	N18°02'51"W	24.05'	L53	S71°49'55"W	32.27'
L20	N71°57'09"E	20.00'	L54	N18°02'51"W	14.82'
L21	S32°49'22"W	39.50'	L58	S18°02'51"E	6.64'
L22	S32°49'22"W	39.50'	L59	N71°57'09"E	12.26'
L23	N32°49'22"E	39.50'	L60	N71°57'09"E	56.90'
L24	N32°49'22"E	39.50'	L61	S39°06'46"E	20.11'
L25	S18°02'51"E	7.50'	L62	S46°16'49"W	8.49'
L26	N71°57'09"E	10.00'	L63	S46°16'49"W	21.94'
L27	S18°02'51"E	7.50'			
L28	N26°57'09"E	66.05'			
L29	S18°02'51"E	23.69'			
L30	S71°51'11"W	11.63'			
L31	N26°57'09"E	99.72'			
L32	S18°02'51"E	5.19'			

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

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

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

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MA Land Holdings, LLC,
a Texas limited liability company

By: MA Partners, LLC
a Texas Limited Liability Company,
its sole manager

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

PRELIMINARY – FOR REVIEW PURPOSES

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____

City Secretary, City of Lavon, Texas

FINAL PLAT

ELEVON SOUTHEAST COMMERCIAL

LOTS 1–9, BLOCK B and CA1R, BLOCK B

BEING A REPLAT OF CA1, BLOCK B ELEVON EAST COMMERCIAL ADDITION, PHASE 1 and being 21.029 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740; COLLIN COUNTY, TEXAS

9 LOTS AND 1 COMMON AREA
21.029 ACRES

MA LAND HOLDINGS, LLC — **OWNER/DEVELOPER**
2121 Midway Road, Suite 240 (972) 715–6449
Carrollton, Texas 75006
Contact: John Marlin

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

Date: September 8, 2026

Plotted by: ddewey Plot Date: 10/2/2026 3:07 PM
Drawing: H:\Projects\MAT029–Elevon Section 2\Surveying\dwg\MAT029 – Southeast Commercial – PPT.dwg Saved By: ddewey Save Time: 10/2/2026 3:05 PM

GENERAL NOTES

1. ALL CONSTRUCTION, TESTING, AND MATERIALS SHALL BE IN ACCORDANCE WITH THE NORTH CENTRAL TEXAS COUNCIL OF GOVERNMENT "STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION", LATEST EDITION, UNLESS OTHERWISE INCLUDED HEREIN. IN THE EVENT OF CONFLICT, THESE "CITY OF LAVON STANDARD CONSTRUCTION DETAILS" SHALL GOVERN.
2. IT SHALL BE THE CONTRACTOR'S RESPONSIBILITY TO VERIFY LOCATIONS, ELEVATIONS AND DIMENSIONS OF ADJACENT AND/OR CONFLICTING UTILITIES, GAS LINES, TELEPHONE LINES & FIBER LINES, ETC. THE CONTRACTOR SHALL PRESERVE AND PROTECT UTILITIES AT ALL TIMES DURING CONSTRUCTION. ANY DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE. ALL DIGGING WILL BE BY HAND, UNLESS UTILITY COMPANY REPRESENTATIVE PERMITS OTHER METHODS.
3. CONTACT PRIOR TO CONSTRUCTION: (800) DIG-TESS AND THE OWNERS UTILITY DEPARTMENT FOR LOCATIONS AND DEPTHS OF EXISTING UTILITIES.
4. ALL WORK SHALL BE OF THE HIGHEST QUALITY AND SHALL BE SUBJECT TO APPROVAL OF THE CITY.
5. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND NATIONAL CODES AND ORDINANCES FOR NEW CONSTRUCTION AND DEMOLITION AS INTERPRETED BY THE GOVERNING AUTHORITIES HAVING JURISDICTION IF THE STANDARDS AND CODES CONFLICT WITH ONE ANOTHER, THE MOST STRINGENT SHALL APPLY.
6. TESTING AND INSPECTION OF MATERIALS SHALL BE PERFORMED BY A COMMERCIAL TESTING LABORATORY APPROVED BY THE CITY. CONTRACTOR SHALL FURNISH MATERIALS OR SPECIMENS FOR TESTING, AND SHALL FURNISH SUITABLE EVIDENCE THAT THE MATERIALS PROPOSED TO BE INCORPORATED INTO THE WORK ARE IN ACCORDANCE WITH THE SPECIFICATIONS.
7. CONTRACTOR SHALL NOTIFY THE CITY AT LEAST 48 HOURS PRIOR TO BEGINNING CONSTRUCTION
8. CONTRACTOR IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO BEGINNING ANY CONSTRUCTION.
9. CONTRACTOR MUST KEEP AVAILABLE ONSITE, AT ALL TIMES, APPROVED CONSTRUCTION PLANS AND COPIES OF ANY REQUIRED PERMITS.
10. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL SURVEY MARKERS INCLUDING IRON RODS, PROPERTY CORNERS, OR SURVEY MONUMENTS WITHIN THE LIMITS OF CONSTRUCTION AND OUTSIDE ROW DURING CONSTRUCTION. ANY SURVEY MARKERS DISTURBED DURING CONSTRUCTION SHALL BE REPLACED BY THE CONTRACTOR AT NO COST TO THE CITY.
11. CONTRACTOR IS RESPONSIBLE FOR KEEPING STREETS AND DRIVEWAYS ADJACENT TO THE PROJECT FREE OF MUD AND DEBRIS AT ALL TIMES. CONTRACTOR SHALL CLEAN UP AND REMOVE ALL LOOSE MATERIAL RESULTING FROM CONSTRUCTION OPERATIONS. THE CONTRACTOR SHALL TAKE ALL AVAILABLE PRECAUTIONS TO CONTROL DUST. FAILURE TO DO SO COULD RESULT IN A WORK STOPPAGE, AT THE CITY'S DISCRETION, TO RESOLVE THE ISSUE.
12. CONTRACTOR SHALL BE RESPONSIBLE FOR ANY DAMAGE TO EXISTING FACILITIES OR ADJACENT PROPERTIES DURING CONSTRUCTION. ANY REMOVAL OR DAMAGE TO EXISTING FACILITIES SHALL BE REPLACED OR REPAIRED TO EQUAL OR BETTER CONDITION BY THE CONTRACTOR.
13. CONTRACTOR SHALL NOT STORE MATERIALS, EQUIPMENT OR OTHER CONSTRUCTION ITEMS ON ADJACENT PROPERTIES OR RIGHT-OF-WAY WITHOUT THE PRIOR WRITTEN CONSENT OF THE PROPERTY OWNER AND THE CITY.
14. TEMPORARY FENCING SHALL BE INSTALLED PRIOR TO THE REMOVAL OF EXISTING FENCING. TEMPORARY FENCING SHALL BE REMOVED AFTER PROPOSED FENCING IS APPROVED BY THE CITY. ALL TEMPORARY AND PROPOSED FENCING LOCATIONS SHALL BE SUBJECT TO FIELD REVISIONS AS DIRECTED BY THE CITY.
15. UNUSABLE EXCAVATED MATERIAL, OR CONSTRUCTION DEBRIS SHALL BE REMOVED AND DISPOSED OF OFFSITE AT AN APPROVED DISPOSAL FACILITY BY THE CONTRACTOR AT HIS EXPENSE.
16. IT IS THE CONTRACTOR'S RESPONSIBILITY TO MAINTAIN A NEAT AND ACCURATE RECORD OF CONSTRUCTION FOR THE CITY'S RECORDS.
17. CONTRACTOR SHALL REMOVE ALL TRASH AND DEBRIS FROM THE PROJECT SITE AT THE CONTRACTOR'S EXPENSE. DO NOT USE CITY'S OR OTHER CONTRACTOR'S DUMPSTER'S FOR TRASH.
18. CONTRACTOR SHALL APPLY FOR AND PAY FOR PERMITS REQUIRED FOR WORK.
19. CONTRACTOR TO MAINTAIN ROAD INTEGRITY DURING CONSTRUCTION TO ALLOW FOR PUBLIC ACCESS. UPON COMPLETION OF PROJECT, ROAD SHALL BE IN EQUAL TO OR BETTER CONDITION THAN EXISTING.
20. ALL COSTS FOR REPAIR OF DAMAGE TO THE CITY'S PIPELINES, EQUIPMENT AND/OR FACILITIES RESULTING FROM CONSTRUCTION SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR.
21. CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS REGARDING EXCESS AND WASTE MATERIAL, INCLUDING METHODS OF HANDLING AND DISPOSAL.
22. CONTRACTOR SHALL LOCATE MATERIAL STORAGE AREAS AWAY FROM STORMWATER CONVEYANCE SYSTEMS. PROVIDE PROTECTED STORAGE AREAS FOR FUEL, CHEMICALS, PAINTS, SOLVENTS, FERTILIZERS, AND OTHER POTENTIALLY TOXIC MATERIALS.
23. THE CONTRACTOR SHALL ADVISE CITY IMMEDIATELY, VERBALLY AND IN WRITING, OF ANY FUEL OR TOXIC MATERIALS SPILLS WITHIN THE PROJECT/CONSTRUCTION AREA AND THE ACTIONS TO BE TAKEN TO REMEDY THE PROBLEM.
24. THE CONTRACTOR SHALL DISPOSE OF FUELS, HAZARDOUS MATERIALS, AND CONTAMINATED EXCAVATIONS IN A LEGALLY APPROVED MANNER.
25. OPEN BURNING IS ALLOWED UNLESS A RED FLAG DAY OR BURN BAN IS IN EFFECT, AND IN ACCORDANCE WITH CITY ORDINANCES.
26. THE CONTRACTOR SHALL PROVIDE EROSION CONTROL IN CONSTRUCTION AREA AS REQUIRED.
27. ALL TRENCHES SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 (OSHA) AND THE STANDARDS THEREIN AND APPLICABLE STATE AND LOCAL REGULATIONS.
28. CONSTRUCTION MAY NOT BEGIN EARLIER THAN 7:00 A.M. ON WEEKDAYS NOR CONTINUE AFTER 6 P.M. WITHOUT PERMISSION FROM THE CITY OF LAVON. CONSTRUCTION ON SATURDAY MAY NOT BEGIN BEFORE 7:00 A.M. NOR CONTINUE AFTER 8:00 P.M., AND WORK ON SUNDAY AND CITY HOLIDAYS IS PROHIBITED WITHOUT SPECIAL PERMISSION. SATURDAY WORK REQUIRES A MINIMUM 48 HOUR NOTICE.
29. MATERIAL TESTING SHALL BE PERFORMED BY AN INDEPENDENT TESTING LABORATORY APPROVED AND PAID FOR BY CONTRACTOR. ALL REPORTS TO BE DIRECTLY DISTRIBUTED TO CITY AND CITY ENGINEER.
30. TEMPORARY EROSION CONTROL SHALL BE USED TO MINIMIZE THE SPREAD OF SILT AND MUD FROM THE PROJECT ONTO ADJACENT ROADS, DRAINAGE WAYS AND OTHER PROPERTY. TEMPORARY EROSION CONTROLS MAY INCLUDE BERMS, DIKES, SWALES, STRIPS OF UNDISTURBED VEGETATION, CHECK DAMS AND OTHER METHODS AS APPROVED BY THE CITY. STRAW BALES ARE NOT PERMITTED.
31. FINISHED SLOPES SHALL NOT BE STEEPER THAN 4:1 UNLESS OTHERWISE NOTED.
32. THE CONTRACTOR SHALL ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR THE JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THIS PROJECT INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THESE REQUIREMENTS SHALL APPLY CONTINUOUSLY AND SHALL NOT BE LIMITED TO NORMAL WORKING HOURS. THE CONTRACTOR SHALL DEFEND, INDEMNIFY AND HOLD THE CITY HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE CONTRACTORS PERFORMANCE OF WORK ON THIS PROJECT.
33. ALL WORK SHALL BE IN ACCORDANCE WITH THE CONTRACT DOCUMENTS(DRAWINGS, SPECIFICATIONS, ADDENDA, CHANGE ORDERS, APPROVED SUBMITTAL, ETC.) AS APPROVED BY THE CITY. THE CONTRACTOR SHALL HAVE THE LATEST UPDATED VERSION OF THE ABOVE NAMED DOCUMENTS AT THE WORK SITE AT ALL TIMES.
34. CONTRACTOR SHALL SECURE EXCAVATION AT THE END OF EACH DAY.
35. CONTRACTOR SHALL SECURE MATERIALS ON HAND, EQUIPMENT, TOOLS AND ALL OTHER ITEMS ON THE PROJECT. THE CITY SHALL NOT BE RESPONSIBLE FOR DAMAGE OR THEFT OF THESE ITEMS.
36. FIRE LANES SHALL CONFORM TO INTERNATIONAL FIRE CODE AS ADOPTED BY ORDINANCE.

WASTEWATER GENERAL NOTES

1. ALL SANITARY SEWER PIPE, 4" TO 15", SHALL BE PVC, ASTM D3034, SDR 26, GREEN IN COLOR.
2. ALL SANITARY SEWER PIPE, 18" - 24", SHALL BE PVC, ASTM F679, SDR 26, GREEN IN COLOR.
3. ALL SANITARY SEWER PIPE, GREATER THAN 24" SHALL BE DETERMINED ON A CASE BY CASE BASIS.
4. ALL MANHOLES, CAST-IN-PLACE OR PRECAST, SHALL BE WATERTIGHT. PIPE PENETRATIONS SHALL HAVE WATERTIGHT CONNECTION AS SHOWN ON THE STANDARD DRAWINGS. ALL NEW CONCRETE MANHOLES AND OTHER WASTEWATER STRUCTURES SHALL INCLUDE AN ADDITIVE TO PROTECT AGAINST MICROBIOLOGICAL INDUCED CORROSION IN HYDROGEN SULFIDE ENVIRONMENTS (CONmicSHIELD® OR EQUAL). FOR EXISTING MANHOLES AND WASTEWATER STRUCTURES, A 100% SOLIDS EPOXY POLYMER PROTECTIVE LINING SHALL BE APPLIED. LINING SHALL BE SPECIFICALLY MANUFACTURED AS A LINING FOR MANHOLES AND WASTEWATER STRUCTURES. LINING SHALL BE MIN 125 MIL DFT
5. USE OF POLYMER CONCRETE MANHOLES SHALL BE DETERMINED ON A CASE-BY-CASE BASIS.
6. ALL MANHOLES TO BE VACUUM TESTED IN ACCORDANCE WITH TCEQ REQUIREMENTS UPON COMPLETION AND BACKFILLING. ALL PIPELINES TO BE MANDREL AND LOW PRESSURE AIR TESTED IN ACCORDANCE WITH TCEQ REQUIREMENTS.
7. ALL PIPELINES SHALL BE COLOR TV INSPECTED PRIOR TO ACCEPTANCE. A COPY OF THE INSPECTION REPORT; INCLUDING ALL VIDEO, SHALL BE PROVIDED TO THE CITY PRIOR TO ACCEPTANCE. TV INSPECTION SHALL BE PERFORMED IN THE PRESENCE OF THE CITY INSPECTOR. ALL WASTEWATER SERVICE LINES SHALL BE TV INSPECTED AFTER INSTALLATION OF DRY UTILITIES. AN ADDITIONAL TV INSPECTION SHALL BE PERFORMED PRIOR TO THE END OF THE 2-YEAR MAINTENANCE PERIOD, IN THE EVENT DEFECTS ARE FOUND DURING ANY TV INSPECTION, THE PIPELINE WILL BE TV INSPECTED AGAIN AFTER REPAIRS.
8. CRUSHED CONCRETE IS NOT ALLOWED FOR EMBEDMENT OR BACKFILL.
9. WORK MAY NOT BE BACKFILLED OR COVERED UNTIL THE CITY HAS INSPECTED IT.
10. NO FLYASH SHALL BE USED WITHIN ANY WASTEWATER STRUCTURE.
11. A 2-WAY OR DOUBLE CLEANOUT OR WYE WITH LONG RADIUS 45 DEGREE BEND SHALL BE LOCATED AT A PROPERTY LINE (ROW) AND 12' OUTSIDE OF ROW. FOR ALL SERVICES. CLEANOUTS ARE NOT ALLOWED TO BE INSTALLED IN DRIVEWAYS OR SIDEWALKS.
12. ALL SANITARY SEWER SERVICE CLEANOUTS SHALL BE INSTALLED A MINIMUM 12" ABOVE FINAL GRADE. WITH A CAP SECURELY INSTALLED.
13. THE CITY INSPECTOR SHALL BE NOTIFIED OF ALL TESTING A MINIMUM OF 24 HOURS IN ADVANCE AND SHALL, AT THE INSPECTOR'S DISCRETION, WITNESS THE TESTS.
14. BACKFILL SHALL BE 6" LIFTS. TESTING OF COMPACTION IN TRENCHES SHALL BE PERFORMED FOR EVERY 250 LINEAR FEET AND FOR STRUCTURES EVERY 30 CUBIC YARDS AT LOCATIONS SPECIFIED BY THE CITY INSPECTOR. ADDITIONAL TESTING MAY BE REQUIRED IF COMPACTION DOES NOT MEET MINIMUM REQUIREMENTS.
15. PRIOR TO ACCEPTANCE OF A WASTEWATER SYSTEM OR FACILITY, ALL PIPELINES AND STRUCTURES ARE TO BE CLEANED OF ALL DEBRIS, SILT, SEDIMENT, TRASH, ETC. CLEANING OF SYSTEM SHALL BE PERFORMED A MINIMUM OF 2 DAYS AND A MAXIMUM OF 5 DAYS PRIOR TO ANY CITY INSPECTION.
16. ALL MANHOLES WITHIN FLOODPLAIN SHALL BE SEALED AND TOP MANHOLE ELEVATION SHALL BE 24" ABOVE NATURAL GROUND. 60" FIBERGLASS MANHOLE MARKERS (2) SHALL BE PLACED ON EITHER SIDE OF MANHOLE. VENTS SHALL BE INSTALLED PER TCEQ REQUIREMENTS AND CITY DETAIL.
17. ALL MANHOLE PENETRATIONS SHALL BE A-LOK OR INTEGRAL RUBBER COUPLING WITH STAINLESS STEEL CLAMPS. GROUTED PENETRATIONS ARE NOT ALLOWED.

DRAINAGE GENERAL NOTES

1. ALL STORM SEWER SHALL BE MINIMUM CLASS III RCP.
2. HDPE STORM SEWER MAY BE ALLOWED ON A CASE BY CASE BASIS. HDPE STORM SEWER SHALL MEET ASTM F2306 REQUIREMENTS WITH WATERTIGHT JOINTS WITH SMOOTH WALL INTERIOR.
3. STORM SEWER PIPES SHALL BE A MINIMUM 18" DIAMETER.
4. DRIVEWAY CULVERTS SHALL BE MINIMUM 18" DIAMETER CLASS III RCP PIPE. DRIVEWAY CULVERTS STREETS SHALL HAVE SAFETY END TREATMENTS (SET) HEADWALLS PER TXDOT STANDARD CONSTRUCTION DETAILS.
5. ALL CAST-IN-PLACE CONCRETE SHALL BE MINIMUM 4000 PSI (28 DAY), 6.5 SACK, UNLESS OTHERWISE SPECIFIED.
6. CRUSHED CONCRETE IS NOT ALLOWED FOR EMBEDMENT OR BACKFILL FOR HDPE PIPE. CRUSHED CONCRETE IS ACCEPTABLE FOR RCP.
7. PILOT CHANNEL FOR COUNTRY LANES SHALL BE 3000 PSI CONCRETE, 6" THICK W#3 BARS @ 18" O.C.E.W.
8. A "NO DUMPING - DRAINS TO CREEK" MARKER SHALL BE INSTALLED ON ALL INLETS. THE MARKER SHALL BE A MINIMUM 4" DIAMETER.
9. NO FLYASH SHALL BE USED WITHIN ANY DRAINAGE STRUCTURE.
10. ALL OPEN DITCHES SHALL HAVE A MAXIMUM 3:1 SIDE SLOPE.
11. BACKFILL SHALL BE 6" LIFTS. TESTING OF COMPACTION IN TRENCHES SHALL BE PERFORMED FOR EVERY 250 LINEAR FEET AND FOR STRUCTURES EVERY 30 CUBIC YARDS AT LOCATIONS SPECIFIED BY THE CITY INSPECTOR. ADDITIONAL TESTING MAY BE REQUIRED IF COMPACTION DOES NOT MEET MINIMUM REQUIREMENTS.
12. PRIOR TO ACCEPTANCE OF A STORMWATER SYSTEM OR FACILITY, ALL PIPELINES AND STRUCTURES ARE TO BE CLEANED OF ALL DEBRIS, SILT, SEDIMENT, TRASH, ETC. CLEANING OF SYSTEM SHALL BE PERFORMED A MINIMUM OF 2 DAYS AND A MAXIMUM OF 5 DAYS PRIOR TO ANY CITY INSPECTION.
13. ALL STORMWATER PIPE TO BE COLOR TV INSPECTED PRIOR TO FINAL ACCEPTANCE. IN THE EVENT DEFECTS ARE FOUND DURING ANY TV INSPECTION, THE PIPELINE WILL BE TV INSPECTED AGAIN AFTER REPAIRS.
14. ALL PONDS SHALL MEET ALL EROSION CONTROL REQUIREMENTS.

PAVING GENERAL NOTES

1. ALL PAVEMENT (STREETS, PARKING, FIRE LANE) SHALL BE MINIMUM 3600 PSI (28 DAY), 6 SACK CONCRETE FOR MACHINE POUR AND 6.5 SACK FOR HAND POUR. ALL ALLEY PAVING TO BE MINIMUM 4000 PSI (28 DAY), 6.5 SACK CONCRETE.
2. ALL SIDEWALKS SHALL BE A MINIMUM 3000 PSI (28 DAY) CONCRETE. SIDEWALK'S SHALL BE A MINIMUM 4" THICK W#3 BARS @18" O.C.E.W.
3. ALL REINFORCING STEEL SHALL BE TIED AND PLACED UPON PLASTIC CHAIRS. BAR LAPS SHALL BE A MINIMUM 30 DIAMETERS. STEEL PLACEMENT SHALL OCCUR AFTER ACCEPTANCE OF THE SUBGRADE PREPARATION.
4. FLY ASH MAY BE USED FOR CONCRETE PAVEMENT INSTALLED BY MACHINE POUR. FLY ASH SHALL NOT EXCEED 20% BY WEIGHT PER CUBIC YARD OF CONCRETE.
5. ALL FILL SHALL BE PLACED IN MAXIMUM 8" LIFTS AND MECHANICALLY COMPACTED. DENSITY TESTS SHALL BE PERFORMED ON EACH LIFT EVERY 300 LINEAR FEET OR AS DIRECTED BY THE CITY INSPECTOR. COPIES OF DENSITY TESTS SHALL BE PROVIDED TO THE CITY.
6. ALL EXISTING PAVEMENT SHALL BE SAWCUT PRIOR TO CONNECTION TO NEW PAVEMENT (STREET, DRIVEWAYS, ETC.).
7. TRAFFIC SHALL BE MAINTAINED AT ALL TIMES UNLESS PRIOR AUTHORIZATION FOR CLOSURE, DETOUR, ETC. IS RECEIVED FROM THE CITY.
8. ALL PAVING PROJECTS (STREETS, DRIVEWAYS, FIRE LANES, PARKING AREAS, ETC.) CAN BE OPENED TO PARKING AND TRAFFIC AFTER CONCRETE STRENGTH REACHES 75% OF DESIGN STRENGTH, AS EVIDENCED BY TESTING.
9. CONTRACTOR IS RESPONSIBLE FOR ENSURING ALL SIDEWALKS MEET OR EXCEED THE CURRENT AMERICAN WITH DISABILITIES ACT ACCESSIBILITY GUIDELINES (ADAAG) AND THE TEXAS ACCESSIBILITY STANDARDS (TAS). THE CONTRACTOR SHALL REMOVE AND REPLACE ANY CONSTRUCTED OR INSTALLED ITEMS NOT MEETING THE CURRENT ADAAG AND TAS REQUIREMENTS.
10. A GEOTECHNICAL INVESTIGATION IS REQUIRED FOR ALL PAVEMENT AREAS. THE GEOTECHNICAL INVESTIGATION SHOULD INCLUDE, BUT NOT BE LIMITED TO, LIME SERIES, SUBGRADE COMPACTION/MOISTURE REQUIREMENTS AND PAVEMENT SECTION RECOMMENDATION. LIME STABILIZATION, DENSITY AND MOISTURE LEVELS TO BE BASED UPON RESULTS OF GEOTECHNICAL INVESTIGATION. CITY STANDARDS SHOULD BE CONSIDERED A MINIMUM REQUIREMENT.
11. LIME STABILIZATION SHALL BE MINIMUM 6%. IN LIEU OF LIME STABILIZATION, ADDITIONAL CONCRETE THICKNESS IS ALLOWED IF RECOMMENDED IN THE GEOTECHNICAL INVESTIGATION. ANY ADDITIONAL THICKNESS SHALL BE ADDED TO THE MINIMUM PAVEMENT THICKNESS HEREIN OR THE PAVEMENT SECTION IN THE GEOTECHNICAL REPORT, WHICHEVER IS GREATER. ANY ADDITIONAL THICKNESS SHALL BE NOT LESS THAN 1".
12. PAVEMENT SUBGRADE SHALL BE TESTED EVERY 300 LINEAR FEET OR 250 SQUARE YARDS OF PAVEMENT AREA AT LOCATIONS SPECIFIED BY THE CITY INSPECTOR. MORE FREQUENT TESTING MAY BE REQUIRED IF TESTING SHOWS SUBGRADE DOES NOT MEET SPECIFICATIONS. TESTING SHALL INCLUDE MOISTURE, THICKNESS, FIELD DENSITY AND GRADATION .
13. THE CITY INSPECTOR SHALL BE NOTIFIED OF ALL TESTING A MINIMUM OF 24 HOURS IN ADVANCE AND SHALL, AT THE INSPECTOR'S DISCRETION, WITNESS THE TESTS.

EROSION CONTROL GENERAL NOTES

1. ALL EROSION CONTROL MEASURES TO REMAIN IN PLACE AND BE MAINTAINED UNTIL A MINIMUM OF 75% GRASS COVERAGE IS ACHIEVED. EROSION CONTROL SHALL BE REMOVED WHEN 100% COVERAGE IS ACHIEVED.
2. EROSION CONTROL SHALL BE INSTALLED TO PREVENT SOIL/SILT FROM WASHING ONTO AND ACCUMULATING ON PAVED AREAS. FAILURE TO DO SO COULD RESULT IN A WORK STOPPAGE, AT THE CITY'S DISCRETION, TO RESOLVE THE ISSUE.
3. SWPPP IS THE RESPONSIBILITY OF THE CONTRACTOR. THIS INCLUDES ALL REPORTING AND MAINTENANCE OF THE EROSION CONTROL MEASURES.
   - 3.1. ALL SWPPP DOCUMENTS, INCLUDING AN INSPECTION PLAN, SHALL BE PROVIDE TO THE CITY PRIOR TO ANY CONSTRUCTION ACTIVITIES.
   - 3.2. COPIES OF ALL MAINTENANCE REPORTS SHALL BE PROVIDED DIRECTLY TO THE CITY FOR ITS RECORDS.
4. MAINTENANCE SHALL INCLUDE:
   - 4.1. ROUTINE MAINTENANCE:
     - 4.1.1. VEGETATION MANAGEMENT
     - 4.1.2. DEBRIS REMOVAL
     - 4.1.3. MECHANICAL EQUIPMENT CHECK
   - 4.2. NON-ROUTINE MAINTENANCE:
     - 4.2.1. BANK STABILIZATION
     - 4.2.2. SEDIMENT REMOVAL
     - 4.2.3. STRUCTURAL REPAIR AND REPLACEMENT
   - 4.3. TESTING AND DISPOSAL OF SEDIMENTS; AND
   - 4.4. ALL SPECIFICATIONS AND MAINTENANCE REQUIREMENTS OF PROPRIETARY DEVICES.
   - 4.5. MAINTENANCE SHALL BE COMPLETED WITHIN A MINIMUM 48 HOURS AFTER NOTIFICATION BY THE CITY OR SWPPP INSPECTOR. FAILURE TO DO SO COULD RESULT IN A WORK STOPPAGE, AT THE CITY'S DISCRETION, TO RESOLVE THE ISSUE.

MISCELLANEOUS

1. FOR THOROUGHFARES WITH MEDIAN, DOUBLE HEAD LIGHTS SHOULD BE INSTALLED WITHIN THE MEDIAN (ONCOR - COBRA STYLE, FEC - VALMONT STYLE). FOR NON-DIVIDED THOROUGHFARES, SINGLE HEAD LIGHTS SHALL BE INSTALLED WITHIN THE PARKWAY. THOROUGHFARE STREET LIGHTS SHALL BE SPACED TO MAINTAIN A 0.9 fc AVERAGE ILLUMINANCE WITH A MINIMUM 0.3 fc ILLUMINANCE AND 3 UNIFORMITY RATIO. LIGHTS SHALL BE MOUNTED ON 30' POLES. LAVON IS A DARK SKY CITY.
2. STREET LIGHTS SHALL BE INSTALLED AT ALL INTERSECTIONS. AT INTERSECTIONS WHERE RIGHT-OF-WAY WIDTH IS 65 FEET OR GREATER, A LIGHT MAY BE REQUIRED ON TWO SIDES TO MAINTAIN REQUIRED ILLUMINANCE THROUGHOUT THE INTERSECTION.
3. ALL MAILBOX CLUSTERS SHALL INCLUDE LIGHTING ON THE RESIDENT SIDE OF THE MAILBOXES. THIS CAN BE PROVIDED BY A STREET LIGHT OR OTHER, SEPARATE LIGHTING.
4. ALL STRIPING AND SYMBOLS WITHIN PUBLIC RIGHT-OF-WAY SHALL BE THERMOPLASTIC (TXDOT DMS-8220 AND ITEM 666) OR PAINT (TXDOT DMS-8200 AND ITEM 666). MARKINGS SHALL INCLUDE GLASS BEADS (TXDOT DMS-8290 AND ITEM 666).
5. STREET SIGNS SHALL CONFORM TO CITY STANDARDS. SIGNS SHALL BE MOUNTED SO THE LOWEST SIGN IS A MINIMUM OF 7' ABOVE FINISHED GRADE.

CITY OF LAVON
COLLIN COUNTY, TEXAS

CITY OF LAVON
STANDARD CONSTRUCTION DETAILS
GENERAL NOTES

SCALE: NO SCALE
ADOPTED: MAY 2018
DRD: MO - 2018-05-01
REVISION: 2019-12-01
REVISION: 2024-08-01
REVISION: 0 = [redacted]"
ORIGINAL SCALE
SHEET
DS-G1

Plotted by: asanchez; Plot Date: 10/9/2026 11:03 AM
Drawing: I:\Projects\MAT029-Elevon Section 2\Engineering\dwg\Sec Commecial\SE Commecial\Phase 1 - SEC\MAT029EC-SEC-COVER.dwg Saved By: asanchez Save Time: 10/9/2026 11:03 AM

BENCHMARKS:

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

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

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

STATE OF TEXAS — DANIEL DEWEY — 93961 — LICENSED PROFESSIONAL ENGINEER

The seal appearing on this document was authorized by Daniel Dewey, P.E. 93961. Alteration of a sealed document without proper notification to the responsible engineer is an offense under the Texas Engineering Practice Act.
10-09-2026

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

CITY OF LAVON GENERAL NOTES
ELEVON SOUTHEAST COMMERCIAL ADDITION
City of Lavon, Collin County, Texas

PROJECT NO: MAT029EC
SHEET NO. 0.03

October 13, 2026

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

Re: Elevon Southeast Commercial Addition, 10 Lots, 21.029 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated September 8, 2026 (plotted October 2, 2026), revised Engineering Plans dated October 9, 2026 and revised Offsite Engineering Plans (SH 78 & Main St) dated October 9, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and east of SH 78. City Planning comments may be provided. These comments should be considered supplementary to the City Planning comments. Our comments are as follows:

GENERAL

1. Elevon Southeast Commercial Addition is being developed into a total of 10 lots. This includes Lot CA1 Block B of Elevon East Commercial Addition. This existing lot is being reconfigured as part of this Plat.

2. Water is to be provided by Bear Creek SUD.

3. The “Flood Study – Bear Creek Watershed – Elevon Commercial” dated January 26, 2026 as prepared by HydroLink Engineering includes this development. The Study appears to show no major impact to the calculated 100-year floodplain.

4. A TIA update memorandum dated July 24, 2025 prepared by Traffic Impact Group, LLC has been provided. The memorandum states that with the proposed improvements to SH 78, Main St and Elev on Parkway, there should be no change to traffic impact from what was originally determined in the original 2021 TIA for the Elevon Development.

5. The eastbound lanes of Elevon Parkway are to be constructed concurrently or prior to development of Lot 7.

6. Offsite improvements include a deceleration lane on SH 78 at the Main St/SH 78 intersection, lengthening of the existing deceleration lane for Elevon Parkway, modifying the intersection of Main St,, SH 78 and the development and addition of left turn lane on Main St. to serve a new driveway connection to the development.

Final Plat

7. All previous comments have been satisfactorily addressed.

Engineering Plans

8. All previous comments have been satisfactorily addressed.

Offsite Engineering Plans (TxDOT)

9. Sheet 30 – FM 2755 should be Business 78 / Main St.

10. Once the above correction is made, the Engineer should prepare the TxDOT permit application packet and provide to the City for TxDOT submission.

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

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 - LAVON General Services\9 - Review\Elevon\East Commercial\Southeast Commercial\Elevon Southeast Commercial - Final Plat - Rev 1.docx

October 2, 2026

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

Re: Elevon Southeast Commercial
Final Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on September 14, 2026 from LJA for the first submittal review of the Elevon Southeast Commercial, Final Plat. We have addressed the comments and are resubmitting the revised final plat for review and approval. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. All curves along fire lanes should maintain a radius of 30 feet or greater when 24 feet wide. Please confirm with the Fire Marshal that the curves less than 30 feet are acceptable.

   The access drive in question is not required to be a fire lane, so after talking with the Fire Marshall Matt Jones, we decided to just dedicate this drive aisle as an access, utility, and drainage easement.

2. It appears a portion of linework is missing. Revise the Final Plat to correct the linework in the area circled below.
   Missing line has been added.

3. Due to the adjustment in proposed right-of-way and the proposed fire lane easements, the additional thick gray linework is no longer needed. Revise the plat to remove the thick gray dashed linework indicating the fire lane replacing Bois D'Arc right-of-way, referenced in the plat legend.
   Legend has been modified and line has been removed..

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.

JBI PARTNERS

October 2, 2026

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

Re: Elevon Southeast Commercial
Final Plat 1st Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on September 14, 2026 from Freeman-Millican, Inc. for the second submittal review of the Elevon Southeast Commercial, Preliminary Plat. We have addressed the comments and are resubmitting the revised preliminary plat for review and approval. Below is a summary of how each comment is addressed.

GENERAL

1. Elevon Southeast Commercial Addition is being developed into a total of 10 lots. This includes Lot CA1 Block B of Elevon East Commercial Addition. This existing lot is being reconfigured as part of this Preliminary Plat. *Correct.*

2. The project includes improvements to Business 78 (Main St) and the SH 78 connection. *Correct.*

3. Water is to be provided by Bear Creek SUD. *Correct.*

4. The "Flood Study – Bear Creek Watershed – Elevon Commercial" dated January 26, 2026 as prepared by HydroLink Engineering includes this development. The Study appears to show no major impact to the calculated 100-year floodplain. *Correct.*

5. A TIA update memorandum dated July 24, 2025 prepared by Traffic Impact Group, LLC has been provided. The memorandum states that with the proposed improvements to SH 78, Main St and Elev on Parkway, there should be no change to traffic impact from what was originally determined in the original 2021 TIA for the Elevon Development. *Correct.*

6. The eastbound lanes of Elevon Parkway are to be constructed concurrently or prior to development of Lot 7. *Eastbound Elevon Parkway Lanes are under construction.*

7. Offsite improvements include a deceleration lane on SH 78 at the Main St/SH 78 intersection, lengthening of the existing deceleration lane for Elevon Parkway, modifying the intersection of Main St, SH 78 and the development and addition of left turn lane on Main St. to serve a new driveway connection to the development. *We would like to get a TxDot Permit as quickly as possible to avoid getting hung up with the franchise utility relocations. We have had issues with the turn lanes being in conflict with the underground fiber and gas. The SEC turn lane and Business 78 improvements will require Oncor poles and Atmos gas to be relocated.*

FINAL PLAT

8. The curve radius on the FADUE (C55) should be increased to minimum 30'.
   We are removing the designation of fire lane from that portion of the drive aisle. We spoke with the Fire Marshall and instead of granting a variance, he preferred to just dedicate that lane as access easement instead of fire lane.

9. There is a missing line along Lot 7.
   Missing line has been corrected.

ENGINEERING PLANS

10. Sheet 1.01 – Note that Forder Court and the connection to Elevon Parkway along the southern property line are to be constructed with the Elevon Parkway Eastbound Lanes project.
    Note added to the plans.

11. Sheet 2.01, 2.02 & 2.03 – There appears to be grading outside the property boundary. This will require an easement or written permission form the property owner for any construction activities outside the property boundary.
    We were going to fill that area and just have it drain back onto the fire lane, but in lieu of messing with NETEX and getting permission to grade within the NETEX right-of-way outside of the crossing area, we modified the grading. We are working with NTMWD, Mike Naputi, on the project for work within the NTMWD easement.

12. Sheet 5.02 – Line SE2 – there are a few stubouts for future connections. These should have should have a plug, structure or similar on upstream end.
    A plug has been added to the callout.

OFFSITE ENGINEERING PLANS (TxDOT)

13. Sheet 1 – There is a note that references Left turn movements. The Engineer should verify.
    Note has been corrected for right turns.

14. Sheets 25 & 29 – Slopes do not match
    Slope labels have been corrected.

15. Sheet 29 & 30 – Show 100-yr water surface elevation on profile.
    HY-8 was run on the culvert and channel. Water surface elevations have been added.

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.

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

September 14, 2026

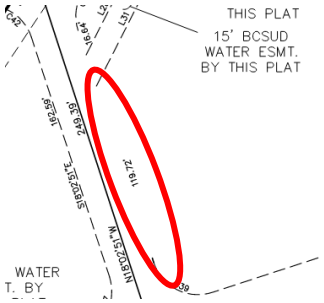
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Elevon – Southeast Commercial
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal Date: September 9, 2026

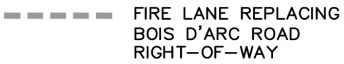
LJA, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions**:

1. All curves along fire lanes should maintain a radius of 30 feet or greater when 24 feet wide. Please confirm with the Fire Marshal that the curves less than 30 feet are acceptable.

2. It appears a portion of linework is missing. Revise the Final Plat to correct the linework in the area circled in red below.



3. Due to the adjustment in proposed right-of-way and the proposed fire lane easements, the additional thick gray linework is no longer needed. Revise the plat to remove the thick gray dashed linework indicating the fire lane replacing Bois D'Arc right-of-way, referenced in the plat legend screenshot 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

September 14, 2026

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

Re: Elevon Southeast Commercial Addition, 10 Lots, 21.029 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated September 8, 2026, Engineering Plans dated September 8, 2026 and Offsite Engineering Plans (SH 78 & Main St) dated September 1, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located at the south of Elevon Parkway and east of SH 78. City Planning comments may be provided. These comments should be considered supplementary to the City Planning comments. Our comments are as follows:

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Final Plat

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Engineering Plans

10. Sheet 1.01 – Note that Forder Court and the connection to Elevon Parkway along the southern property line are to be constructed with the Elevon Parkway Eastbound Lanes project.

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12. Sheet 5.02 – Line SE2 – there are a few stubouts for future connections. These should have should have a plug, structure or similar on upstream end.

Offsite Engineering Plans (TxDOT)

13. Sheet 1 – There is a note that references Left turn movements. The Engineer should verify.

14. Sheets 25 & 29 – Slopes do not match

15. Sheet 29 & 30 – Show 100-yr water surface elevation on profile.

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.

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 - LAVON General Services\9 - Review\Elevon\East Commercial\Southeast Commercial\Elevon Southeast Commercial - Final Plat - Rev 0.docx

CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 6 - I**

Item:

CONSENT AGENDA

Approve the final plat of the Nicholson Ranch Ph 2B Addition consisting of 134 residential lots and 2 common area lots on 23.256 acres out of the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101), subject to the final approval of the city engineer and planner.

Application Information

Owner(s):	GRBK Edgewood L.L.C.
Applicant:	Kimley-Horn
Location:	Northwest of the intersection of FM 2755 and Nicholson Ranch Trail and the intersection of FM 2755 and CR 535 in the extraterritorial jurisdiction (ETJ)
Description:	Drury Anglin Survey, Abstract No. 2, 23.256 acres, (CCAD Property ID 2919101)
Current Zoning:	No zoning applies in the ETJ
Request:	Final Plat

Request Details

The applicant is seeking approval of a final plat for Phase 2B of the Nicholson Ranch Addition a residential development located in the City of Lavon ETJ and within Collin County Municipal Utility District No. 6 (MUD No. 6). The development consists of 134 residential lots and 2 common area lots on 23.256 acres. The final plat conforms to the preliminary plat.

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.

Code Excerpts:

CITY OF LAVON – SUBDIVISION ORDINANCE

Section 4.04 FINAL PLAT

After approval of the preliminary plat by the planning and zoning commission and City Council, a final plat, prepared by a registered public surveyor bearing his or her seal and the construction plans prepared by a registered professional civil engineer bearing his or her seal, shall be submitted to the planning and zoning commission.

On October 17, 2023, the City Council approved the preliminary plat of the Nicholson Ranch Addition containing 1,600 residential lots, 61 open space tracts and an amenity center on 457.84 acres. On December 2, 2025, the City Council approved a revision of the preliminary plat .

Collin County and Collin County MUD No. 6 will provide services to the addition that will be developed in the ETJ. The property is located in the Community Independent School District.

The proposed development takes primary access from Nicholson Ranch Trail. A Traffic Impact Analysis (TIA) and Drainage Study have been prepared and reviewed. Improvements will generally be constructed as prescribed by the TIA and as approved by the city engineer.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE NICHOLSON RANCH PH 2B ADDITION CONSISTING OF 134 RESIDENTIAL LOTS AND 2 COMMON AREA LOTS ON 23.256 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, A PART OF COLLIN COUNTY MUD NO. 6 WEST OF FM 2755 ON NICHOLSON RANCH TRAIL IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER FINAL APPROVAL.
MOTION: MCCLENDON
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent, Vallejo)

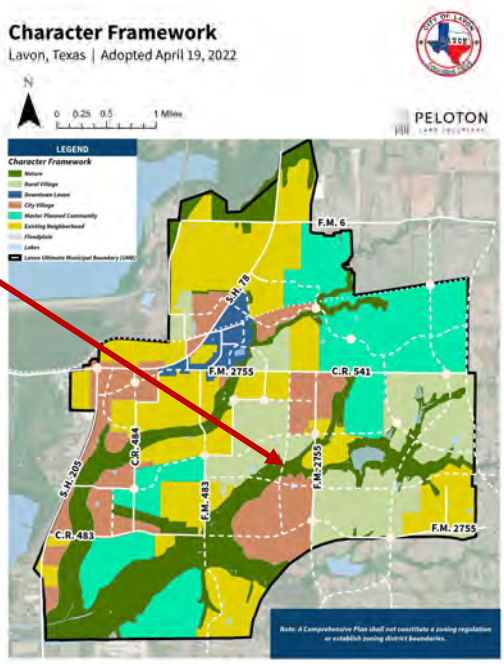
Staff Notes:

The final plat meets the technical requirements and complies with the subdivision regulations. Approval is recommended, subject to the final approval of the city engineer and planner.

Attachments:
1. Location Exhibits
2. Application and Final Plat
3. Engineers' Correspondence

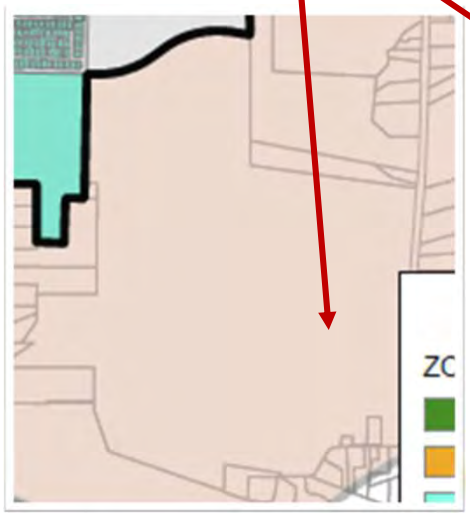
Future Land Use Plan

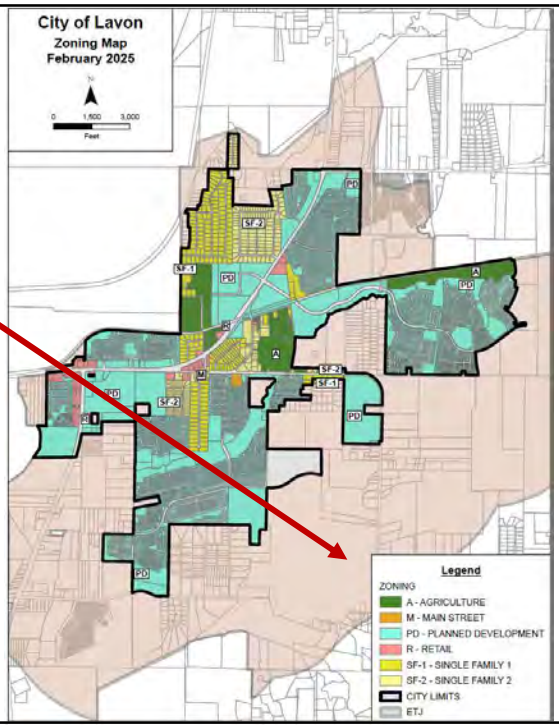




49

Zoning Map

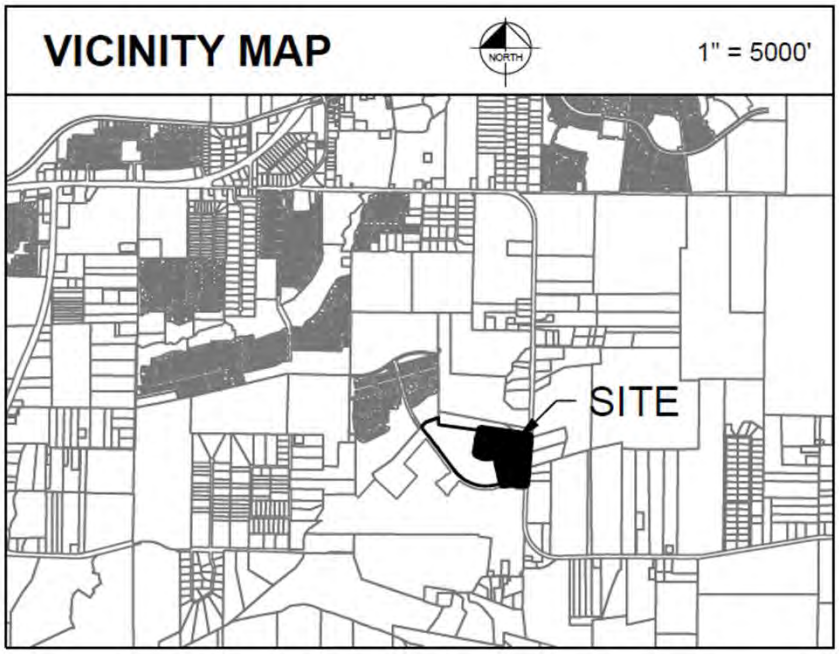




50


OPC CONCEPT PLAN
Nicholson Ranch
Collin County, Texas
November 21, 2022
Kimley»Horn

51


VICINITY MAP
NORTH
1" = 5000'
SITE

52

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: KIMLEY-HORN	Name: GRBK EDGEWOOD LLC
Address: 400 N. OKLAHOMA DRIVE, SUITE 105	Address: 5501 HEADQUARTERS DRIVE, STE 300W
City/State/Zip: CELINA, TX 75009	City/State/Zip: PLANO, TX 75024
Phone #: [redacted] Fax #:	Phone # [redacted] Fax #
Authorized Person: ALEXANDRA N. DOLLAHITE	Authorized Person: BRIAN HUNNICUTT

Type of Submission	Date
☐ Preliminary Plat	
☐ 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)
- ☒ (one) PDF construction plans (can be included on plat CD)

Per Conversation with LeAnn 7/17 CD submittals are electronic through MyGov

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:
ALEXANDRA N. DOLLAHITE	Alexandra Dollahite	JULY 31, 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: JULY 31, 2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, BRIAN HUNNICUTT, GRBK EDGEWOOD LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize ALEXANDRA N. DOLLAHITE, KIMLEY-HORN to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Brian Hunnicutt,
on this the 30th day of July, 20 26.

Nicole Wallace

NICOLE WALLACE Notary Seal
Notary ID #129684448
My Commission Expires
June 16, 2029

Notary Public in and for Collin County, Texas

CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: JULY 31, 2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Brian Hunnicutt,
on this the 30th day of July, 2026.

NICOLE WALLACE
Notary ID #129684448
My Commission Expires
June 16, 2029

Notary Public in and for Collin County, Texas

Kimley»Horn

Memorandum

To: Kim Dobbs, City Manager - City of Lavon

From: Alexandra Dollahite, P.E., Engineering Consultant – Nicholson Ranch Development

Date: 07/01/2026

Subject: Nicholson Ranch 2A & 2B – Layout Adjustments and Lot Yield Reconciliation

---

This memorandum documents minor layout adjustments within Phases 2A and 2B of Nicholson Ranch and summarizes the resulting impacts to lot yield and conformance with the approved preliminary plat. The proposed revisions maintain compliance with block length requirements, preserves the overall development layout, and remains consistent with the approved preliminary plat.

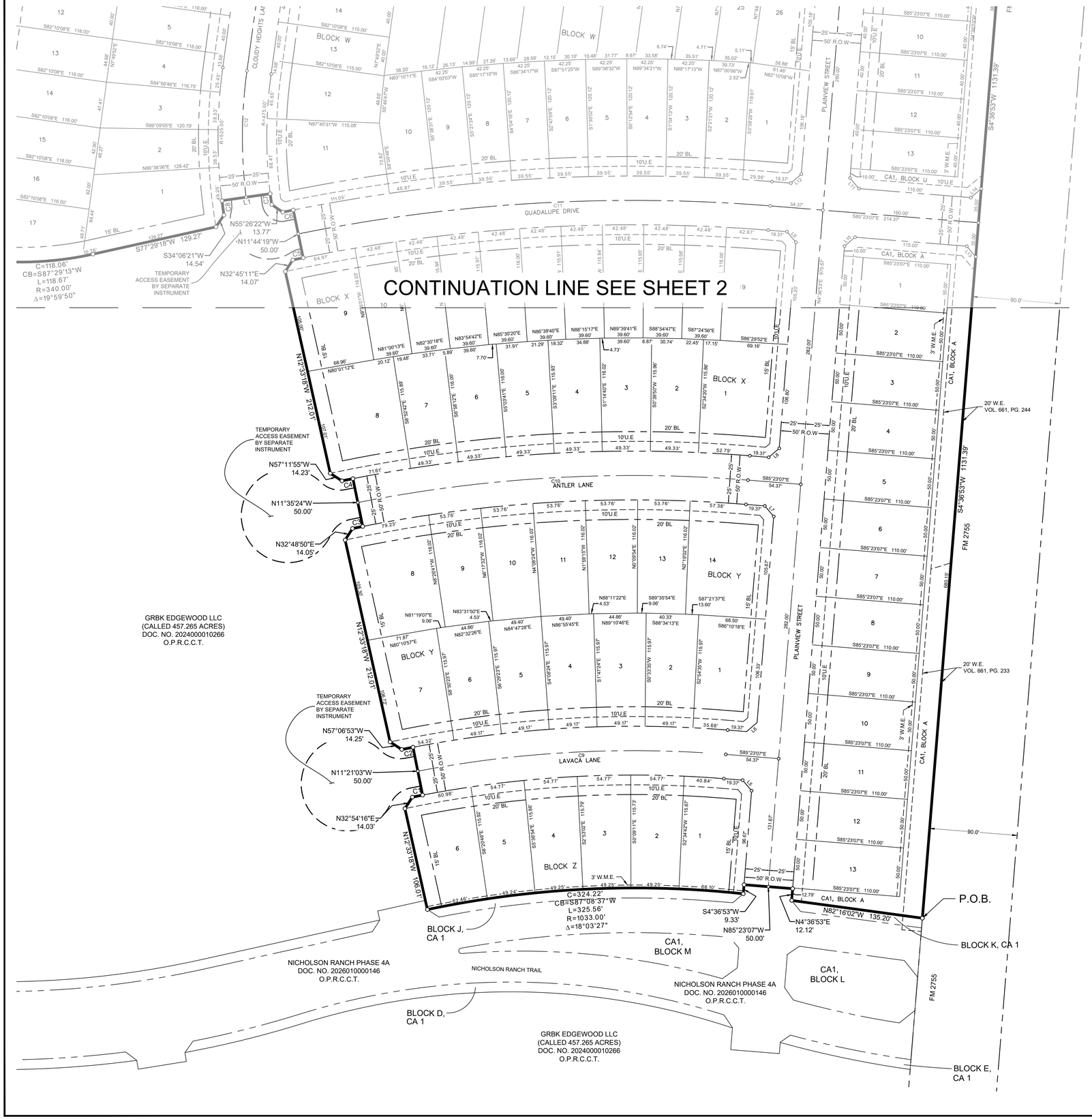
The approved preliminary plat included a street stub at the northeast corner of Phase 2B extending toward the adjacent Sargent property. During final design, grading constraints associated with existing topography, property line tie-ins, and adjacent TxDOT right-of-way were identified. These conditions limit the functionality of the originally preliminary platted street stub for future connectivity. Coordination has been initiated with the adjacent property owner, Michael
Sargent, regarding proposed improvements in this area.

- Proposed Phase 2B Modification
    - Relocate the street stub approximately 275 LF west, remaining within Phase 2B
      - Introduce knuckle geometry to improve alignment and future connectivity
      - Maintain compliance with applicable block length requirements
    - This modification results in the removal of two (2) residential lots within Phase 2B.

- Phase 2A Lot Yield Adjustment
    - Add a short block of residential lots within Phase 2A to make developer whole for the two lot drop In Phase 2B as well as adding an additional five lots to keep a balanced look, as opposed to only two lots that would visually stand out.
    - This adjustment adds seven (7) residential lots within Phase 2A. (two from Phase 2B and five new lots)

Revised Lot Summary
Previous Total Lot Count: 1,635 lots
Proposed Total Lot Count: 1,640 lots
Net Change: +5 lots overall

Attachments
Exhibit 1 – Updated Street Stub Location (Phase 2B)
Exhibit 2 – Proposed Lot Additions (Phase 2A)



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°48'18"W	50.01'	L12	N49°36'53"E	14.14'
L2	N07°49'52"E	17.60'	L13	S40°23'07"E	14.14'
L3	N82°10'08"W	50.00'	L14	N49°36'53"E	14.14'
L4	S07°49'52"W	12.71'	L15	S38°46'37"E	14.53'
L5	S40°23'07"E	14.14'	L16	S51°13'18"W	27.52'
L6	N49°36'53"E	14.14'	L17	S37°10'08"E	14.14'
L7	S40°23'07"E	14.14'	L18	N52°49'52"E	14.14'
L8	N49°36'53"E	14.14'	L19	S52°49'52"W	14.14'
L9	S40°23'07"E	14.14'	L20	S37°10'08"E	14.14'
L10	S49°36'53"W	14.14'	L21	S52°49'52"W	14.14'
L11	S40°23'07"E	14.14'	L22	S37°10'08"E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°32'05"	1149.00'	10.72'	N78°52'50"E	10.72'
C2	0°33'45"	1199.00'	11.77'	S78°50'44"W	11.77'
C3	0°25'39"	1431.00'	10.68'	N78°35'48"E	10.68'
C4	0°26'44"	1481.00'	11.52'	S78°34'27"W	11.52'
C5	0°22'02"	1713.00'	10.98'	N78°24'44"E	10.98'
C6	0°21'32"	1763.00'	11.04'	S78°24'25"W	11.04'
C7	1°21'03"	475.00'	11.20'	N07°39'51"W	11.20'
C8	1°37'42"	525.00'	14.92'	S07°55'04"E	14.92'
C9	14°19'01"	1174.00'	293.36'	S86°17'44"W	292.59'
C10	15°48'41"	1456.00'	401.80'	S86°42'34"W	400.53'
C11	16°01'25"	1738.00'	486.06'	S86°36'10"W	484.48'
C12	14°52'49"	500.00'	129.85'	S00°23'28"W	129.49'

VICINITY MAP

1" = 5000'



NORTH

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36

LEGEND

P.O.B.	POINT OF BEGINNING
IRFC ●	IRON ROD W/ CAP FOUND
R.R. SPIKE	RAIL ROAD SPIKE
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
CA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE
	STREET NAME CHANGE

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

BEING 23.256 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Kimley»Horn

400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	Oct. 2026	064537575	1 OF 3

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Dr,
Suite 300W
Plano, Texas 75024
Phone: 817-658-2112
Contact: Bobby L. Samuel III

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra N. Dollahite, P.E.
Contact: Daniel Arthur, R.P.L.S.

DWG NAME: K:\CEL_SURVEY\064537575-NICHOLSON RANCH\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ALLEN, STEPHEN 10/20/2026 5:17 PM LAST SAVED: 10/20/2026 3:37 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

GRBK EDGEWOOD LLC
(CALLED 457.265 ACRES)
DOC. NO. 2024000010266
O.P.R.C.C.T.

SARGENT LIVING TRUST
(CALLED 12.1483 ACRES)
DOC. NO. 2025000168091
O.P.R.C.C.T.

SARGENT LIVING TRUST
(CALLED 1.246 ACRES)
DOC. NO. 2025000168083
O.P.R.C.C.T.

O.P.R.C.C.T.

APPROXIMATE LIMIT OF SHADED ZONE "A" PER MAP NUMBER 48085C0445J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, DATED JUNE 2, 2009.

POST PROJECT 100-YEAR FULLY DEVELOPED FLOODPLAIN

20' W.E.
VOL. 661, PG. 244

90.0'

N82°10'08"W 10.00'
N7°49'52"E 50.00'
S82°10'08"E 29.40'

N7°49'52"E 120.00'

S82°10'08"E 1149.25'

N7°49'52"E 380.76'

S4°36'53"W 1131.39'

BUCK SKIN ROAD

SABINE WAY

PECOS ROAD

CLOUDY HEIGHTS LANE

PLAINVIEW STREET

GUADALUPE DRIVE

FM 2755

BLOCK T
BLOCK U
BLOCK V
BLOCK W
BLOCK X
BLOCK N

CA1, BLOCK U
CA1, BLOCK A

C=49.10'
CB=N64°25'49"W
L=49.16'
R=275.00'
Δ=10°14'34"

Δ=11°21'42"
R=340.00'
L=67.42'
CB=N64°59'23"W
C=67.31'

S58°09'28"W 12.77'

C=118.06'
CB=S87°29'13"W
L=118.67'
R=340.00'
Δ=19°59'50"

S77°29'18"W 129.27'

S34°06'21"W 14.54'

N55°26'22"W 13.77'

N11°44'19"W 50.00'

N32°45'11"E 14.07'

TEMPORARY ACCESS EASEMENT BY SEPARATE INSTRUMENT

TEMPORARY ACCESS EASEMENT BY SEPARATE INSTRUMENT

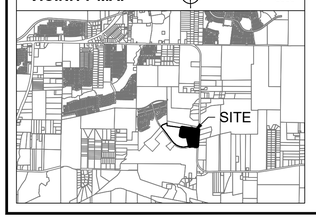
CONTINUATION LINE SEE SHEET 1

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

VICINITY MAP

1" = 5000'



LEGEND

P.O.B.	POINT OF BEGINNING
IRFC ●	IRON ROD W/ CAP FOUND
R.R. SPIKE	RAIL ROAD SPIKE
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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W.M.E.	WALL MAINTENANCE EASEMENT
CA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE
	STREET NAME CHANGE

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°48'18"W	50.01'	L12	N49°36'53"E	14.14'
L2	N07°49'52"E	17.60'	L13	S40°23'07"E	14.14'
L3	N82°10'08"W	50.00'	L14	N49°36'53"E	14.14'
L4	S07°49'52"W	12.71'	L15	S38°46'37"E	14.53'
L5	S40°23'07"E	14.14'	L16	S51°13'18"W	27.52'
L6	N49°36'53"E	14.14'	L17	S37°10'08"E	14.14'
L7	S40°23'07"E	14.14'	L18	N52°49'52"E	14.14'
L8	N49°36'53"E	14.14'	L19	S52°49'52"W	14.14'
L9	S40°23'07"E	14.14'	L20	S37°10'08"E	14.14'
L10	S49°36'53"W	14.14'	L21	S52°49'52"W	14.14'
L11	S40°23'07"E	14.14'	L22	S37°10'08"E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°32'05"	1149.00'	10.72'	N78°52'50"E	10.72'
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C3	0°25'39"	1431.00'	10.68'	N78°35'48"E	10.68'
C4	0°26'44"	1481.00'	11.52'	S78°34'27"W	11.52'
C5	0°22'02"	1713.00'	10.98'	N78°24'44"E	10.98'
C6	0°21'32"	1763.00'	11.04'	S78°24'25"W	11.04'
C7	1°21'03"	475.00'	11.20'	N07°39'51"W	11.20'
C8	1°37'42"	525.00'	14.92'	S07°55'04"E	14.92'
C9	14°19'01"	1174.00'	293.36'	S86°17'44"W	292.59'
C10	15°48'41"	1456.00'	401.80'	S86°42'34"W	400.53'
C11	16°01'25"	1738.00'	486.06'	S86°36'10"W	484.48'
C12	14°52'49"	500.00'	129.85'	S00°23'28"W	129.49'

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

BEING 23.256 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	Oct. 2026	064537575	2 OF 3

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Dr,
Suite 300W
Plano, Texas 75024
Phone: 817-658-2112
Contact: Bobby L. Samuel III

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra N. Dollahite, P.E.
Contact: Daniel Arthur, R.P.L.S.

DWG NAME: K:\CEL_SURVEY\064537575-NICHOLSON RANCH\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ALLEN, STEPHEN 10/20/2026 5:17 PM LAST SAVED: 10/20/2026 3:37 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

NICHOLSON RANCH PHASE 2B DESCRIPTION

BEING a tract of land situated in the Drury Anglin Survey, Abstract No. 2, City of Lavon ETJ, Collin County, Texas and being a portion of a called 457.265 acre tract of land conveyed to GRBK Edgewood LLC, according to the document filed of record in Document No. 20240000102666 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 5/8-iron rod found with cap stamped "KHA" for the northeast corner of Block K, CA 1 Nicholson Ranch Phase 4A, an addition to the City of Lavon, according to the Plat filed of record in Document No. 20260100001460 O.P.R.C.C.T., in the west line of FM 2755 a variable width right-of-way;

THENCE with the northern line of said Nicholson Ranch Phase 4A the following bearings and distances:

North 82°16'02" West, a distance of 135.20 feet to a 5/8-iron rod found with cap stamped "KHA" for corner;

North 04°36'53" East, a distance of 12.12 feet to a 5/8-iron rod found with cap stamped "KHA" for corner;

North 85°23'07" West, a distance of 50.00 feet to a 5/8-iron rod found with cap stamped "KHA" for corner;

South 04°36'53" West, a distance of 9.33 feet to a 5/8-iron rod found with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 1,033.00 feet, a central angle of 18°03'27", and a chord bearing and distance of South 87°08'37" West, 324.22 feet;

With said non-tangent curve to the left, an arc distance of 325.56 feet to a 5/8-iron rod found with cap stamped "KHA" for corner;

North 12°33'18" West, a distance of 106.01 feet to a 5/8-iron rod set with cap stamped "KHA" for corner in said 457.265 acre tract;

THENCE over and across said 457.265 acre tract the following bearings and distances:

North 32°54'16" East, a distance of 14.03 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 1,149.00 feet, a central angle of 00°32'05", and a chord bearing and distance of North 78°52'50" East, 10.72 feet;

With said non-tangent curve to the right, an arc distance of 10.72 feet to a point for corner;

North 11°21'03" West, a distance of 50.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 1,199.00 feet, a central angle of 00°33'45", and a chord bearing and distance of South 78°50'44" West, 11.77 feet;

With said non-tangent curve to the left, an arc distance of 11.77 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 57°06'53" West, a distance of 14.25 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 12°33'18" West, a distance of 212.01 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 32°48'50" East, a distance of 14.05 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 1,431.00 feet, a central angle of 00°25'39", and a chord bearing and distance of North 78°35'48" East, 10.68 feet;

With said non-tangent curve to the right, an arc distance of 10.68 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 11°35'24" West, a distance of 50.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 1,481.00 feet, a central angle of 00°26'44", and a chord bearing and distance of South 78°34'27" West, 11.52 feet;

With said non-tangent curve to the left, an arc distance of 11.52 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 57°11'55" West, a distance of 14.23 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 12°33'18" West, a distance of 212.01 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 32°45'11" East, a distance of 14.07 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 1,713.00 feet, a central angle of 00°22'02", and a chord bearing and distance of North 78°24'44" East, 10.98 feet;

With said non-tangent curve to the right, an arc distance of 10.98 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 11°44'19" West, a distance of 50.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 1,763.00 feet, a central angle of 00°21'32", and a chord bearing and distance of South 78°24'25" West, 11.04 feet;

With said non-tangent curve to the left, an arc distance of 11.04 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 55°26'22" West, a distance of 13.77 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 475.00 feet, a central angle of 01°21'03", and a chord bearing and distance of North 07°39'51" West, 11.20 feet;

With said non-tangent curve to the right, an arc distance of 11.20 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

South 81°48'18" West, a distance of 50.01 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 525.00 feet, a central angle of 01°37'42", and a chord bearing and distance of South 07°55'04" East, 14.92 feet;

With said non-tangent curve to the left, an arc distance of 14.92 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

South 34°06'21" West, a distance of 14.54 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

South 77°29'18" West, a distance of 129.27 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a tangent curve to the right with a radius of 340.00 feet, a central angle of 19°59'50", and a chord bearing and distance of South 87°29'13" West, 118.06 feet;

With said tangent curve to the right, an arc distance of 118.67 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 36°55'10" West, a distance of 14.20 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 07°49'52" East, a distance of 17.60 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 82°10'08" West, a distance of 50.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

South 07°49'52" West, a distance of 12.71 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

South 58°09'28" West, a distance of 12.77 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 340.00 feet, a central angle of 11°21'42", and a chord bearing and distance of North 64°59'23" West, 67.31 feet;

With said non-tangent curve to the right, an arc distance of 67.42 feet to a 5/8-iron rod set with cap stamped "KHA" for corner at the beginning of a reverse curve to the left with a radius of 275.00 feet, a central angle of 10°14'34", and a chord bearing and distance of North 64°25'49" West, 49.10 feet;

With said reverse curve to the left, an arc distance of 49.16 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 07°49'52" East, a distance of 380.76 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

South 82°10'08" East, a distance of 29.40 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 07°49'52" East, a distance of 50.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

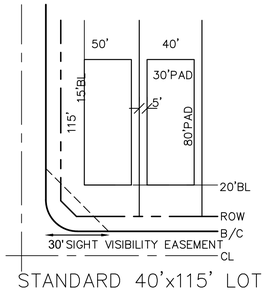
North 82°10'08" West, a distance of 10.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 07°49'52" East, a distance of 120.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner in a north line of said 457.265 acre tract, same being common with the south line of a called 12.1483 acre tract of land conveyed to Sargent Living Trust, according to the document filed of record in Document No. 20250001680910 O.P.R.C.C.T, from which a 1/2-inch iron rod found for an interior corner of said 457.265 acre tract, same being the southwest corner of said 12.1483 acre tract bears North 82°10'08" West, a distance of 1054.36 feet;

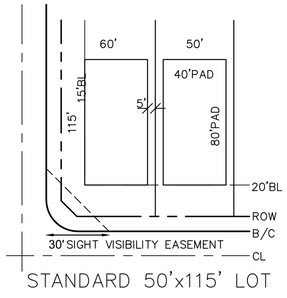
THENCE South 82°10'08" East, with said common line a distance of 1,149.25 feet to a 5/8-iron rod set with cap stamped "KHA" for a northeast corner of said 457.265 acre tract, same being the southeast corner of said 12.1483 acre tract, in the west line of FM 2755;

THENCE South 04°36'53" West, with the east line of said 457.265 acre tract, same being common with the west line of said FM 2755, a distance of 1,131.39 feet to the **POINT OF BEGINNING** and containing 1,013,046 square feet or 23.256 acres of land.

COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA	
BLOCK	LOT NUMBER(S)
A	CA1
U	CA1



STANDARD 40'x115' LOT



STANDARD 50'x115' LOT

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT GRBK EDGEWOOD LLC, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein described tract as **NICHOLSON RANCH PHASE 2B**, an addition to City of Lavon ETJ, Collin County, Texas, and do hereby dedicate to the public use, including the use by the City of Lavon, forever, the streets and easements shown thereon. **GRBK EDGEWOOD LLC,** does hereby certify the following:

1. The streets and right-of-way are dedicated to the public for street purposes and for sanitary sewer purposes. Collin County Municipal Utility District No. 6 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, drainage, and striping within the rights-of-way.
2. All public improvements and dedications shall be free and clear of all debts, liens, and/or encumbrances.
3. The easements as shown are dedicated for the public use, including specifically for City of Lavon and BCSUD 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 within PUEs as coordinated with franchise companies.
5. BCSUD and City of Lavon 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 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 BCSUD and subject to offset specifications for any existing utilities.
7. The District, BCSUD, City of Lavon, 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 growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
8. The District, BCSUD, City of Lavon, 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 construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer of the District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.
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 the Special Utility District shall also review and approve.
10. The HOA will be required to maintain all open space "CA" lots/tracts.
11. The Homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

Witness, my hand this the _____ day of _____, 2026.

GRBK EDGEWOOD LLC
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

This instrument was acknowledged before me on _____, 2026, by _____, _____ of **GRBK EDGEWOOD LLC**, a Texas limited liability company, on behalf of the limited liability company.

_____
Notary Public, State of Texas

NOTES:

1. All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
2. Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999847313.
3. According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0445J, for COLLIN County, Texas and incorporated areas, dated JUNE 2, 2009 this property is located within Zone X (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain"; and Zone A defined as "Special flood hazard areas (SFHAs) subject to inundation by the 1% annual chance flood (No Base Flood Elevations determined)"
4. If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures 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.
5. All water system is 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.
6. Homeowner assumes responsibility for maintaining, at its sole cost and expense, that portion of the drainage easement on its property to ensure that the grade of the soil is not changed, altered, and/or modified in any way that negatively impacts or precludes drainage as contemplated and designed in the grading and drainage plans for the lots depicted in the plat attached hereto. In the event homeowner fails to satisfy its responsibility to maintain its portion of the drainage easement, the HOA may cause such drainage easement maintenance to be performed in a manner determined by the HOA board, in its sole and absolute discretion. If the HOA causes any such drainage easement maintenance to be performed due to a homeowner's failure to do so, the homeowner otherwise responsible therefore will be liable to the HOA for all cost and expenses incurred by the HOA for effecting such maintenance work. Under no circumstances will the City of Lavon be responsible or liable for future repairs to, maintenance of, enforcement of, property owner disputes regarding, and/or damage of any kind caused by a homeowner's failure to maintain its portion of the drainage easement as contemplated herein, such responsibility and/or liability falling on the homeowner responsible for maintaining said portion of the drainage easement.
7. Common Areas shall be owned and maintained by the Homeowners Association.
9. Common Areas shall include pedestrian and recreation access.
10. The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances.

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

BEAR CREEK SPECIAL UTILITY DISTRICT
16881 County Road 541
Lavon, Texas 75166

Name/Title: _____

Date: _____

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Nicholson Ranch Phase 2B 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/her name as hereinabove subscribed.

Witness my hand this _____ day of _____, A.D., 2026

_____
City Secretary
City of Lavon, Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

That I, Daniel Arthur, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision.

_____
Daniel Arthur
Registered Professional Land Surveyor
Texas Registration No. 5933
Kimley-Horn and Associates, Inc.
400 North Oklahoma Drive, Suite 105
Celina, TX 75009
(469) 501-2200
daniel.arthur@kimley-horn.com

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, 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

_____
Printed Name

_____
My Commission Expires

"RECOMMENDED FOR APPROVAL"

_____ Date: _____
Chairman, Planning & Zoning Commission
City of Lavon, Texas

"APPROVED FOR CONSTRUCTION"

_____ Date: _____
Mayor
City of Lavon, Texas

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

BEING 23.256 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	Oct. 2026	064537575	3 OF 3

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Dr,
Suite 300W
Plano, Texas 75024
Phone: 817-658-2112
Contact: Bobby L. Samuel III

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra N. Dollahite, P.E.
Contact: Daniel Arthur, R.P.L.S.

DWG NAME: K:\CEL_SURVEY\064537575-NICHOLSON RANCH\2\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ALLEN, STEPHEN 10/20/2026 5:17 PM LAST SAVED: 10/20/2026 3:37 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

October 27, 2026

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

Re: Nicholson Ranch Ph 2B – 136 Lots, 23.256 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated October 2026, as prepared by, Kimley-Horn and Associates, Inc. for the above referenced property. The property is generally located north of Nicholson Ranch Trail and west of FM 2755 in the City of Lavon ETJ. City Planning comments may be provided. FMI comments should be considered supplemental to the City Planners comments.

All previous comments have been satisfactorily addressed.

This concludes our review of the above-referenced revised Final Plat and Civil Plans. **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 - LAVON General Services\9 - Review\Nicholson Tract\Phase 2B\Nicholson Ranch Ph 2B - Final Plat - Rev 2.docx

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

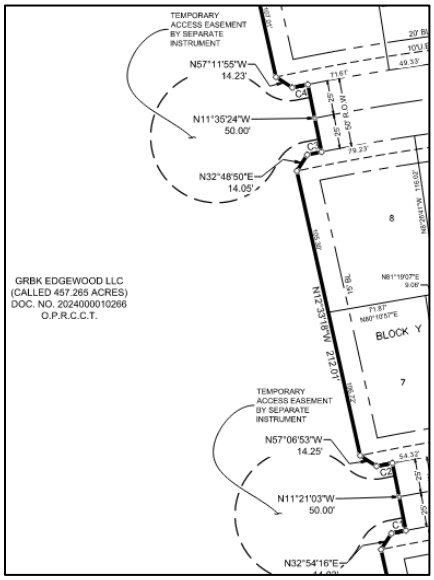
October 26, 2026

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

Re: Nicholson Ranch, Phase 2B
Final Plat Review
LJA Job No. NTP-3880
Email Submittal: September 21, 2026

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

1. Revise the Final Plat to provide the filling information for the three Temporary Access Easements by Separate Instruments, two of which are 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

October 20, 2026

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

Re: ***Nicholson Ranch Ph 2B – 134 Lots, 23.256 Acres***
Final Plat Review

Dear Ms. Dobbs:

This letter is in response to your team's comments dated September 21, 2026. The following items have been addressed as per the referenced review:

Final Plat

1. The City of Lavon Master Thoroughfare Plan calls for the ultimate conformation of FM 2755 to be a 4LD Minor Arterial (90' ROW). Revise the Final Plat to show and dimension adjacent rights-of-way, including FM 2755.

   Response: Adjacent rights-of-way shown and dimensioned, comment addressed.

2. Revise the Final Plat to show the 20' W.E. easement along FM 2755, as shown on the Approved Preliminary Plat.

   Response: Easement shown, comment addressed.

Please contact me at (469)-501-2192 or Acacio.Escada@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Acacio Escada, P.E.

October 20, 2026

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

Re: ***Nicholson Ranch Phase 2B Subdivision – 134 Lots, 23.256 Acres***
Initial Plan Submittal Review

Dear Ms. Dobbs:

This letter is in response to your team's comments dated October 5, 2026. The following items have been addressed as per the referenced review:

Final Plat

1. There are several dead-end streets into Phase 2A. Temporary cul-de-sacs to meet Fire Code should be shown. Approval of this Phase 2B Plat cannot be dependent upon a different proposed Plat.

   Response: Plat updated as requested.

Please contact me at (469)-501-2192 or Acacio.Escada@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

Acacio Escada, P.E.

October 5, 2026

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

Re: Nicholson Ranch Ph 2A – 191 Lots, 37.761 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated Sep 2026, and revised Civil Construction Plans dated September 14, 2026 as prepared by, Kimley-Horn and Associates, Inc. for the above referenced property. The property is generally located north of Nicholson Ranch Trail and west of FM 2755 in the City of Lavon ETJ. City Planning comments may be provided. FMI comments should be considered supplemental to the City Planners comments. Our comments are as follows:

General

1. The development is within Collin County Municipal District 6 (CCMUD6) and the City of Lavon ETJ.

2. Water service is by BCSUD.

3. Wastewater service will be provided by CCMUD6 with a new treatment plant under pending permit #WQ0016204001.

FINAL PLAT

4. There are several dead end streets into Phase 2A. Temporary cul-de-sacs to meet Fire Code should be shown. Approval of this Phase 2B Plat cannot be dependent upon a different proposed Plat.

CIVIL CONSTRUCTION PLANS

5. Paving Plans – Since Phase 2A is under construction, we can agree to not showing temporary cul-de-sacs on the civil plans.

6. Sanitary Sewer Sheets – Note that the sanitary sewer system is being constructed per NCTCOG standards and not City of Lavon standards. This is consistent with the previous phases.

This concludes our review of the above-referenced revised Final Plat and Civil Plans. **We recommend APPROVAL of the Final Plat, subject to the temporary cul-de-sac comment above.**

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.

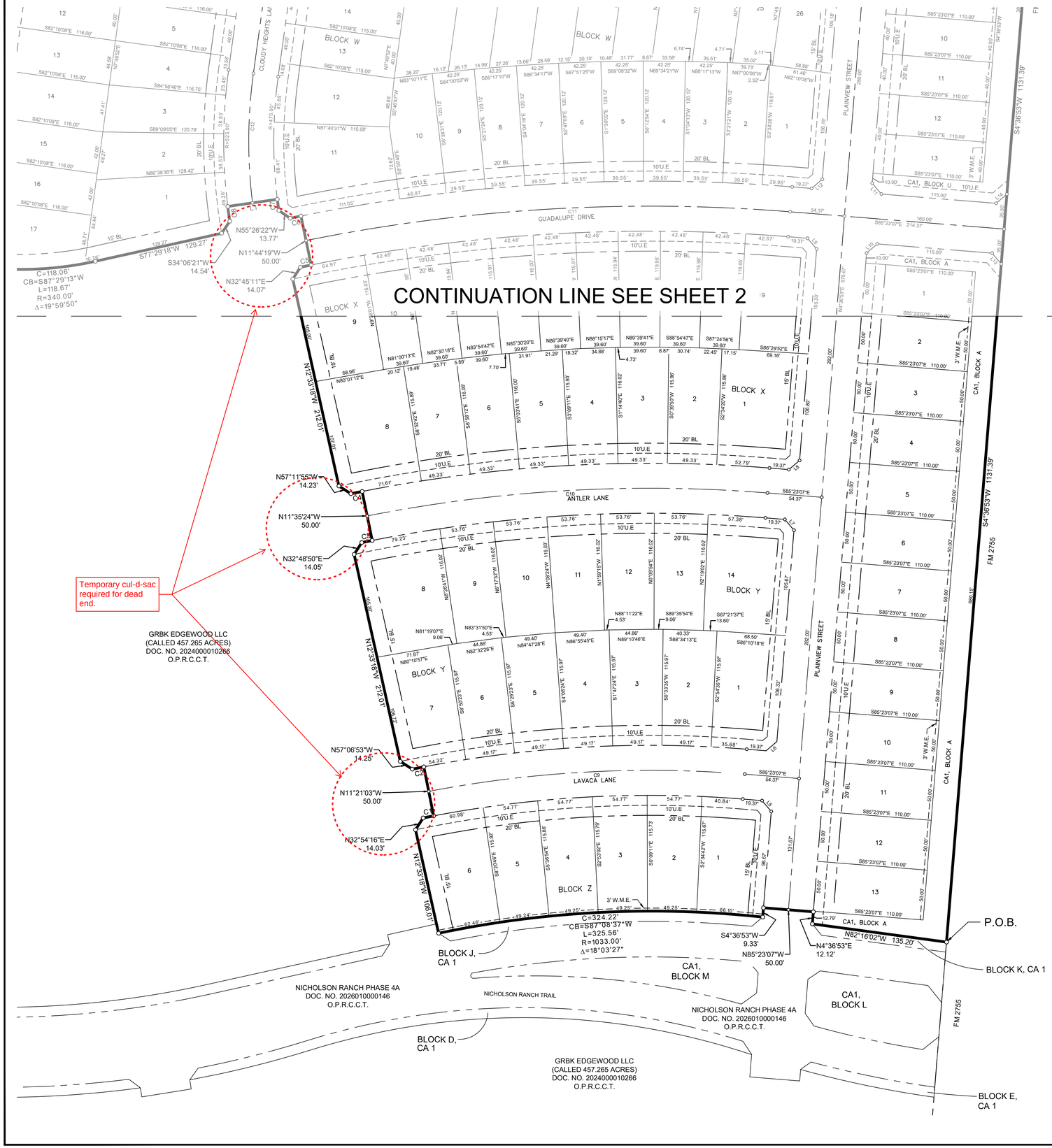
If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment

F:\17024 - LAVON General Services\9 - Review\Nicholson Tract\Phase 2B\Nicholson Ranch Ph 2B - Final Plat - Rev 1.docx



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°48'18"W	50.01'	L12	N49°36'53"E	14.14'
L2	N07°49'52"E	17.60'	L13	S40°23'07"E	14.14'
L3	N82°10'08"W	50.00'	L14	N49°36'53"E	14.14'
L4	S07°49'52"W	12.71'	L15	S38°46'37"E	14.53'
L5	S40°23'07"E	14.14'	L16	S51°13'18"W	27.52'
L6	N49°36'53"E	14.14'	L17	S37°10'08"E	14.14'
L7	S40°23'07"E	14.14'	L18	N52°49'52"E	14.14'
L8	N49°36'53"E	14.14'	L19	S52°49'52"W	14.14'
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L11	S40°23'07"E	14.14'	L22	S37°10'08"E	14.14'

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°32'05"	1149.00'	10.72'	N78°52'50"E	10.72'
C2	0°33'45"	1199.00'	11.77'	S78°50'44"W	11.77'
C3	0°25'39"	1431.00'	10.68'	N78°35'48"E	10.68'
C4	0°26'44"	1481.00'	11.52'	S78°34'27"W	11.52'
C5	0°22'02"	1713.00'	10.98'	N78°24'44"E	10.98'
C6	0°21'32"	1763.00'	11.04'	S78°24'25"W	11.04'
C7	1°21'03"	475.00'	11.20'	N07°39'51"W	11.20'
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C9	14°19'01"	1174.00'	293.36'	S86°17'44"W	292.59'
C10	15°48'41"	1456.00'	401.80'	S86°42'34"W	400.53'
C11	16°01'25"	1738.00'	486.06'	S86°36'10"W	484.48'
C12	14°52'49"	500.00'	129.85'	S00°23'28"W	129.49'

VICINITY MAP

1" = 5000'



NORTH

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36

LEGEND

P.O.B.	POINT OF BEGINNING
IRFC ●	IRON ROD W/ CAP FOUND
R.R. SPIKE	RAIL ROAD SPIKE
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
CA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT

LINE TYPE LEGEND

	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	ADJOINER LINE
	BUILDING SETBACK
	ROADWAY CENTERLINE
	STREET NAME CHANGE

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

BEING 23.256 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
Tel. No. (469) 501-2200
FIRM # 10115500
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	Sep. 2026	064537575	1 OF 3

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Dr,
Suite 300W
Plano, Texas 75024
Phone: 817-658-2112
Contact: Bobby L. Samuel III

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra N. Dollahite, P.E.
Contact: Daniel Arthur, R.P.L.S.

DWG NAME: K:\CEL_SURVEY\064537575-NICHOLSON RANCH\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ESCADA, ACACIO 9/15/2026 6:18 PM LAST SAVED: 9/15/2026 6:17 PM Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

O.P.R.C.C.T.

APPROXIMATE LIMIT OF SHADED ZONE "A" PER MAP NUMBER 48085C0445J OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY'S FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, DATED JUNE 2, 2009.

SARGENT LIVING TRUST
(CALLED 1.246 ACRES)
DOC. NO. 2025000168083
O.P.R.C.C.T.

POST PROJECT 100-YEAR FULLY DEVELOPED FLOODPLAIN

SARGENT LIVING TRUST
(CALLED 12.1483 ACRES)
DOC. NO. 2025000168091
O.P.R.C.C.T.

GRBK EDGEWOOD LLC
(CALLED 457.265 ACRES)
DOC. NO. 2024000010266
O.P.R.C.C.T.

N82°10'08"W 10.00'
N7°49'52"E 50.00'
S82°10'08"E 29.40'

N7°49'52"E 120.00'

S82°10'08"E 1149.25'

BLOCK T

SABINE WAY

BUCK SKIN ROAD

282.00'

710.50'

588.65'

276.65'

N7°49'52"E 380.76'

PECOS ROAD

N7°49'52"E 419.74'

CLOUDY HEIGHTS LANE

BLOCK N

BLOCK V

BLOCK W

BLOCK X

BLOCK U

PLAINVIEW STREET

GUADALUPE DRIVE

FM 2755

S4°36'53"W 1131.39'

381.24'

CA1, BLOCK U

CA1, BLOCK A

C=49.10'
CB=N64°25'49"W
L=49.16'
R=275.00'
Δ=10°14'34"

Δ=11°21'42"
R=340.00'
L=67.42'
CB=N64°59'23"W
C=67.31'

S58°09'28"W 12.77'

N36°55'10"W 14.20'

C=118.06'
CB=S87°29'13"W
L=118.67'
R=340.00'
Δ=19°59'50"

S77°29'18"W 129.27'

S34°06'21"W 14.54'

N55°26'22"W 13.77'

N11°44'19"W 50.00'

N32°45'11"E 14.07'

CONTINUATION LINE SEE SHEET 1

Temporary cul-d-sac required for dead end.

NORTH

GRAPHIC SCALE IN FEET
50 0 25 50 100
1" = 50' @ 24X36

VICINITY MAP

1" = 5000'

SITE

LEGEND

P.O.B.	POINT OF BEGINNING
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B.L.	BUILDING LINE
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DWG NAME: K:\CEL_SURVEY\064537575-NICH\3_SGN RANCH\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ESCADA, ACACIO 9/15/2026 6:18 PM LAST SAVED: 9/15/2026 6:17 PM. Copyright © 2026 Kimley»Horn and Associates, Inc. All rights reserved.

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

September 21, 2026

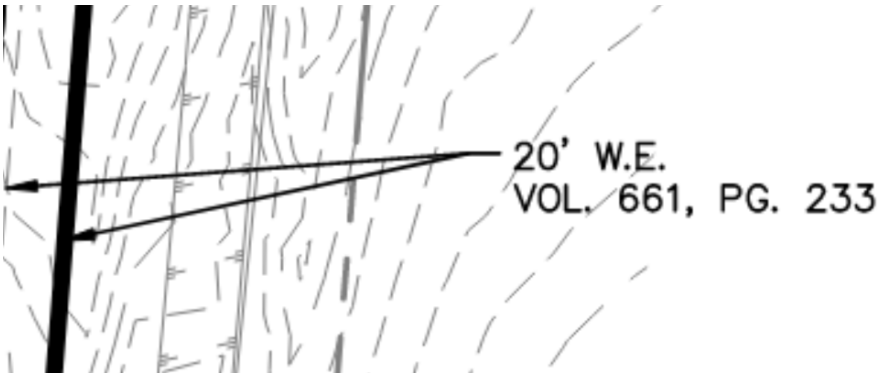
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Nicholson Ranch, Phase 2B
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: September 15, 2026

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

1. The City of Lavon Master Throughfare Plan calls for the ultimate confirmation of FM 2755 to be a 4LD Minor Arterial (90' ROW). Revise the Final Plat to show and dimension adjacent rights-of-way, including FM 2755.

2. Revise the Final Plat to show the 20' W.E. easement along FM 2755, as shown on the Approved Preliminary 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

Kimley»Horn

September 15, 2026

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

Re: ***Nicholson Ranch Phase 2B Subdivision – 134 Lots, 23.256 Acres***
Initial Plan Submittal Review

Dear Ms. Dobbs:

This letter is in response to your team's comments dated August 21, 2026. The following items have been addressed as per the referenced review:

General

1. Revise the Plat to relabel Lot 2, Block A to Lot 1, Block A. Relabel the remaining lots in Block A accordingly.

   Response: Plat updated as requested.

2. Revise the Final Plat to relabel CA14, Block U to CA1, Block U. This change should be reflected on the "COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA" table located on sheet 3.

   Response: Label and table updated as requested.

3. Revise the Final Plat to add the following note:

   "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."

   Response: Note added.

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

   Response: Comment response letter provided.

Please contact me at (469)-501-2192 or Acacio.Escada@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Acacio Escada, P.E.

September 15, 2026

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

Re: ***Nicholson Ranch Ph 2B – 134 Lots, 23.256 Acres***
Final Plat Review

Dear Ms. Dobbs:

This letter is in response to your team's comments dated August 21, 2026. The following items have been addressed as per the referenced review:

General

1. The development is within Collin County Municipal District (CCMUD6) and the City of Lavon ETJ.

   Response: Comment Addressed.

2. Water service is by BCSUD.

   Response: Plans submitted to BCSUD

3. Wastewater service will be provided by CCMUD6 with a new treatment plant under pending permit #WQ0016204001.

   Response: Permit has been approved.

Final Plat

4. The title block should identify the Lavon ETJ.

   Response: Title block updated, comment addressed.

5. Match line locations do not match between the sheets.

   Response: Match line updated, comment addressed.

6. Intersections at Nicholson Ranch Trail should have 30' visibility easements.

   Response: Visibility easements have been added to the Plat.

7. There are several dead-end streets into Phase 2A. Temporary cul-de-sacs to meet Fire Code should be shown. Approval of this Phase 2B Plat cannot be dependent upon a different proposed Plat.

   Response: Nicholson Ranch Phase 2A will be built and existing before Phase 2B is completed.

8. Note 12 in the Dedication is not applicable.

   Response: Comment Addressed.

Civil Construction Plans

9. Grading Plans – Note that all grading activities within FM 2755 ROW will require a TxDOT permit.

   Response: TxDOT permit plan set has been submitted.

10. Paving Plans – Temporary cul-de-sacs to meet Fire Code should be shown on the plans.

    Response: Nicholson Ranch Phase 2A will be built and existing before Phase 2B is completed.

11. Sheet C-13 – Connection to FM 2755 will require a TxDOT permit.

    Response: TxDOT permit plan set has been submitted.

12. Sheets C-17 & C-18 – The Existing drainage divides do not appear to match the topography provided. This should be revised.

    Response: Existing drainage divides updated.

13. Sheets C-17 & C-18 – The drainage area map should provide sufficient subbasins to determine development impacts on the FM 2755 drainage ditch.

    Response: Drainage area maps have been revised as requested.

14. Sheet C-19 – Drainage area calculations for the area that includes FM 2755 should be provided.

    Response: Calculations included.

15. Sheet C-19 – Typical ditch sections with 100-yr water surface elevations should be provided.

    Response: Typical ditch sections provided with TxDOT plan set.

16. Sheet C-19 – The plans should include calculations to verify the existing culverts north of the development have sufficient capacity for any increase in flow.

    Response: Existing conditions had 45.9 cfs being sent to northern existing culverts. We are decreasing the amount of flow being sent, now proposing 11.2 cfs.

17. Sanitary Sewer Sheets – Note that the sanitary sewer system is being constructed per NCTCOG standards and not City of Lavon standards. This is consistent with the previous phases.

    Response: Details updated.

18. Sheet C-38 – Streetlights are required at the various intersections with Cloudy Heights Land and Guadalupe Drive. These should be shown on the plans.

    Response: Comment addressed.

Please contact me at (469)-501-2192 or Acacio.Escada@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Acacio Escada, P.E.

August 21, 2026

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

Re: Nicholson Ranch Ph 2A – 191 Lots, 37.761 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated July 2026, and Civil Construction Plans dated July 31, 2026 as prepared by, Kimley-Horn and Associates, Inc. for the above referenced property. The property is generally located north of Nicholson Ranch Trail and west of FM 2755 in the City of Lavon ETJ. City Planning comments may be provided. FMI comments should be considered supplemental to the City Planners comments. Our comments are as follows:

General

1. The development is within Collin County Municipal District 6 (CCMUD6) and the City of Lavon ETJ.

2. Water service is by BCSUD.

3. Wastewater service will be provided by CCMUD6 with a new treatment plant under pending permit #WQ0016204001.

FINAL PLAT

4. The title block should identify the Lavon ETJ.

5. Match line locations do not match between the sheets.

6. Intersections at Nicholson Ranch Trail should have 30’ visibility easements.

7. There are several dead end streets into Phase 2A. Temporary cul-de-sacs to meet Fire Code should be shown. Approval of this Phase 2B Plat cannot be dependent upon a different proposed Plat.

8. Note 12 in the Dedication is not applicable.

CIVIL CONSTRUCTION PLANS

9. Grading Plans – Note that all grading activities within FM 2755 ROW will require a TxDOT permit.

10. Paving Plans – Temporary cul-de-sac to meet Fire Code should be shown on the plans.

11. Sheet C-13 – Connection to FM 2755 will require a TxDOT permit.

12. Sheets C-17 & C-18 – The Existing drainage divides shown do not appear to match the topography provided. This should be revised.

13. Sheets C-17 & C-18 – The drainage area map should provide sufficient subbasins to determine development impacts on the FM 2755 drainage ditch.

14. Sheet C-19 – Draine area calculations for the area that includes FM 2755 should be provided.

15. Sheet C-19 – Typical ditch sections with 100-yr water surface elevations should be provided.

16. Sheet C-19 – The plans should include calculations to verify the existing culverts north of the development have sufficient capacity for any increase in flow.

17. Sanitary Sewer Sheets – Note that the sanitary sewer system is being constructed per NCTCOG standards and not City of Lavon standards. This is consistent with the previous phases.

18. Sheet C-38 – Street lights are required at the various intersections with Cloudy Heights Lane and Guadalupe Drive. These should be shown on the plans.

This concludes our review of the above-referenced Final Plat and Civil Plans. A copy of sheets with markups is attached for your convenience. These markups should be considered general or typical in nature and not be construed as a complete 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\Nicholson Tract\Phase 2B\Nicholson Ranch Ph 2B - 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

August 6, 2026

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

Re: Nicholson Ranch, Phase 2B
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: July 31, 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 Final Plat to relabel Lot 2, Block A to Lot 1, Block A. Relabel the remaining lots in Block A accordingly.

2. Revise the Final Plat to relabel CA14, Block U to CA1, Block U. This change should be reflected on the "COMMON AREAS TO BE OWNED AND MAINTAINED BY THE HOA" table located on Sheet 3.

3. Revise the Final Plat to add the following note:

   "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."

4. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

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: November 3, 2026 **ITEM: 6 - J**

Item:

CONSENT AGENDA

Approve the final plat of the Heritage Square Addition consisting of 16 lots and 2 common area lots on 110.118 acres out of the W.A.S. Bohannan Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2 situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Dr., and Traditions Dr., City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476), subject to the city engineer, fire marshal, and planner final approval.

Application Information

Owner(s): Bear Creek Commercial Properties, L.P.

Applicant: LJA Engineering

Location: Southeast of the intersection of SH 205 and S. SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive.

Description: Approximately 110.12 acres of land out of the W.A.S. Bohannan Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

Current Zoning: Planned Development, Heritage Square by Ordinance No. **2026-04-02**

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat of an area in a planned development district southeast of the intersection on SH 78 and SH 205, north of Traditions Drive and west of Geren Dr. consisting of 16 lots and 2 common area lots on 110.118 acres of land out of the W.A.S. Bohanna Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2.

***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 Planned Development (PD).

The City Council approved the preliminary plat on April 7, 2026. The final plat is prepared in conformance with the zoning ordinance and the approved preliminary plat.

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 SH 78 and SH 205. Secondary access is taken from Geren Drive and an extension of CR 484. Cross access is provided in an internal network of access easements and two Master Thoroughfare Plan (MTP) roads to be constructed prior to development occupancy.

A Traffic Impact Analysis as well as supporting transportation exhibits have been prepared and reviewed. TxDOT permit applications are in review by TxDOT, including a warrant study for the traffic signal at SH 205 and Endeavour Blvd. A network of trails and sidewalks will be constructed within and on the perimeter of the project.

Floodplain and Drainage
The drainage plans have been reviewed by the city engineer. The proposed plat provides for improvement of an existing drainageway.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE HERITAGE SQUARE ADDITION CONSISTING OF 16 LOTS AND 2 COMMON AREA LOTS ON 110.118 ACRES OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121 AND THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DR., AND TRADITIONS DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER, CITY PLANNER AND CITY FIRE MARSHAL APPROVAL.
MOTION: ROSENQUIST
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent: Vallejo)

Staff Notes:

The proposed final plat was reviewed by the city engineer, planning consultant, and fire marshal. The application and plans generally satisfy the criteria for approval.

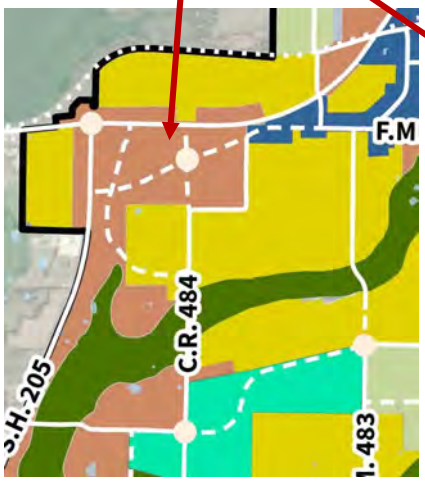
Approval of site plans, landscape plans, and civil engineering plans will be required prior to development of the sites.

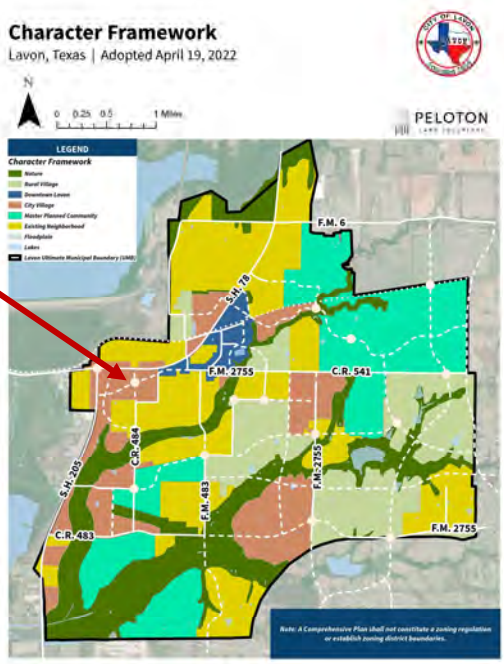
Approval of the final plat is recommended subject to the city engineer, fire marshal, and planner final approval.

Attachments:

1. Location exhibits
2. Application and final plat
3. Planning and engineering correspondence

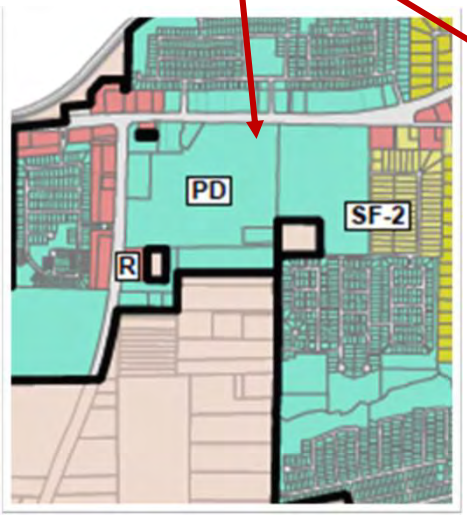
Future Land Use Plan

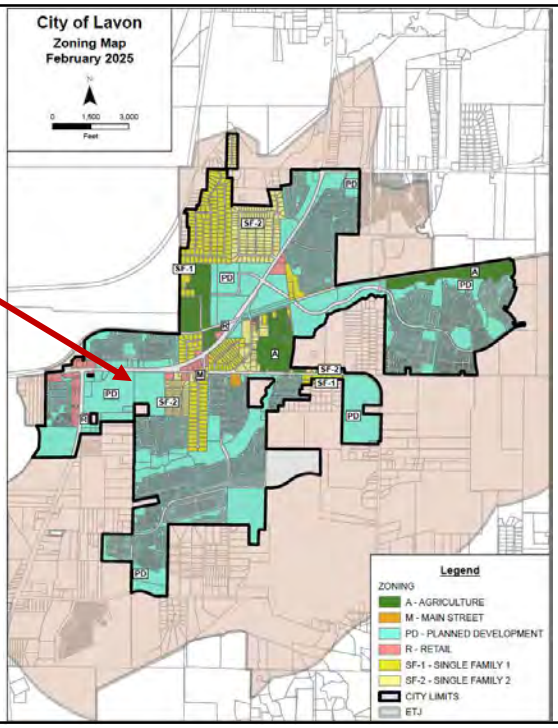




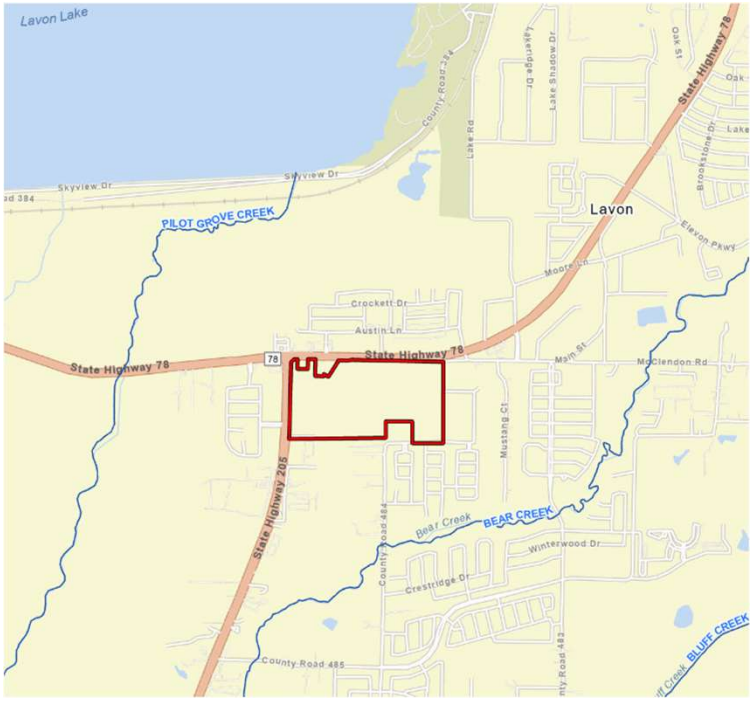
56

Zoning Map





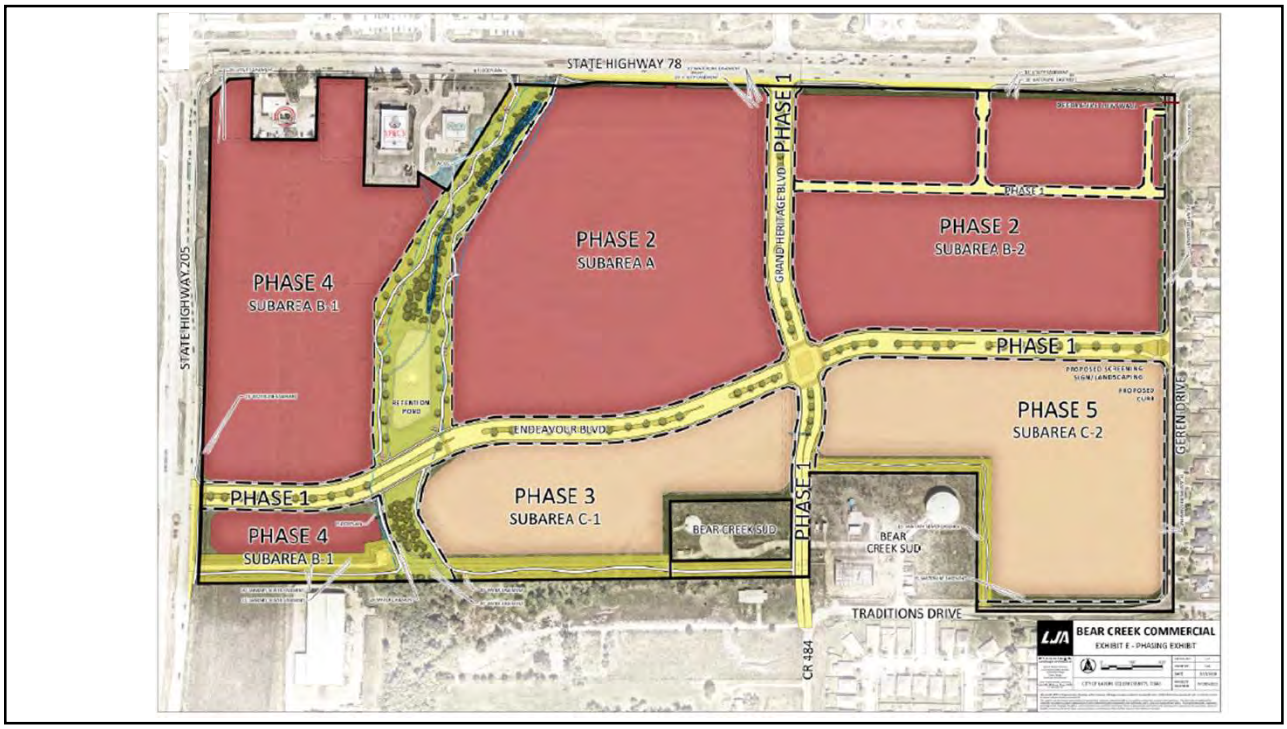
57


Lavon Lake
Skyview Dr
PILOT GROVE CREEK
Lake Rd
Lakeridge Dr
Lake Shadow Dr
State Highway 78
Oak St
Lavon
Elwyn Pkwy
Moore Ln
Crockett Dr
Austin Ln
State Highway 78
78
State Highway 78
Main St
McClendon Rd
Mustang Ct
State Highway 205
Bear Creek
BEAR CREEK
Winterwood Dr
Crestridge Dr
County Road 484
County Road 485
BLUFF CREEK

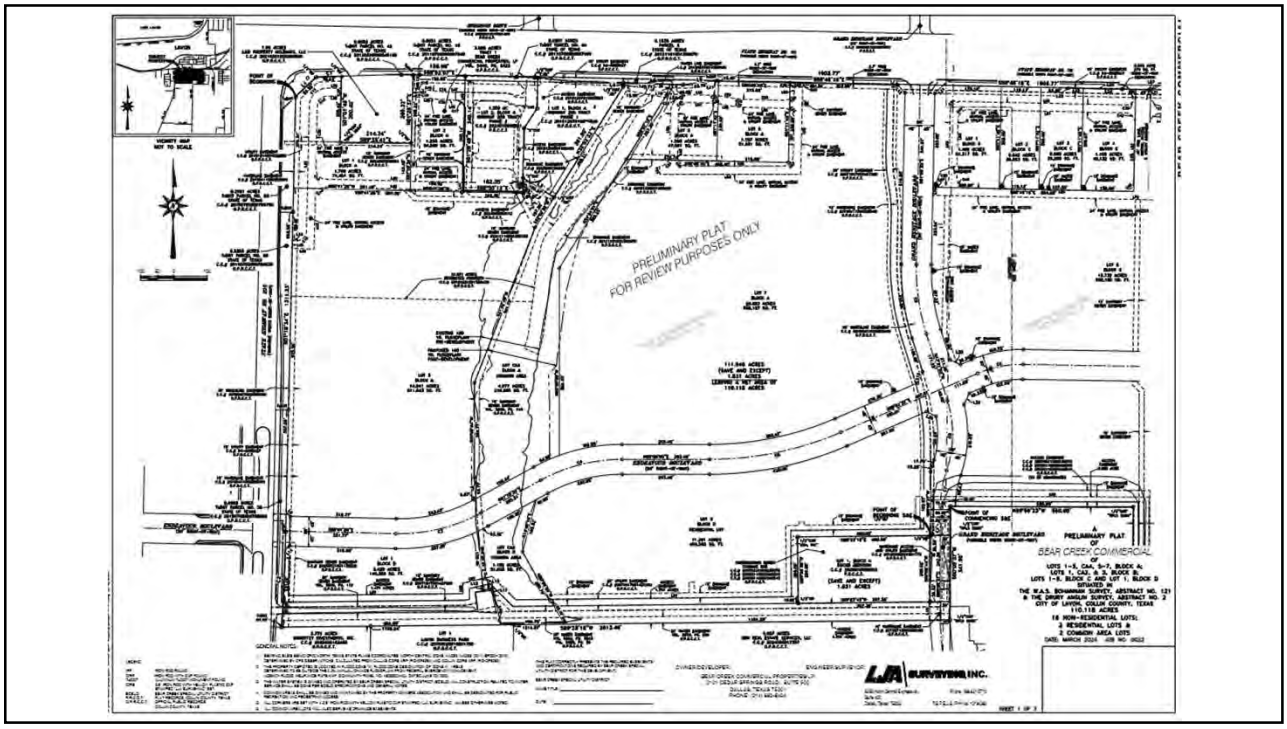
58


FANNIN DR
MISSION DR
CROCKETT DR
LAMAR DR
BOWIE DR
TRAVIS LN
SAN JACINTO DR
ALAMO CT
LIBERTY CT
CHILDRESS DR
BONHAM DR
HOUSTON ST
MORROW LN
AUSTIN LN
AUSTIN DR
AUSTIN LN
AUSTIN LN
BURLESON DR
BURNET DR
LAKE RD
STATE HWY 78
STATE HWY 78 S
MAIN ST
STATE HWY 78 S BUS
ATLANTIS BLVD
MERCURY LN
SHEPARD LN
GLENN RD
ENDEAVOR BLVD
ARMSTRONG LN
ORBIT DR
SCHIRRA CT
WINDMILL DR
MUSTANG CT
BROOKLINE DR
STANTON LN
AVERY PT
YORK PL
MEDFORD WAY
WHITNEY LN
AINSWORTH WAY
TREVOR ST
LAVON CIR
PVT RD 5532
LOWELL DR
LUCAS LN
CO RD 484
WILLOW LN
CHANDLER LN
GRACEFUL PL
QUINCY CT
REVERE LN
CO RD 746
PVT RD 5532
BEAR CREEK

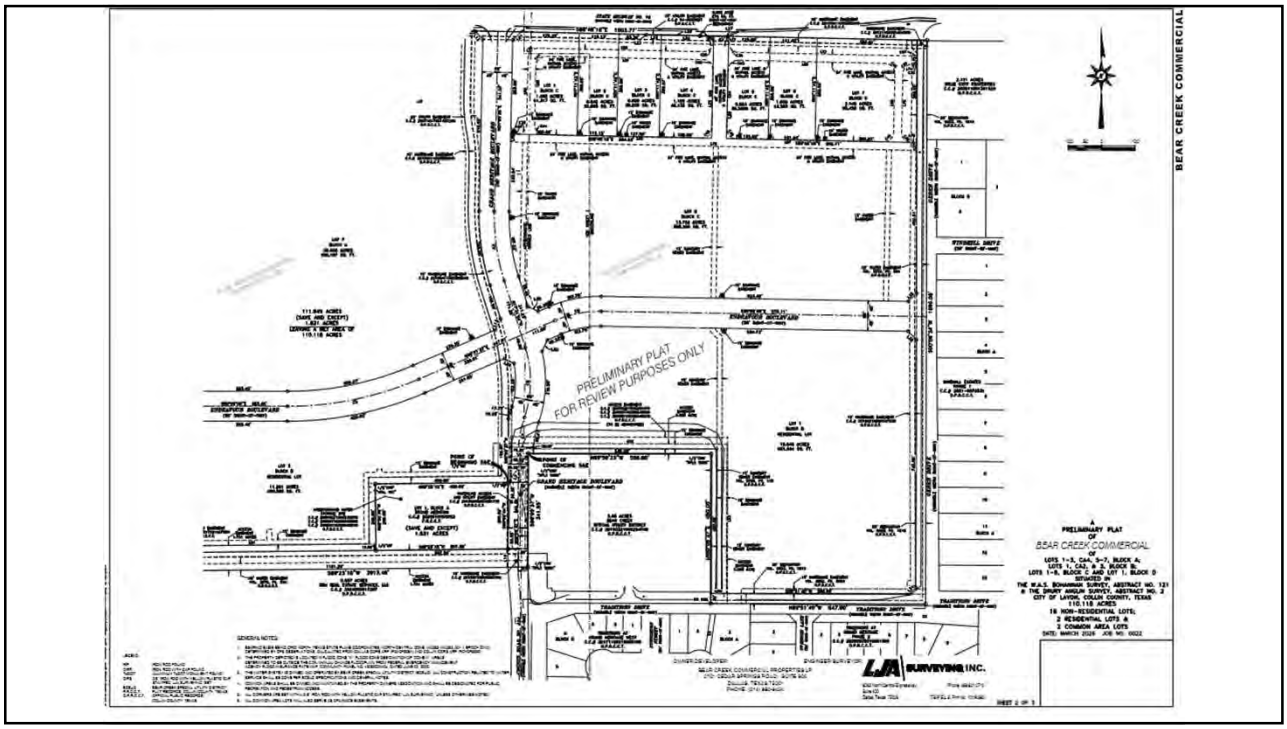
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STATE HIGHWAY 78
STATE HIGHWAY 205
PHASE 1
GRAND HERITAGE BLVD
PHASE 4
SUBAREA B-1
PHASE 2
SUBAREA A
PHASE 2
SUBAREA B-2
PHASE 1
PHASE 5
SUBAREA C-2
GEREN DRIVE
ENDEAVOUR BLVD
PHASE 1
PHASE 4
SUBAREA B-1
PHASE 3
SUBAREA C-1
BEAR CREEK SUD
PHASE 1
BEAR CREEK SUD
TRADITIONS DRIVE
CR 484
BEAR CREEK COMMERCIAL
EXHIBIT E - PHASING EXHIBIT

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PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY
PRELIMINARY PLAT
OF
BEAR CREEK COMMERCIAL

61


BEAR CREEK COMMERCIAL
PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY
PRELIMINARY PLAT
OF
BEAR CREEK COMMERCIAL
LJA SURVEYING INC.

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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: LJA Engineering	Name: Bear Creek Commercial Properties, LP
Address: 6060 N Central Expressway, Ste 400	Address: 2101 Cedar Springs Road, Ste 600
City/State/Zip: Dallas, TX 75206	City/State/Zip: Dallas, TX 75201
Phone #: 469-621-0710 Fax #: N/A	Phone # 214-880-8434 Fax # N/A
Authorized Person: Jeff Bethke	Authorized Person: J. M. Mason

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:
Jeff Bethke		08/06/2026

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 – 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: 7/21/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Bear Creek Commercial Properties, LP, 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 J. M. Mason,
on this the 21st day of July, 2026.

(notary seal)

MICAH A SALOMO
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 135558884

Micah A. Salomo

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: 7/21/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Bear Creek Commercial Properties, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize LJA Engineering 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 J.M. Mason,
on this the 21st day of July, 20 26.

(notary seal)
MICAH A SALOMO
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 135558884

Micah A. Salomo

Notary Public in and for Dallas County, Texas



A

FINAL PLAT

OF

HERITAGE SQUARE

OF

LOTS 1–6, CA1, BLOCK A;

LOTS 1–2, CA1, BLOCK B;

LOTS 1–7, BLOCK C AND LOT 1, BLOCK D

SITUATED IN

THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121

& THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2

CITY OF LAVON, COLLIN COUNTY, TEXAS

110.118 ACRES

16 LOTS & 2 COMMON AREAS

DATE: OCTOBER 2026 JOB NO. 0022

HERITAGE SQUARE

LEGEND

IRF	IRON ROD FOUND
CIRF	IRON ROD WITH CAP FOUND
TxDOT	ALUMINUM TxDOT MONUMENT FOUND
CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
— - - —	ADDITION BOUNDARY LINE
———	INTERNAL LOT LINE BOUNDARY

GENERAL NOTES:

1. 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-DF8986)
2. THE PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE "X". FLOOD ZONE DESIGNATION OF "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0440J, DATED JUNE 02, 2009.
3. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD). ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL BE DONE PER BCSUD SPECIFICATIONS AND GENERAL NOTES.
4. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION (POA), COMMON TO THE DEVELOPMENT, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS. SIGNAGE, PEDESTRIAN AMENITIES, LIGHTING, PUBLIC ART, AND OTHER FURNISHINGS WITHIN ANY COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE POA.
5. THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP. THE CITY OR THEIR CONTRACTOR/AGENT MAY ACCESS THE FACILITY TO PERIODICALLY INSPECT IF THE FACILITY IS MAINTAINED IN PROPER WORKING CONDITION AND MEETS DESIGN STANDARDS AND OTHER PROVISIONS ESTABLISHED BY THE LAVON CODE OF ORDINANCES.
6. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
7. ALL COMMON AREA LOTS WILL ALSO SERVE AS DRAINAGE EASEMENTS.
8. ALL PARK EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS.

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: ______________________

OWNER/DEVELOPER:

BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:

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

SHEET 1 OF 3

S:\NTX-LAND\0022\200 SURVEY\290 Mapping\0022C-PA01.dwg 10/12/2026

HERITAGE SQUARE

STATE HIGHWAY NO. 78 (VARIABLE WIDTH RIGHT-OF-WAY)

S88°48'18"E 1903.77'

GRAND HERITAGE BOULEVARD (90' RIGHT-OF-WAY)

CEREN DRIVE (VARIABLE WIDTH RIGHT-OF-WAY)

WINDMILL DRIVE (50' RIGHT-OF-WAY)

ENDEAVOUR BOULEVARD (90' RIGHT-OF-WAY)

COUNTY ROAD NO. 484 (VARIABLE WIDTH RIGHT-OF-WAY)

TRADITIONS DRIVE (VARIABLE WIDTH RIGHT-OF-WAY)

STOUGHTON STREET (81' RIGHT-OF-WAY)

STEVENSON LANE (50' RIGHT-OF-WAY)

LOT 1 BLOCK C 1.408 ACRES 61,317 SQ. FT.

LOT 2 BLOCK C 1.744 ACRES 75,963 SQ. FT.

LOT 3 BLOCK C 1.117 ACRES 48,664 SQ. FT.

LOT 4 BLOCK C 0.902 ACRES 39,275 SQ. FT.

LOT 5 BLOCK C 1.000 ACRES 43,565 SQ. FT.

LOT 6 BLOCK C 2.145 ACRES 93,458 SQ. FT.

LOT 7 BLOCK C 13.865 ACRES 603,969 SQ. FT.

2.191 ACRES WYLIE CYPP PROPERTIES C.C.# 20081100130152O O.P.R.C.C.T.

BLOCK B 1 2 3

BLOCK A 1 2 3 4 5

WINDMILL ESTATES PHASE 1 C.C.# 2001-0072531 O.P.R.C.C.T. 6 7 8 9 10 11 12 13

TRADITIONS AT GRAND HERITAGE WEST C.C.# 20171109010005190 O.P.R.C.C.T. BLOCK B 4 5 BLOCK A 1 2 3

TRADITIONS AT GRAND HERITAGE PHASE 2 C.C.# 20200605010001990 O.P.R.C.C.T. 1X 2X 2 3 6 7 8 9

LOT 6 BLOCK A 20.806 ACRES 906,297 SQ. FT.

W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121

DRURY ANGLIN SURVEY, ABSTRACT NO. 2

111.949 ACRES (SAVE AND EXCEPT) 1.831 ACRES LEAVING A NET AREA OF 110.118 ACRES

LOT 2 BLOCK B 11.261 ACRES 490,510 SQ. FT.

LOT 1, BLOCK A BSCUD ADDITION C.C.# 20260100000092 P.R.C.C.T.

(SAVE AND EXCEPT) 1.831 ACRES

5.68 ACRES BEAR CREEK SPECIAL UTILITY DISTRICT C.C.# 20190321000294740 O.P.R.C.C.T.

LOT 1 BLOCK D 15.641 ACRES 681,326 SQ. FT.

SBM REAL ESTATE SERVICES, LLC C.C.# 20240000172970 O.P.R.C.C.T. 2.795 ACRES

POINT OF BEGINNING S&E 5/8"CIRF "NTS"

POINT OF COMMENCING S&E 1/2"CIRF "RPLS 5686"

1/2"CIRF "USA, INC"

1/2"CIRF "RPLS 5686"

5/8"CIRF "NTS"

PK NAIL

APPROXIMATE SURVEY LINE

SEE SHEET 1 MATCHLINE

VISIBILITY EASEMENT (SEE DETAIL)

15'x15' VISIBILITY EASEMENT

30'x30' VISIBILITY EASEMENT

VISIBILITY EASEMENT DETAIL NOT TO SCALE

100 50 0 100

GENERAL NOTES:

1. 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-DF8986)
2. THE PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE "X". FLOOD ZONE DESIGNATION OF "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0440J, DATED JUNE 02, 2009.
3. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD). ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL BE DONE PER BCSUD SPECIFICATIONS AND GENERAL NOTES.
4. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION (POA), COMMON TO THE DEVELOPMENT, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS. SIGNAGE, PEDESTRIAN AMENITIES, LIGHTING, PUBLIC ART, AND OTHER FURNISHINGS WITHIN ANY COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE POA.
5. THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP. THE CITY OR THEIR CONTRACTOR/AGENT MAY ACCESS THE FACILITY TO PERIODICALLY INSPECT IF THE FACILITY IS MAINTAINED IN PROPER WORKING CONDITION AND MEETS DESIGN STANDARDS AND OTHER PROVISIONS ESTABLISHED BY THE LAVON CODE OF ORDINANCES.
6. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
7. ALL COMMON AREA LOTS WILL ALSO SERVE AS DRAINAGE EASEMENTS.
8. ALL PARK EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS.

LEGEND

IRF	IRON ROD FOUND
CIRF	IRON ROD WITH CAP FOUND
TxDOT	ALUMINUM TxDOT MONUMENT FOUND
CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
	ADDITION BOUNDARY LINE
	INTERNAL LOT LINE BOUNDARY

A FINAL PLAT OF *HERITAGE SQUARE*

OF LOTS 1–6, CA1, BLOCK A; LOTS 1–2, CA1, BLOCK B; LOTS 1–7, BLOCK C AND LOT 1, BLOCK D SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121 & THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 CITY OF LAVON, COLLIN COUNTY, TEXAS

110.118 ACRES

16 LOTS & 2 COMMON AREAS

DATE: OCTOBER 2026 JOB NO. 0022

OWNER/DEVELOPER:

BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:

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

SHEET 2 OF 3

S:\NTX-LAND\0022\200 SURVEY\290 Mapping\0022C-PA01.dwg 10/12/2026

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02°55'10"	1500.00'	N87°48'00"E	76.42'	76.43'
C2	02°19'32"	7075.00'	N02°28'20"E	287.14'	287.16'
C3	30°00'00"	510.00'	N76°18'34"E	264.00'	267.04'
C4	28°41'26"	510.00'	N75°39'17"E	252.72'	255.38'
C5	23°18'23"	1000.00'	N78°20'48"E	403.98'	406.77'
C6	24°14'34"	335.00'	N78°48'54"E	140.69'	141.74'
C7	16°22'27"	440.00'	N08°20'50"E	125.32'	125.74'
C8	34°03'07"	335.00'	N00°29'30"E	196.18'	199.10'
C9	18°40'39"	650.00'	N08°10'45"W	210.95'	211.89'
C10	90°00'00"	30.00'	N46°18'34"E	42.43'	47.12'
C11	88°58'16"	54.00'	N45°47'42"E	75.68'	83.85'
C12	88°58'16"	30.00'	S45°47'42"W	42.04'	46.59'
C13	90°00'00"	30.00'	S43°41'26"E	42.43'	47.12'
C14	90°00'00"	30.00'	S46°18'34"W	42.43'	47.12'
C15	03°23'48"	124.00'	S85°20'05"E	7.35'	7.35'
C16	05°12'02"	100.00'	S86°14'12"E	9.07'	9.08'
C17	63°47'33"	30.00'	N56°33'36"W	31.70'	33.40'
C18	05°12'02"	124.00'	N86°14'12"W	11.25'	11.26'
C19	03°02'20"	100.00'	N85°09'21"W	5.30'	5.30'
C20	20°19'15"	30.00'	S11°21'19"W	10.58'	10.64'
C21	88°48'18"	30.00'	N45°35'51"E	41.98'	46.50'
C22	89°50'59"	54.00'	N46°07'11"E	76.27'	84.68'
C23	08°53'35"	250.00'	S84°21'31"E	38.76'	38.80'
C24	08°53'35"	250.00'	S84°21'31"E	38.76'	38.80'
C25	90°37'29"	30.00'	N45°52'57"E	42.66'	47.45'
C26	47°28'15"	30.00'	N23°44'08"W	24.15'	24.86'
C27	88°48'18"	30.00'	S45°35'51"W	41.98'	46.50'
C28	91°11'42"	30.00'	N44°24'09"W	42.87'	47.75'
C29	89°47'54"	30.00'	N46°05'39"E	42.35'	47.02'
C30	08°53'35"	226.00'	S84°21'31"E	35.04'	35.08'
C31	08°53'35"	274.00'	S84°21'31"E	42.49'	42.53'
C32	89°22'47"	30.00'	S44°06'55"E	42.20'	46.80'
C33	90°02'07"	30.00'	N46°10'38"E	42.44'	47.14'
C34	90°02'07"	54.00'	N46°10'38"E	76.39'	84.86'
C35	90°00'00"	30.00'	N46°11'42"E	42.43'	47.12'
C36	90°00'00"	30.00'	S43°48'18"E	42.43'	47.12'
C37	21°57'20"	30.00'	N80°13'02"E	11.43'	11.50'
C38	21°01'23"	30.00'	N78°17'37"W	10.95'	11.01'
C39	89°52'27"	30.00'	S46°15'28"W	42.38'	47.06'
C40	90°07'33"	30.00'	S43°44'32"E	42.47'	47.19'
C41	90°02'07"	30.00'	N46°10'38"E	42.44'	47.14'
C42	90°00'00"	30.00'	S43°48'18"E	42.43'	47.12'
C43	90°00'00"	30.00'	S46°11'42"W	42.43'	47.12'
C44	89°57'53"	30.00'	N43°49'22"W	42.41'	47.11'
C45	90°00'00"	30.00'	N46°11'42"E	42.43'	47.12'
C46	90°07'33"	30.00'	S43°44'32"E	42.47'	47.19'
C47	89°52'27"	30.00'	S46°15'28"W	42.38'	47.06'
C48	90°00'00"	30.00'	N43°48'18"W	42.43'	47.12'

LINE	BEARING	DISTANCE
L1	N46°30'39"E	84.55'
L2	N01°15'35"E	45.07'
L3	S58°14'05"E	109.87'
L4	N01°18'01"E	12.99'
L5	S88°02'11"E	180.76'
L6	N82°47'57"E	102.25'
L7	S34°42'57"W	106.45'
L8	S04°26'37"E	64.72'
L9	N43°41'26"W	35.36'
L10	S19°39'48"W	36.39'
L11	S88°48'18"E	23.26'
L12	S43°49'22"E	31.55'
L13	S24°35'16"W	37.10'
L14	N46°31'59"E	35.49'
L15	S12°58'32"E	9.00'
L16	N77°00'54"E	28.58'
L17	S12°58'32"E	22.74'
L18	S12°58'00"E	90.33'
L19	S00°09'37"W	55.08'
L20	S63°12'28"E	32.07'
L21	N46°10'38"E	35.34'
L22	S01°11'42"W	308.00'
L23	N01°11'42"E	308.00'
L24	S45°32'22"W	35.11'
L25	N65°24'44"W	33.53'
L26	S45°08'22"W	28.29'
L27	N25°34'51"E	37.67'
L28	S44°27'38"E	35.60'
L29	S88°41'26"E	12.00'
L30	N01°18'34"E	377.47'
L31	S89°43'10"E	41.42'
L32	S01°01'48"W	24.00'
L33	N89°43'10"W	41.11'
L34	S01°18'34"W	190.47'
L35	S88°41'26"E	412.06'
L36	S01°28'49"W	24.00'
L37	N88°41'26"W	411.99'
L38	S01°18'34"W	157.01'
L39	N88°41'26"W	66.00'
L40	N01°18'34"E	24.00'
L41	S83°38'11"E	79.31'
L42	S88°50'13"E	61.52'
L43	S01°28'49"W	40.93'
L44	N88°50'13"W	34.49'
L45	N83°38'11"W	79.31'
L46	N01°28'37"E	24.01'
L47	S01°11'42"W	264.48'
L48	N90°00'00"W	419.77'
L49	N00°00'00"W	25.00'
L50	N01°11'42"E	132.97'
L51	S88°48'18"E	62.40'
L52	S79°54'43"E	31.16'
L53	S88°48'18"E	117.58'
L54	N01°11'42"E	0.30'
L55	S88°48'18"E	36.05'
L56	S01°11'42"W	114.70'
L57	N90°00'00"W	287.99'
L58	N01°11'42"E	131.22'
L59	S88°48'18"E	62.37'
L60	S79°54'43"E	31.16'
L61	S88°48'18"E	117.58'
L62	S88°48'18"E	17.48'
L63	N01°09'35"E	172.45'
L64	S88°48'18"E	473.26'
L65	N01°11'42"E	21.50'
L66	S01°11'42"W	21.50'
L67	S88°48'18"E	526.74'
L68	S00°08'34"W	28.18'
L69	N88°48'18"W	1.29'
L70	S01°19'15"W	172.50'
L71	S88°48'18"E	16.67'
L72	S00°08'34"W	24.00'
L73	N88°48'18"W	1222.77'
L74	N01°09'35"E	24.00'
L75	N01°09'35"E	172.50'
L76	S88°48'18"E	473.26'
L77	S01°11'42"W	172.50'
L78	N88°48'18"W	473.15'
L79	N01°11'42"E	172.50'
L80	S88°48'18"E	442.42'
L81	S01°19'15"W	172.50'
L82	N88°48'18"W	442.04'
L83	N89°23'05"E	540.51'
L84	N00°36'55"W	31.48'
L85	N77°01'15"E	59.79'
L86	N89°23'05"E	747.12'
L87	S89°50'23"E	576.65'
L88	S00°08'44"W	449.98'
L89	N89°51'49"W	47.56'

LOT	BLOCK	ACRES	SQ. FT.
1	A	1.709	74,451
2	A	1.253	54,569
3	A	14.036	611,415
CA1	A	4.975	216,725
4	A	1.090	47,464
5	A	1.187	51,691
6	A	20.806	906,297
1	B	3.424	149,130
CA1	B	1.186	51,663
2	B	11.261	490,510
1	C	1.408	61,317
2	C	1.744	75,963
3	C	1.117	48,664
4	C	0.902	39,275
5	C	1.000	43,565
6	C	2.145	93,458
7	C	13.865	603,969
1	D	15.641	681,326

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, OF LJA SURVEYING INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

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.

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

STATE OF TEXAS
REGISTERED
FOR REVIEW AND COMMENT ONLY
4574
PROFESSIONAL
LAND SURVEYOR

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 MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF ________________, 2026.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID #:____________________
MY COMMISSION EXPIRES:__________________

LEGAL DESCRIPTION
110.118 ACRES

BEING A 110.118 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, AND THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING PART OF A 3.06 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES LP, RECORDED IN COUNTY CLERKS FILE NO. 20070404000453370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 3.005 ACRE TRACT OF LAND CONVEYED AS TRACT 1 AND PART OF A 4.802 ACRE TRACT CONVEYED AS TRACT 2 BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5446, PAGE 3422, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 110.118 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF A 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY CLERK'S FILE NO. 20190705000786750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT, BEING THE SOUTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF STATE HIGHWAY NO. 205 (A VARIABLE WIDTH RIGHT-OF-WAY) AND STATE HIGHWAY NO. 78 (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE, NORTH 46 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 84.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR NORTH CORNER OF SAID CORNER CLIP, BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 10 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.42 FEET;

THENCE, ALONG COMMON LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.43 FEET TO A 1/2 INCH IRON ROD WITH FOUND FOR AN EXTERIOR ELL CORNER OF SAID 3.06 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED TO L&D PROPERTY HOLDINGS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 20210201000208920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 3.06 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.42 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" FOUND FOR COMMON CORNER;

SOUTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR COMMON CORNER;

NORTH 01 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 205.22 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND BEING THE SOUTHWEST CORNER OF A 0.0031 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE SAID SOUTH LINE OF STATE HIGHWAY 78, PASSING AT A DISTANCE OF 50.00 FEET THE SOUTHEAST CORNER OF SAID 0.0031 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF 0.0201 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON EAST LINE OF SAID 3.06 ACRE TRACT AND THE WEST LINE OF AFORESAID 3.005 ACRE TRACT AND CONTINUING ALONG SAID SOUTH LINE OF STATE HIGHWAY 78, A TOTAL DISTANCE OF 156.95 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 2 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2024, PAGE 1041, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 2, BLOCK A, AND OVER AND ACROSS SAID 3.005 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 01 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 348.14 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;

SOUTH 88 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 182.35 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A;

NORTH 01 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.07 FEET TO AN X CUT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2018, PAGE 916, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK A, AND OVER AND ACROSS SAID 105.568 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 58 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 109.87 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TMI" FOUND FOR CORNER;

NORTH 32 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 391.85 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER;

NORTH 01 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER ON THE AFORESAID SOUTH LINE OF STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 180.76 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82 DEGREES 47 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 102.25 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER;

THENCE, SOUTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND COMMON NORTH LINE OF SAID 105.568 ACRE TRACT A DISTANCE OF 1903.77 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT LYING IN GEREN DRIVE (A VARIABLE WIDTH RIGHT OF WAY;

THENCE, SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 105.568 ACRE TRACT AND WITH SAID GEREN DRIVE, A DISTANCE OF 1696.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF TRADITIONS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 105.568 ACRE TRACT AND WITH SAID NORTH RIGHT-OF-WAY LINE OF TRADITIONS DRIVE, A DISTANCE OF 647.00 FEET TO A P.K. NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 105.568 ACRE TRACT AND BEING THE COMMON SOUTHEAST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 105.568 ACRE TRACT AND SAID 5.68 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 450.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHEAST CORNER OF SAID 5.68 ACRE TRACT;

NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 550.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT;

SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR CORNER SAID POINT BEING THE NORTHEAST CORNER OF A 9.957 ACRE TRACT OF LAND CONVEYD TO SBM REAL ESTATE SERVICES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 2024000017297, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID 105.568 ACRE TRACT AND THE NORTH LINE OF SAID 9.957 ACRE TRACT, PASSING AT A DISTANCE OF 1314.57 FEET A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 9.957 ACRE TRACT AND BEING THE COMMON NORTHEAST CORNER OF LOT 1, OF LAVON BUSINESS PARK, AN ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 20150528010001700, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PASSING AT A DISTANCE OF 1745.24 FEET THE NORTHWEST CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A 2.772 ACRE TRACT OF LAND CONVEYED TO COMERICA BANK, AS RECORDED IN COUNTY CLERK'S FILE NO. 2022000162468, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID COMMON LINES IN ALL A TOTAL DISTANCE OF 2013.46 FEET TO A POINT FOR CORNER ON THE EAST LINE OF AFORESAID STATE HIGHWAY 205 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 32 SECONDS, A RADIUS OF 7075.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.14 FEET;

THENCE, ALONG SAID EAST LINE OF STATE HIGHWAY NO. 205, ALONG THE EAST LINES OF A 0.5683 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, 0.5356 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND AFORESAID 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 1.03 FEET A TXDOT ALUMINUM MONUMENT FOUND, AND CONTINUING ALONG SAID CURVE A TOTAL ARC DISTANCE OF 287.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01 DEGREES 18 MINUTES 34 SECONDS EAST, ALONG THE SAID EAST LINE OF SAID STATE HIGHWAY NO. 205, PASSING AT A DISTANCE OF 367.85 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5683 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.5356 ACRE TRACT, PASSING AT A DISTANCE OF 963.55 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5356 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.2981 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1311.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 111.949 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

1.831 ACRES

BEING A 1.831 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A OF BCSUD ADDITION, AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2026010000092, PLAT RECORDS, COLLIN COUNTY, TEXAS. SAID 1.831 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND AT THE NORTHWEST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS, AND BEING A COMMON INTERIOR ELL CORNER OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS:

THENCE, SOUTH 34 DEGREES 42 MINUTES 57 SECONDS WEST, OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 106.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NTS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A AND THE **POINT OF BEGINNING;**

THENCE, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 200.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NTS" FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 397.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NTS" FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "USA, INC" FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 400.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.831 ACRES LAND, MORE OR LESS.

LEAVING A **NET AREA OF 110.118 ACRES** OF LAND, MORE OR LESS.

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 DEVELOPMENT.

"RECOMMENDED FOR APPROVAL"

____
SIGNATURE
BEAR CREEK SUD, LAVON, TEXAS

NAME/TITLE: ______________________________

DATE: ______________________________

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BEAR CREEK COMMERCIAL PROPERTIES LP** ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **HERITAGE SQUARE**, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, 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, **BEAR CREEK COMMERCIAL PROPERTIES LP**, DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS, ALLEYS AND RIGHTS OF WAY 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 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. THE WATER FACILITY EASEMENTS ARE FOR BEAR CREEK SPECIAL UTILITY DISTRICT USE ONLY. THE SEWER EASEMENTS ARE FOR CITY OF LAVON USE ONLY. THE DRAINAGE EASEMENTS (OFFSITE AND ONSITE) ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH 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 IS 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 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 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.

BEAR CREEK COMMERCIAL PROPERTIES LP
A TEXAS LIMITED PARTNERSHIP

BY: ______________________________,

NAME: ______________________________

TITLE: ______________________________

STATE OF TEXAS
COUNTY OF __________

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, 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 IN THE CAPACITY HEREIN STATED AND AS THE ACT AND DEED OF SAME COMPANY.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF ________________, 2026.

____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID #:____________________
MY COMMISSION EXPIRES:__________________

"RECOMMENDED FOR APPROVAL"

______________________________ __________
CHAIRMAN, PLANNING & 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 **BEAR CREEK COMMERCIAL** SUBDIVISION OR ADDITION TO THE CITY OF LAVON WAS SUBMITTED, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEY, PARKS, EASEMENT, 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 HER NAME HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS ____________ DAY OF ____________________, A.D., 2025

____
CITY SECRETARY, CITY OF LAVON, TEXAS

A
FINAL PLAT
OF
HERITAGE SQUARE
OF
LOTS 1–6, CA1, BLOCK A;
LOTS 1–2, CA1, BLOCK B;
LOTS 1–7, BLOCK C AND LOT 1, BLOCK D
SITUATED IN
THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121
& THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS
110.118 ACRES
16 LOTS & 2 COMMON AREAS
DATE: OCTOBER 2026 JOB NO. 0022

OWNER/DEVELOPER:

BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:

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

SHEET 3 OF 3

HERITAGE SQUARE

S:\NTX-LAND\0022\200 SURVEY\290 Mapping\0022C-PA01.dwg 10/12/2026

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

GRAND HERITAGE SQUARE DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

LJA Project No. NT080-0022C

Scott Booth, PE, PTOE
LJA Engineering, Inc.

September 2026

469.621.0710
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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

GRAND HERITAGE SQUARE DEVELOPMENT
TRAFFIC IMPACT ANALYSIS



September 30, 2026

LJA Project No. NT080-0022C

EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Grand Heritage Square development in Lavon, Texas.

This development will consist of 176 town homes, 225 multi-family units, 75,000 square feet for gym/fitness centers, 170,000 square feet for a grocery store, 81,350 square feet for additional commercial/retail use, 55,000 square feet for a sporting goods store, 13,320 square feet for drive-in banks, 5,156 square feet for high volume fast food, 19,850 square feet for fast casual restaurants, 19,850 square feet for sit down restaurants, 2,040 square feet for fast food with drive through, and 5,250 square feet for a quick lubrication vehicle shop. Construction for this development is expected to be completed in 2030. The study horizon for this TIA is year 2035. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine if mitigation measures to address any resulting deficiencies are recommended.

The study area for this TIA includes the street network located within a mile of the proposed development's access points and includes the following intersections:

1. SH 205 at SH 78
2. Burleson Dr at SH 78
3. Grand Heritage at SH 78
4. Endeavour Blvd at SH 205

Future intersections include:

5. Drive A at SH 205
6. Drive B at SH 205
7. Drive C at SH 78
8. Drive D at SH 78
9. Drive E at Geren Drive
10. Drive F at Geren Drive
11. Endeavor Boulevard and Geren Drive
12. Drive G at CR 484
13. Endeavor Boulevard and Grand Heritage Boulevard

For this study, the AM and PM peak hours were analyzed for each of the following scenarios:

1. Existing conditions (2025)
2. Interim year (2027) – background traffic growth rate only
3. Interim year (2027) – all background traffic
4. Build-out year (2030) – all background traffic
5. Build-out year (2030) – combined traffic
6. Horizon year (2035) – all background traffic
7. Horizon year (2035) – combined traffic

Peak hour traffic and 24-hour link data were collected on December 6, 2022 and May 15, 2025. An average annualized growth rate of 4.0 percent was calculated using historical traffic data from the TxDOT and NCTCOG traffic count database. This growth rate was applied to the existing traffic volumes in order to determine the future background traffic volumes for the years 2027, 2030, and 2035.

With internal trip capture and pass-by trips applied, the proposed development is projected to add 24,188 daily vehicle trips with 1,366 vehicle trips (709 in 656 out) during the AM peak hour period and 985 vehicle trips (537 in 448 out) during the PM peak hour period These traffic volumes were distributed to the surrounding roadway network according to the existing travel patterns within the study area.

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 7th Edition* (HCM7). Level of Service analyses for intersections were completed using Synchro traffic analysis software.

Based on the study results, no improvements to Geren or CR 484 are necessary as part of the development.

The following is a list of recommended improvements based on future growth in background traffic volumes and development related traffic. The sharing of the cost for these improvements is to be addressed with the city separately from the TIA.

- Signalization of SH 205 at Endeavour Boulevard (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 120 seconds for both peak hours
- Signalization of Endeavour Boulevard and SH 205 (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 150 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 120 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 150 seconds for both peak hours
- Eastbound right turn lane on SH 78 at Burleson Drive

The following is a list of improvements recommended as a result of the development:

- Eastbound right-turn lane on SH 78 at Drive C
- Eastbound right-turn lane on SH 78 at Drive D
- Eastbound right-turn lane on SH 78 at Grand Heritage Boulevard
- Northbound right-turn lane on SH 205 at Endeavour Boulevard
- Northbound right-turn lane on SH 205 at Drive A
- Drive A should be two-lane approaches allowing for separate right and left-turn movements. Minimum length of two-lane approach is recommended to be 150 feet.

- Grand Heritage Boulevard should be a three-lane approach allowing for a dual left and through/right movement. Minimum length of three-lane approach is recommended to be 150 feet.

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

August 13, 2026

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

Re: Heritage Square
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: August 6, 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 Final Plat to relabel Lot CA4, Block A to CA1, Block A. This change should also be reflected on the Title Block.

2. Revise the Final Plat to relabel Lot 5, Block A, Lot 6, Block A, and Lot 7, Block A to Lot 4, Block A, Lot 5, Block A, and Lot 6, Block A. This change should also be reflected on the Title Block.

3. Revise the Final Plat to relabel Lot CA2, Block B to CA1, Block B.

4. Revise the Final Plat to relabel Lot 3, Block B and Lot 2, Block B. This change should also be reflected on the Title Block.

5. Revise the Final Plat to remove “Residential Lot” labels from Lot 1, Block D and Lot 3, Block B, as use will be determined at the time of Site Plan or Building Permit.

6. Revise the Title Block to reflect the following:

LOTS 1 – 5, CA1, BLOCK A;
LOTS 1- 2, CA1, BLOCK B;
LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
SITUATED IN
THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
CITY OF LAVON, COLLIN COUNTY, TEXAS
101.118 ACRES
16 LOTS;
2 COMMON AREAS

7. Revise General Note 4 to include the following:

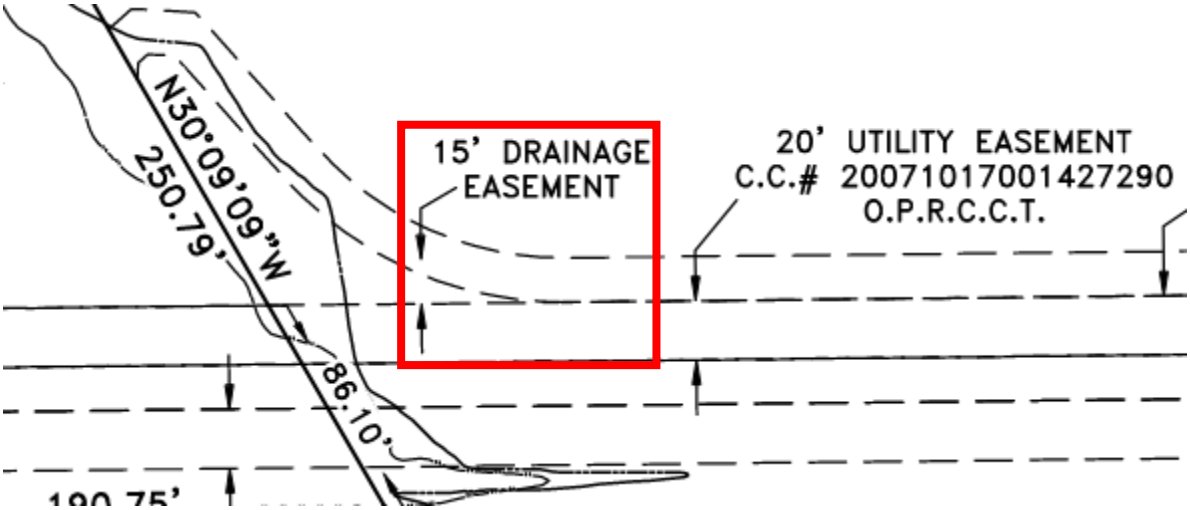
“All common areas shall be owned and maintained by a Property Owners’ Association (POA), common to the development, and shall be open for public recreation and pedestrian

access. Signage, pedestrian amenities, lighting, public art, and other furnishings within any common areas shall be owned and maintained by the POA."

8. Revise the General Notes to include the following addition:

   "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."

9. Revise the position of the 15' Drainage Easement label and arrows to algin with the easement shown on the Final Plat

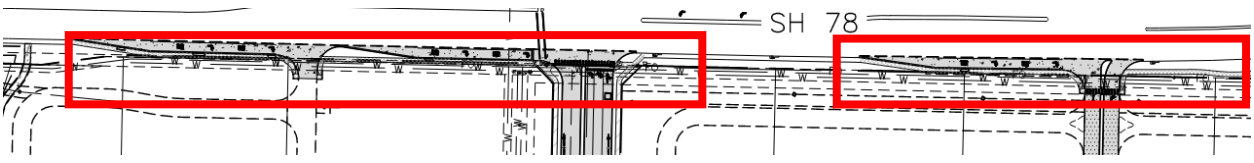


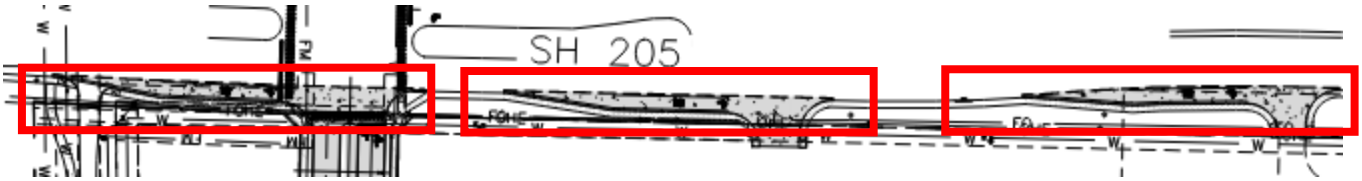
10. Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

11. Section Seven of the governing PD requires two dog waste stations. The Hardscape & Landscape Plan shows a total of one dog waste station. Revise the Hardscape & Landscape Plan to provide a minimum of two dog waste stations in the primary open space, between Subareas A and B-1.

12. Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

13. Deceleration lanes must be provided in a manner consistent with traffic-related impacts and engineering standards, including any necessary right-of-way, subject to the City Engineer's review.





14. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Studio Lead at LJA
Email: tmcleod@lja.com
Phone: 214.688.5814
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

September 1, 2026

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

Re: Heritage Square, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated August 6, 2026, and Civil Plans dated August 6, 2026 as prepared by LJA Engineering, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. It should be understood by all parties that discussions on traffic analysis/improvements for this development are ongoing. Improvements to SH 78 have been discussed as well as background traffic growth, signal timing, Endeavour/Grand Heritage intersection, Geren/Endeavour issues, etc. These issues will be resolved as part of final plat and final plan preparation for the impacted areas. An updated or amended Traffic Impact Analysis (TIA) will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

FINAL PLAT

2. It is our understanding that the name of the development will be changed from Bear Creek Commercial to Heritage Square.

3. All street intersections should include a 30’ visibility triangle easement.

CIVIL PLANS

4. We recommend that City of Lavon General Notes be included in the plan set.

5. Sheet 4 – General Note 1 should be modified to reflect that City of Lavon establishes minimum standards. City Standards will govern in the event of a conflict.

6. Sheet 4 – General Note 1 – the phrase “…City of Lavon Texas Council of Governments …” should be rephrased.

7. Sheet 4 – General Note 27 – A copy of the geotechnical report should be provided to the City for its records.

8. Sheet 4 – Paving And Striping Note #2 – Minimum reinforcement shall be #4 bars @ 18” o.c.e.w.

9. Sheet 4 – Traffic Control Notes are the same as Paving and Striping Notes.

10. Sheet 5 – the demolition of Geren in the northeast corner of the property should include a note that Geren is to remain open to traffic until completion of Grand Heritage Blvd and Endeavour Blvd.

11. Paving Sheets – It appears that the deceleration lanes are to be a separate set of plans. This should be clearly identified on all sheets, if applicable. Limits of construction should be clearly identified. Note that unless the deceleration lanes are to be constructed under a separate contract, we prefer these plans to be incorporated into a single set of plans.

12. Sheet 6 – There are deceleration lanes on SH 205 & SH 78. These have been conceptually approved by TxDOT, but full plans need to be provided for permitting.

13. Sheet 7 – The use of curb leave outs for drainage should be discussed. It is not clear as to why the drainage cannot flow to the proposed inlets 8A1 & 8A2.

14. Sheet 7 – Inlet 8A2 is shown to be within the street pavement. This should be verified.

15. Paving Sheets – The sheets should be consistent when showing left turn lane striping.

16. Paving Sheets – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

17. Sheet 13 – 19 – It is not clear as to the purpose of several of these sheets since they show the deceleration lanes which is apparently a separate set of plans (see comment 11 above) and streets that are included on other sheets. If these are included, they should be clearly labeled and appropriate details be provided.

18. Sheet 13 – 19 – The proposed fire lane should include appropriate dimensions and details.

19. Sheet 15 – Details should be provided for the connection to Geren.

20. Sheet 20 – A copy of the geotechnical report should be provided to the City for its records.

21. Grading Plan – We recommend using a different linetype for the flood plain instead of the same one used for contours.

22. Sheet 22 & 24 – Provide a profile and sections of the ditch along Geren and Traditions.

23. Sheet 23 – A detail sheet should be provided for the area downstream of Endeavour, similar to Sheet 25 for the area upstream of Endeavour.

24. Sheet 23 – The slopes on the west side of the downstream area appear to be step. A section across this area is recommended.

25. Sheet 23 – It appears a proposed retaining wall is to be constructed. Elevation information should be provided.

26. Sheet 23 – There appear to be some lines that are not identified.

27. Sheet 23 – There does not appear to be any erosion control downstream of the culverts.

28. Sheet 23 – The elevations along the proposed trail should be provided.

29. Sheet 23 – Engineer should verify need for guardrails and/or handrails at Endeavour crossing and trails in this area.

30. Sheet 24 – There appears to be some lines that are not identified.

31. Sheet 25 – The elevations along the proposed trail should be provided.

32. Sheet 25 – There appears to be some lines that are not identified.

33. Sheet 26 – The Summary Table does not correlate with the drawing.

34. Sheet 27 – For clarity, headers should be provided at the top of each summary table.

35. Sheet 27 – For clarity, storm sewer pipelines should be labeled.

36. Sheet 27 – The Engineer should add Analysis Point C.

37. Sheet 31 – No erosion control is shown downstream of the outfall.

38. Sheet 32 – The Engineer should verify the use of a concentric connection at Sta 10+19.82.

39. Sheet 33 – Border is missing.

40. Sheet 33 – There appears to be some lines that are not identified.

41. Sheet 34 – The proposed rip-rap should include dimensions, rip-rap size, etc.

42. Sheet 35 – For clarity the adjacent property should be shown, identified and labeled.

43. Sheet 39 – No erosion control is shown downstream of the outfall.

44. Sheet 40 – No erosion control is shown downstream of the outfall.

45. Sheet 41 – No erosion control is shown downstream of the outfall.

46. Sheet 41 – Complete calculations on the pond, culverts, etc. should be provided.

47. Water Plans – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

48. Water Plans – These are to be reviewed by Bear Creek SUD and are not included in this review unless otherwise stated.

49. Sheet 55 – The note for connection ot an existing manhole should state that the connection will be by core of the existing manhole and use of A-Lok or equal connection. No grouting allowed.

50. Sheet 56 – End & Plug note should be added.

51. Sheet 57 – Drop manholes shall be 5’ diameter and include internal drops.

52. Sanitary Sewer Profiles – Note that pipe shall be SDR 26 PVC.

53. Sanitary Sewer Profiles – Where manholes are outside paved areas, the top manhole shall be 12” above final grade.

54. Sheet 61 – Drop manholes shall be 5’ diameter and include internal drops.

55. Sheet 62 – Drop manholes shall be 5’ diameter and include internal drops.

56. Sheet 64 – Add note that street lighting and street signs shall conform to City of Lavon Standards.

57. Sheet 64 – Engineer should provide verification that street lighting meets City Standards for illuminance and uniformity ratio.

58. Sheet 66 – Signage and striping should be shown for the transition area and connection to Traditions/CR 484 intersection.

59. Sheet 67 – Rock check dams or other structure should be provided at downstream area of outfalls to protect adjacent properties.

60. Sheet 67 – Erosion control should be provide for the ditches along Geren and Traditions.

61. Sheet 69 – Note that detail 8 on sheet DS-PV3 should be changed to 15’.

62. Landscape Plans are not included in this review.

This concludes our review of the above referenced Final Plat, Civil Plans. A copy of sheets, with markups, is provided 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. 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

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FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

September 14, 2026

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

Re: Heritage Square, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Drainage Study dated August, 2026, as prepared by LJA Engineering, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Our comments are as follows:

1. The drainage study includes the existing ditch/stream extending from SH 78 south to the property line. The stream does not have any current FEMA floodplain delineation. the stream eventually intersects with Bear Creek.

2. This area was previously studied in 2018.

3. The Table of Contents contains errors and/or missing sections.

4. A separate report, Aquatic Resources Delineation and Determination Report dated June, 2026 as prepared by LJA Environmental Services has been referenced in Appendix D. This report identifies 2 wetlands and jurisdictional streams ((Relatively Permanent Waters (RPW's)). Per the Engineer, the project is being designed to stay within the limits of NWP 14. This includes locating the detention pond adjacent to the jurisdictional waters and the wetlands are to remain undisturbed. The Endeavour Blvd Crossing is to be designed to NPW 14 requirements.

5. Areas UBC-3A, 4A, 5A & 6 should be modeled as "Commercial & Business" (Ref Exhibit 6).

6. Table B3 – Areas-3A, 4A, 5A & 6 Show open space. These areas are currently developed or soon to be developed and should be considered "Commercial & Business".

7. In Table B7 there is an Ultimate Flow column for the 100-yr flood. This should be defined.

8. The cross sections should be properly titled to include section numbers to correlate with the exhibits.

This concludes our review of the above referenced Drainage Study.

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 - LAVON General Services\9 - Review\Heritage Square (Bear Creek Comm)\Heritage Square - Drainage Study - Rev 0.docx

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

October 01, 2026

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

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City planning and design comments dated August 13, 2026 from Tiffany McLeod and Abra Nusser, we have addressed your comments as follows.

Planning and Design Comments

1. Revise the Final Plat to relabel Lot CA4, Block A to CA1, Block A. This change should also be reflected on the Title Block.

   Response: The final plat and titleblock have been updated to reflect this change.

2. Revise the Final Plat to relabel Lot 5, Block A, Lot 6, Block A, and Lot 7, Block A to Lot 4, Block A, Lot 5, Block A, and Lot 6, Block A. This change should also be reflected on the Title Block.

   Response: The final plat and titleblock have been updated to reflect this change.

3. Revise the Final Plat to relabel Lot CA2, Block B to CA1, Block B.

   Response: The final plat has been updated to reflect this change.

4. Revise the Final Plat to relabel Lot 3, Block B and Lot 2, Block B. This change should also be reflected on the Title Block.

   Response: The final plat and titleblock have been updated to reflect this change.

5. Revise the Final Plat to remove “Residential Lot” labels from Lot 1, Block D and Lot 3, Block B, as use will be determined at the time of Site Plan or Building Permit.

   Response: The final plat has been updated to reflect this change.

6. Revise the Title Block to reflect the following:
   LOTS 1 – 5, CA1, BLOCK A;
   LOTS 1- 2, CA1, BLOCK B;
   LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
   SITUATED IN
   THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
   CITY OF LAVON, COLLIN COUNTY, TEXAS
   101.118 RES
   16 LOTS;
   2 COMMON AREAS

   Response: The titleblock has been updated to reflect this change.

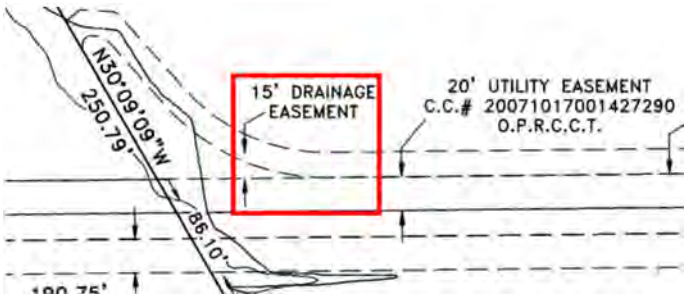
7. Revise General Note 4 to include the following:
   "All common areas shall be owned and maintained by a Property Owners' Association (POA), common to the development, and shall be open for public recreation and pedestrian access. Signage, pedestrian amenities, lighting, public art, and other furnishings within any common areas shall be owned and maintained by the POA."

   Response: General note 4 has been updated to reflect this change.

8. Revise the General Notes to include the following addition:
   "The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."

   Response: This note has been added to the general notes section.

9. Revise the position of the 15' Drainage Easement label and arrows to algin with the easement shown on the Final Plat.



   Response: This callout has been modified to properly align with the easement.

10. Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

Response: The landscape and hardscape plan has been updated to show a minimum of six benches along the trails. All trees dedicated for the benches have been updated to canopy trees.

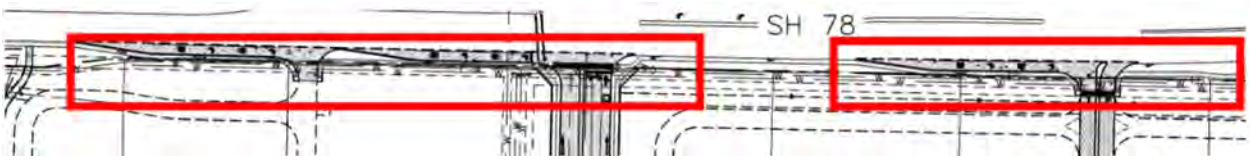
11. Section Seven of the governing PD requires two dog waste stations. The Hardscape & Landscape Plan shows a total of one dog waste station. Revise the Hardscape & Landscape Plan to provide a minimum of two dog waste stations in the primary open space, between Subareas A and B-1.

    Response: The landscape and hardscape plan has been updated to show a minimum of two dog waste stations in the primary open space.

12. Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

    Response: Dimensions have been added where possible, otherwise square footage of the easement has been provided instead.

13. Deceleration lanes must be provided in a manner consistent with traffic-related impacts and engineering standards, including any necessary right-of-way, subject to the City Engineer's review.



Response: No ROW dedication required per lates engineering review.

14. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

    Response: A comment response letter has been included with this resubmittal.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

469.621.0710
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www.LJA.com
6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 1, 2026

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

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City engineering comments from Mark Hill dated September 1, 2026, we have addressed your comments as follows.

Engineering Comments

General

1. It should be understood by all parties that discussions on traffic analysis/improvements for this development are ongoing. Improvements to SH 78 have been discussed as well as background traffic growth, signal timing, Endeavour/Grand Heritage intersection, Geren/Endeavour issues, etc. These issues will be resolved as part of final plat and final plan preparation for the impacted areas. An updated or amended Traffic Impact Analysis (TIA) will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

   Response: Per discussions with the City, the TIA will be updated to incorporate currently known developments and updated background traffic conditions within the study area, and no additional TIA updates will be required during the ongoing review and development of the overall site. The updated TIA is included with this submittal. Any future TIA updates associated with individual lot development will be the responsibility of the individual lot developer.

Final Plat

2. It is our understanding that the name of the development will be changed from Bear Creek Commercial to Heritage Square.

   Response: Correct, the development is now called "Heritage Square".

3. All street intersections should include a 30' visibility triangle easement.

   Response: Per email coordination with Mark Hill on 09/11/2026, 30' visibility triangles have been added to the paving and landscape plans but not included on the final plat due to being within the City Right-of-Way.

Civil Plans

4. It is our understanding that the name of the development will be changed from Bear Creek Commercial to Heritage Square.

Response: Correct, the development is now called "Heritage Square".

5. Sheet 4 – General Note 1 should be modified to reflect that City of Lavon establishes minimum standards. City Standards will govern in the event of a conflict.

   Response: The general notes have been updated to reflect this change.

6. Sheet 4 – General Note 1 – the phrase "…City of Lavon Texas Council of Governments…" should be rephrased.

   Response: The general notes have been updated to reflect this change.

7. Sheet 4 – General Note 27 – A copy of the geotechnical report should be provided to the City for its records.

   Response: The Geotech Report has been included with this resubmittal.

8. Sheet 4 – Paving And Striping Note #2 – Minimum reinforcement shall be #4 bars @ 18" o.c.e.w.

   Response: The general notes have been updated to reflect this change.

9. Sheet 4 – Traffic Control Notes are the same as Paving and Striping Notes.

   Response: The duplicate notes have been removed from the traffic control notes section.

10. Sheet 5 – the demolition of Geren in the northeast corner of the property should include a note that Geren is to remain open to traffic until completion of Grand Heritage Blvd and Endeavour Blvd.

    Response: A note has been added to the demolition and existing conditions plan stating that Geren is to remain open until completion of Grand Heritage and Endeavour.

11. Paving Sheets – It appears that the deceleration lanes are to be a separate set of plans. This should be clearly identified on all sheets, if applicable. Limits of construction should be clearly identified. Note that unless the deceleration lanes are to be constructed under a separate contract, we prefer these plans to be incorporated into a single set of plans.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026. TxDOT plans now incorporated into set.

12. Sheet 6 – There are deceleration lanes on SH 205 & SH 78. These have been conceptually approved by TxDOT, but full plans need to be provided for permitting.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026. TxDOT plans now incorporated into set.

13. Sheet 7 – The use of curb leave outs for drainage should be discussed. It is not clear as to why the drainage cannot flow to the proposed inlets 8A1 & 8A2.

    Response: The curb leave-outs are necessary to maintain the required dry lane. A curb leave-out detail has been added to the plan set.

14. Sheet 7 – Inlet 8A2 is shown to be within the street pavement. This should be verified.

    Response: This is proposed as a three grate inlet, per email conversation with Mark Hill on 09/03/2026. The callout for this inlet has been updated accordingly.

15. Paving Sheets – The sheets should be consistent when showing left turn lane striping.

    Response: Noted, all sheets are showing left turn lane striping in the same manner.

16. Paving Sheets – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

    Response: This note has been added to the plans.

17. Sheet 13 – 19 – It is not clear as to the purpose of several of these sheets since they show the deceleration lanes which is apparently a separate set of plans (see comment 11 above) and streets that are included on other sheets. If these are included, they should be clearly labeled and appropriate details be provided.

    Response: The sheets has been reorganized for clarity and to better show design intent and scope.

18. Sheet 13 – 19 – The proposed fire lane should include appropriate dimensions and details.

    Response: Dimensions and detail added to fire lane.

19. Sheet 15 – Details should be provided for the connection to Geren.

    Response: Plan updated.

20. Sheet 20 – A copy of the geotechnical report should be provided to the City for its records.

    Response: The Geotech Report has been included with this resubmittal.

21. Grading Plan – We recommend using a different linetype for the flood plain instead of the same one used for contours.

    Response: Linetype revised and labeled for clarity.

22. Sheet 22 & 24 – Provide a profile and sections of the ditch along Geren and Traditions.

    Response: Profile and typical section added to plans. Note: due to the existing grade of Geren and Tradition, the resulting ditch is very flat 0.4% - 0.5%; the drainage area to this ditch is only the corresponding side of the ROW.

23. Sheet 23 – A detail sheet should be provided for the area downstream of Endeavour, similar to Sheet 25 for the area upstream of Endeavour.

    Response: Trail grading plans have been provided at increased scale to cover the detail in this area. A section added to downstream grading plan was added to the plan set.

24. Sheet 23 – The slopes on the west side of the downstream area appear to be steep. A section across this area is recommended.

    Response: Grading revised.

25. Sheet 23 – It appears a proposed retaining wall is to be constructed. Elevation information should be provided.

    Response: Grading revised. See trail grading plans for detail.

26. Sheet 23 – There appear to be some lines that are not identified.

    Response: Linework on grading sheets cleaned up and detailed areas provided.

27. Sheet 23 – There does not appear to be any erosion control downstream of the culverts.

    Response: Riprap has been added to this outfall.

28. Sheet 23 – The elevations along the proposed trail should be provided.

    Response: Separate trail sheets have been dedicated within the plan set to show trail elevations.

29. Sheet 23 – Engineer should verify need for guardrails and/or handrails at Endeavour crossing and trails in this area.

    Response: Based on TxDOT guardrail criteria (RDM 4.10.7., Table 4-20), a curbed road with speed limit of 30 does not require a guardrail with a clear area of at least 4' from face of curb, with 6' desired. Our parkway is 12.5' from ROW to FOC therefore no guardrail is needed or desired.

30. Sheet 24 – There appears to be some lines that are not identified.

    Response: Addressed.

31. Sheet 25 – The elevations along the proposed trail should be provided.

    Response: Separate trail sheets have been dedicated within the plan set to show trail elevations.

32. Sheet 25 – There appears to be some lines that are not identified.

    Response: Addressed.

33. Sheet 26 – The Summary Table does not correlate with the drawing.

    Response: The drainage area summary table has been updated to match the drainage areas shown in plan view.

34. Sheet 27 – For clarity, headers should be provided at the top of each summary table.

    Response: Column headers have been added to all of the drainage area summary tables.

35. Sheet 27 – For clarity, storm sewer pipelines should be labeled.

    Response: Pipelines have been labeled on the plans for clarity.

36. Sheet 27 – The Engineer should add Analysis Point C.

    Response: Analysis Point C has been added to the plans.

37. Sheet 31 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to the outfall.

38. Sheet 32 – The Engineer should verify the use of a concentric connection at Sta 10+19.82.

    Response: Profile revised.

39. Sheet 33 – Border is missing.

    Response: The border has been added to the sheet.

40. Sheet 33 – There appears to be some lines that are not identified.

    Response: Additional callouts have been added to the plans for clarity on this linework.

41. Sheet 34 – The proposed rip-rap should include dimensions, rip-rap size, etc.

    Response: Rip-rap dimensions and size have been added.

42. Sheet 35 – For clarity the adjacent property should be shown, identified and labeled.

    Response: The adjacent property has been labeled.

43. Sheet 39 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to this outfall.

44. Sheet 40 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to this outfall.

45. Sheet 41 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to this outfall.

46. Sheet 41 – Complete calculations on the pond, culverts, etc. should be provided.

    Response: Please refer to the Heritage Square Drainage Study for the supporting hydrologic and hydraulic calculations, including the channel and culvert analyses. The retention pond is provided for aesthetic purposes and to satisfy the requirements of the PD; it is not required to provide the necessary stormwater storage. Required storage is provided within the graded channel, with the culverts controlling the downstream discharge. The retention pond plan is included in the construction plans to provide the information necessary for construction.

47. Water Plans – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

    Response: This note has been added to the plans.

48. Water Plans – These are to be reviewed by Bear Creek SUD and are not included in this review unless otherwise stated.

    Response: Noted, these plans have been submitted to Bear Creek SUD for their review.

49. Sheet 55 – The note for connection to an existing manhole should state that the connection will be by core of the existing manhole and use of A-Lok or equal connection. No grouting allowed.

    Response: Note added to plan sheet.

50. Sheet 56 – End & Plug note should be added.

    Response: This callout has been added to the plans.

51. Sheet 57 – Drop manholes shall be 5’ diameter and include internal drops.

    Response: Drop manholes have been updated to be 5’ internal drop manholes.

52. Sanitary Sewer Profiles – Note that pipe shall be SDR 26 PVC.

    Response: SDR-26 has been added to the pipe callouts within the profiles.

53. Sanitary Sewer Profiles – Where manholes are outside paved areas, the top manhole shall be 12” above final grade.

    Response: Manholes outside of paved areas have been raised to be one foot above final grade.

54. Sheet 61 – Drop manholes shall be 5’ diameter and include internal drops.

    Response: Drop manholes have been updated to be 5’ internal drop manholes.

55. Sheet 62 – Drop manholes shall be 5’ diameter and include internal drops.

    Response: Drop manholes have been updated to be 5’ internal drop manholes.

56. Sheet 64 – Add note that street lighting and street signs shall conform to City of Lavon Standards.

    Response: This note has been added to the plans.

57. Sheet 64 – Engineer should provide verification that street lighting meets City Standards for illuminance and uniformity ratio.

    Response: A photometrics plan has been provided with this resubmittal.

58. Sheet 66 – Signage and striping should be shown for the transition area and connection to Traditions/CR 484 intersection.

    Response: Goring added at transition.

59. Sheet 67 – Rock check dams or other structure should be provided at downstream area of outfalls to protect adjacent properties.

    Response: Rock Check dams have been added to the appropriate locations, as marked up by Mark Hill.

60. Sheet 67 – Erosion control should be provide for the ditches along Geren and Traditions.

    Response: Rock check dams and erosion control matting have been added to the plans for flows from the ditches along Geren and Traditions.

61. Sheet 69 – Note that detail 8 on sheet DS-PV3 should be changed to 15’.

    Response: This detail has been updated.

62. Landscape Plans are not included in this review.

    Response: Noted.

Plan Markups

63. All intersections to have a 30’ visibility easement.

    Response: Per an email from Mark Hill on 09/11/2026, 30’ visibility triangles have been added to the paving and landscape plans but not included on the final plat due to being within the City Right-of-Way.

64. Heritage Square?

    Response: Correct, the development is now called “Heritage Square”.

65. All intersections to have a 30’ visibility easement.

    Response: Per an email from Mark Hill on 09/11/2026, 30’ visibility triangles have been added to the paving and landscape plans but not included on the final plat due to being within the City Right-of-Way.

66. Heritage Square?

    Response: Correct, the development is now called “Heritage Square”.

67. City standards govern minimum requirements.

    Response: The general notes have been updated to reflect this intent.

68. Provide a copy to the City for its records.

    Response: The Geotech Report has been included with this resubmittal.

69. May be #4 depending upon which pavement section.

    Response: The note has been updated to reflect #4 bars.

70. Same as paving notes.

    Response: Duplicate notes have been removed from the traffic notes section.

71. Recommend including City of Lavon General notes.

    Response: The City of Lavon General notes have been added to the plan set.

72. Traffic must be maintained on Geren Road during construction.

    Response: A note has been added to the plans stating that Geren is to remain open until completion of Grand Heritage and Endeavour.

73. Deceleration lanes require TXDOT permit.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026.

74. Deceleration lanes require TXDOT permit.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026.

75. Why can’t flow go to inlet 8A1?

Response: The curb leave-outs are necessary to maintain the required dry lane. A curb leave-out detail has been added to the plan set.

76. Curb inlet is inside pavement area.

    Response: This is proposed as a three-grate inlet per City of Lavon Standards.

77. Be consistent on sheets on whether this striping is visible.

    Response: Noted, all sheets are showing left turn lane striping in the same manner.

78. Add note: Water valves shall not be placed within ADA ramps, including ramp, flares and landings.

    Response: This note has been added to the plans.

79. Provide detail (elevations, dimensions, etc.). Typical all deceleration lanes.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026.

80. Provide details.

    Response: Legend has been modified to provide clarity.

81. Provide details, dimensions, etc. for fire lanes.

    Response: Dimensions and detail added to fire lane

82. Add note that Geren cannot be closed until Endeavour and Grand Heritage Blvd are complete.

    Response: A note has been added to the plans stating that Geren is to remain open until completion of Grand Heritage and Endeavour.

83. Provide details.

    Response: Details added

84. Provide detail at street intersections.

    Response: Detail added at street intersections.

85. Provide copy of geotechnical report.

    Response: The Geotech Report has been included with this resubmittal.

86. Recommend different line type to differentiate between contour and floodplain limit.

    Response: Linetype revised and labeled.

87. Provide drainage ditch profile and typical section with 100-yr flood elevation shown.

    Response: Typical section and profile added.

88. Provide trail elevation information (see sheet 21).

    Response: Separate trail sheets have been dedicated within the plan set to show trail elevations.

89. Verify need for guardrails or handrails at Endeavour crossing and trails in this area.

    Response: Based on TxDOT guardrail criteria (RDM 4.10.7., Table 4-20), a curbed road with speed limit of 30 does not require a guardrail with a clear area of at least 4' from face of curb, with 6' desired. Our parkway is 12.5' from ROW to FOC therefore no guardrail is needed or desired.

90. Erosion control?

    Response: Riprap has been added to this outfall.

91. Provide section or slope information.

    Response: Plan updated

92. Provide retaining wall elevation information.

    Response: Plan updated

93. What is this line?

    Response: Plan revised

94. Not clear what is happening in this area.

    Response: Plan revised

95. What are these lines?

    Response: Plan revised

96. Provide detail of this area similar to sheet 25.

    Response: See trail grading plans for detail.

97. What are these lines?

    Response: New sheet created to provide additional detail of this area.

98. Provide drainage ditch profile and typical section with 100-yr flood elevation shown.

Response: Additional sheets with ditch profiles and typical sections have been added.

99. Provide trail elevation information (see sheet 21).

Response: Trail plan and profile sheets added.

100. What is this?

Response: This linework has been removed from the plans.

101. What is this line?

Response: Plan revised

102. Does not match drawing.

Response: The drainage area summary table has been updated to match the drainage areas shown in plan view.

103. Add column headers.

Response: Column headers have been added to all of the drainage area summary tables.

104. Label pipelines.

Response: Pipelines have been labeled on the plans for clarity.

105. Analysis Point C.

Response: Analysis Point C has been added to the plans.

106. Is rip-rap needed?

Response: Riprap has been added to this outfall.

107. Show normal pool elevation.

Response: This has been added to the profile view.

108. Border?

Response: The border has been added to this sheet.

109. What are these lines?

Response: Additional callouts have been added to the plan for clarity on this linework.

110. Provide dimensions, and size information on rip-rap.

Response: Rip-rap dimensions and size have been added.

111. Add length to rip-rap in profile view.

Response: Length of riprap has been added to all profile views.

112. Show and label property.

Response: The property has been labeled.

113. Rip-rap?

Response: Riprap has been added to this outfall.

114. Rip-rap?

Response: Riprap has been added to this outfall.

115. Rip-rap?

Response: Riprap has been added to this outfall.

116. Rip-rap?

Response: Riprap has been added to this outfall.

117. Rip-rap?

Response: Riprap has been added to this outfall.

118. Rip-rap?

Response: Riprap has been added to this outfall.

119. Rip-rap?

Response: Riprap has been added to this outfall.

120. Rip-rap?

Response: Riprap has been added to this outfall.

121. Provide pond calculations.

Response: Please refer to the Heritage Square Drainage Study for the supporting hydrologic and hydraulic calculations, including the channel and culvert analyses. The retention pond is provided for aesthetic purposes and to satisfy the requirements of the PD; it is not required to provide the necessary stormwater storage. Required storage is provided within the graded channel, with the culverts controlling the downstream discharge. The retention pond plan is included in the construction plans to provide the information necessary for construction.

122. Provide an overall water plan.

Response: This sheet has been added to the plans.

123. Add note: Water valves shall not be placed within ADA ramps, including ramp, flares, and landings.

Response: This note has been added to the plans.

124. Need note to state that connection to existing manhole shall be by core with A-Lok or equal connection. No grouting allowed.

Response: This note has been added to the plans.

125. 5’ internal drop MU per City Standards.

Response: This manhole has been updated to be a 5’ internal drop manhole.

126. SDR 26. Typical all pipe segments.

Response: SDR-26 has been added to the pipe callouts within the profiles.

127. SDR 26. Typical all pipe segments.

Response: SDR-26 has been added to the pipe callouts within the profiles.

128. Where manhole is outside of paved area, top manhole to be 12” above final grade.

Response: Manholes outside of paved areas have been raised to be one foot above final grade.

129. 5’ internal drop.

Response: This manhole has been updated to be a 5’ internal drop manhole.

130. 5’ internal drop.

Response: This manhole has been updated to be a 5’ internal drop manhole.

131. 5’ internal drop MH.

Response: This manhole has been updated to be a 5’ internal drop manhole.

132. 5’ dia internal drop MH.

Response: This manhole has been updated to be a 5’ internal drop manhole.

133. Street lighting and sign blades to meet City Standards.

Response: Street lighting per city standards, note 7 on striping and signage plan references city standard.

134. Signage for transition from 2 lanes to one lane.

Response: Signage added to plan

135. Double yellow centerline.

Response: Double yellow centerline added to plan

136. There is an existing stop sign for westbound.

Response: Existing stop sign noted on plan. Revise intersection to be 3-way stop.

137. Show transition striping.

Response: Goring added to plan

138. Stop sign for Southbound.

Response: Stop sign added to plan.

139. Existing stop sign for northbound.

Response: Existing stop sign added to plan.

140. Fix reference to City of Fort Worth in the notes section.

Response: This has been updated to read "City of Lavon".

141. Fix reference to Pard Agent in the notes section.

Response: Pard Agent reference removed.

142. Fix reference to Section 33-1 in the notes section.

Response: Note updated

143. Need rock check or other device to protect offsite.

Response: A rock check dam has been added to the plans.

144. Need rock check or other device to protect offsite.

Response: A rock check dam has been added to the plans.

145. Need rock check or other device to protect offsite.

Response: A rock check dam has been added to the plans.

146. Erosion control for ditch.

Response: Rock check dams and erosion control matting have been added to the plans for flows from the ditches along Geren and Traditions.

147. Recommend changing to 15’.

Response: This detail has been updated.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 1, 2026

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, TX 75166
Attn: Mark D Hill, P.E

Re: Response Letter for Case No.
Heritage Square Drainage Preliminary Plat – 1st Review
LJA Job No. NT800-0022GHS

Dear Mr. Hill:

In response to the City of Lavon comments dated September 14, 2026, we have addressed your comments as follows.

1. The drainage study includes the existing ditch/stream extending from SH 78 south to the property line. The stream does not have any current FEMA floodplain delineation. The stream eventually intersects with Bear Creek.

   Response: Correct, please see Exhibit A1 and A3 for confirmation.

2. This area was previously studied in 2018.

   Response: Acknowledged. The 2018 study details are included in the data collection section of the report.

3. The Table of Contents contains errors and/or missing sections.

   Response: Addressed. Table of Contents has been revised to match the content in the report.

4. A separate report, Aquatic Resources Delineation and Determination Report dated June, 2026 as prepared by LJA Environmental Services has been referenced in Appendix D. This report identifies 2 wetlands and jurisdictional streams ((Relatively Permanent Waters (RPW's)). Per the Engineer, the project is being designed to stay within the limits of NWP 14. This includes locating the detention pond adjacent to the jurisdictional waters and the wetlands are to remain undisturbed. The Endeavour Blvd Crossing is to be designed to NPW 14 requirements.

   Response: Correct.

5. Areas UBC-3A, 4A, 5A & 6 should be modeled as "Commercial & Business" (Ref Exhibit 6).

   Response: The land use areas mentioned above have been revised from "Open Space" to "Commercial and Business" in the existing conditions and proposed conditions model. The revised land use classifications are shown in Exhibits 5 and 6, located in Appendix A.

6. Table B3 – Areas-3A, 4A, 5A & 6 Show open space. These areas are currently developed or soon to be developed and should be considered “Commercial & Business”.

   Response: Addressed. The land use areas mentioned above have been revised from “Open Space” to “Commercial and Business” in the existing conditions and proposed conditions model. The revised land use classifications are displayed in the existing conditions and proposed conditions curve number calculations. (Appendix B, Tables B2 and B3)

7. In Table B7 there is an Ultimate Flow column for the 100-yr flood. This should be defined.

   Response: Addressed. The ultimate hydrology model as been included in Appendix B, along with the backup calculations.

8. The cross sections should be properly titled to include section numbers to correlate with the exhibits.

   Response: Addressed. The HEC-RAS cross section plot has been updated to include the river stations in the title in C3 of Appendix C.

We trust this additional information will allow further review and processing for approval. If you have any questions or require additional information, please contact Taylor Townsend at 214.451.0921. ttownsend@lja.com

Sincerely,

Taylor Townsend, PE,
Project Manger

TT/jdlr

Enclosures

CC: LJA Engineering – Abril Avila Enriquez, Larissa Knapp-Scott
Freeman-Millican, Inc – Mark Hill
City of Lavon – Kim Dobbs

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October 5, 2026

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

Re: Heritage Square
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: October 1, 2026

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

PLANNING + DESIGN COMMENTS

1. **REPEAT COMMENT:** Revise the Title Block to reflect the following:

   Response: The title block has been updated to reflect this change.

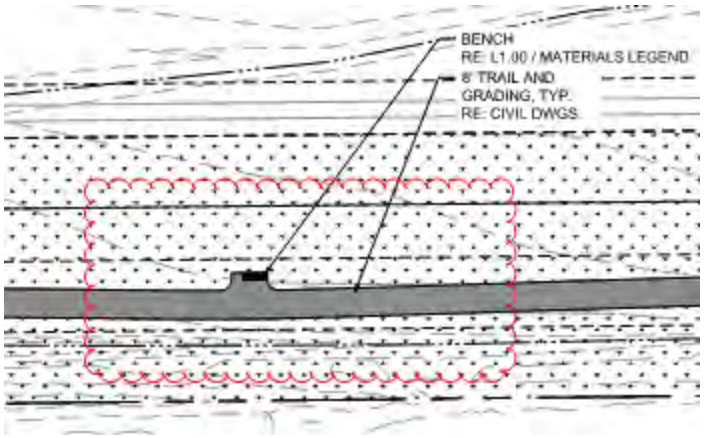
   Revise the Title Block to remove "RESIDENTIAL" and correct the number of Lots in Block A. See redline changes to the Title Block below:

   LOTS 1 – ~~56~~, CA1, BLOCK A;
   LOTS 1- 2, CA1, BLOCK B;
   LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
   SITUATED IN
   THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
   CITY OF LAVON, COLLIN COUNTY, TEXAS
   101.118 ACRES
   16 ~~RESIDENTIAL~~ LOTS & 2 COMMON AREA~~S~~ ~~LOTS~~

2. **REPEAT COMMENT:** Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

   Response: The landscape and hardscape plan has been updated to show a minimum of six benches along the trails. All trees dedicated for the benches have been updated to canopy trees.

   Revise Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade the each bench.

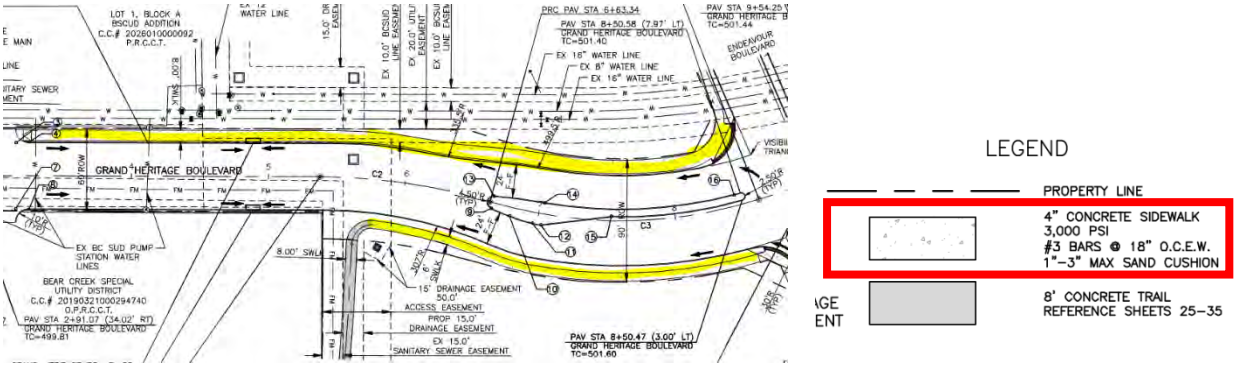


3. **REPEAT COMMENT:** Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

   Response: Dimensions have been added where possible, otherwise square footage of the easement has been provided instead.

   Revise the Final Plat and Paving Plan to detail the 6-foot sidewalks along the following roadways per the PD:

Required public sidewalks shall be constructed as follows:
a. 6 feet along State Highways (where re-construction is necessary to accommodate turn lane improvements)
b. 6 feet wide along Endeavor Boulevard
c. 6 feet wide on Grand Heritage Boulevard, north of Endeavor Boulevard
d. 6 feet wide on the west side of Grand Heritage Boulevard, south of Endeavor Boulevard
e. 6 feet wide on the east side of Grand Heritage Boulevard, south of Endeavor Boulevard
f. 6 feet wide along Geren Drive



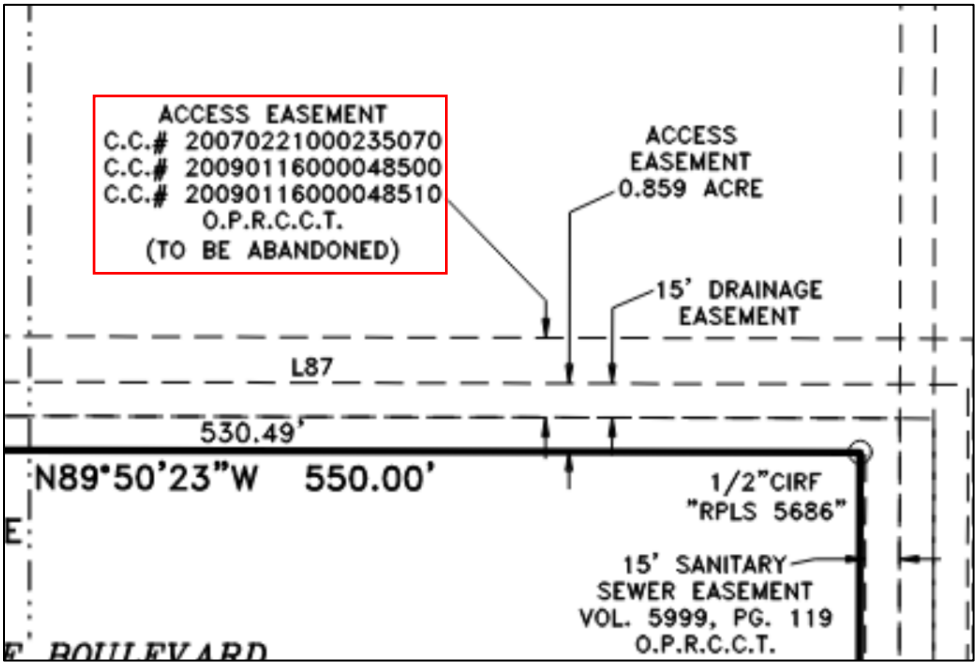
   Note an example on the Paving Plan, which details 4-foot sidewalks, as shown above:

4. Per the PD "A minimum of 10.24 acres of the PD District shall be devoted as publicly accessible privately owned or public parkland." It appears that the Parks and Open Space on the Final Plat are located within Common Area Lots and Access Easements. Revise the

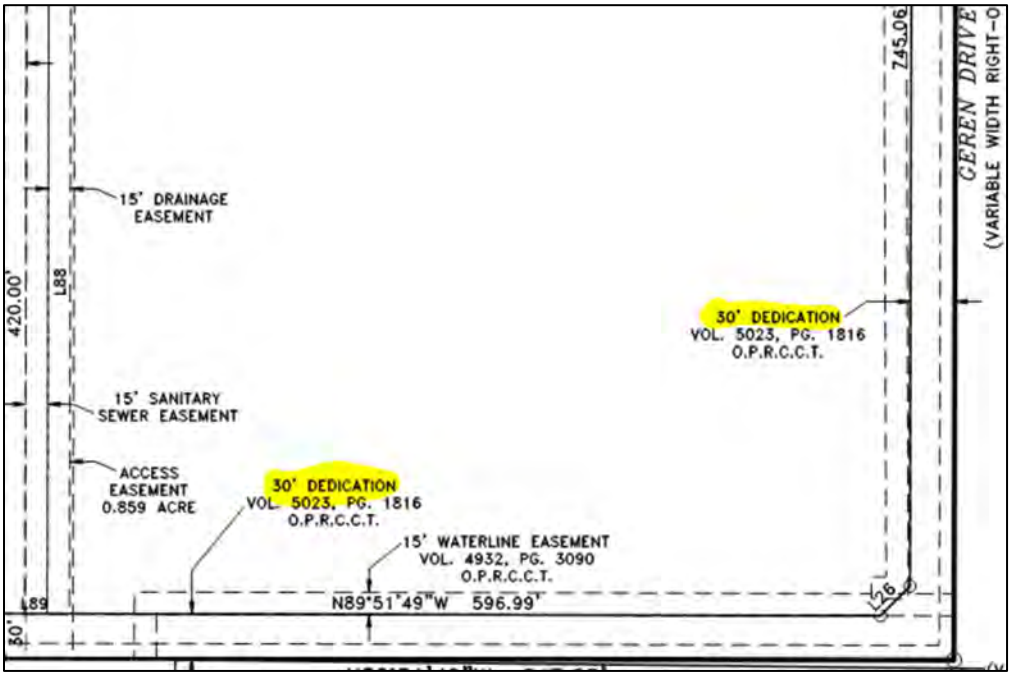
Access Easements areas, where trails/parks are proposed, to be in formally dedicated Common Areas to comply with the minimum parkland requirement.

5. Revise the Final Plat to add all existing and proposed easements associated with proposed Lot 6, Block A.

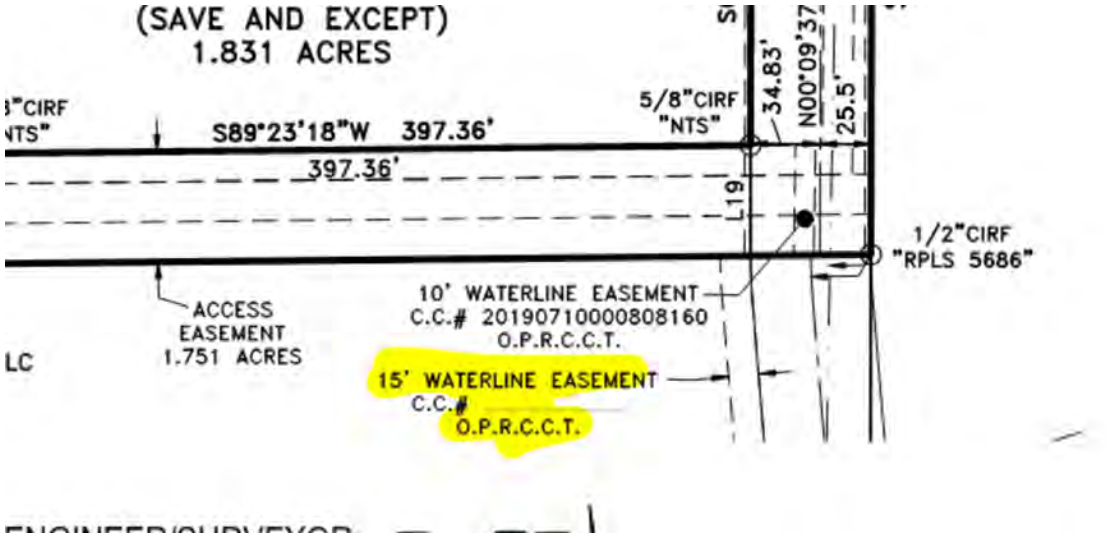
6. Should the three existing access easements be proposed to be abandoned by this plat, revise the Final Plat to update the label to state, “abandoned by this plat.” Please also coordinate with BCSUD to ensure they are informed of this change.



7. Revise the Plat to remove all previously dedicated right-of-way from the subject property:



8. Revise the Final Plat to provide the filling information for the off-site easement by separate instrument, as shown below:



9. Revise the Final Plat to add the subject property line and proposed lot lines to the legend to clarify linework.

10. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Studio Lead at LJA
Email: tmcleod@lja.com
Phone: 214.688.5814
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

October 12, 2026

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

Re: Heritage Square, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated October 1, 2026, and revised Civil Plans dated October 1, 2026 as prepared by LJA Engineering, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. A revised Traffic Impact Analysis (TIA) dated September 2026 as prepared by LJA Engineering, Inc. has been provided. This revision has updated the land use assumptions to more accurately represent the future development. The estimated total 24 hour trips is 22,890. The recommendations for improvements have not changed from the earlier TIA. This includes deceleration lanes on SH 78 & SH 205 and signalization for Endeavour Blvd & SH 205 intersection. **As each area develops, this TIA should be revised and updated to reflect the actual traffic generation related to the specific project.**

2. A sanitary sewer analysis for the development and adjacent areas has been provided. The analysis shows that the entire drainage basin conveyed to the Bear Creek WWTP increase of 0.114 MGD from earlier projections provided with the Grand Heritage Development. Due to recent flow restrictions placed upon the Bear Creek WWTP by TCEQ, the available capacity to receive sanitary sewer flows is limited. Any increase in flow could result in an overcapacity situation at the facility. As development occurs and actual flows are available, the additional flow projected will need to be analyzed to see if there is capacity to handle it. The City of Lavon is reexamining the entire sanitary sewer system to determine if there are other options available to help mitigate these TCEQ restrictions.

3. A Drainage Study dated October 1, 2026 as prepared by LJA Engineering, Inc. has been provided. The study covers the north-south waterway extending form SH 78 to the south boundary. This study establishes a 100-year flood boundary, which has been included ion the civil plans. Data has also been used for sizing of the detention ponds and culverts under Endeavour Blvd. The study shows that with the proposed improvements, the discharge to the adjacent property remains unchanged.

FINAL PLAT

4. All street intersections should include a 30’ visibility triangle easement. The major intersections show this to be provided within the proposed right-of-way, but the key

access connections on Grand Heritage and Geren should also include the 30’ visibility easement.

CIVIL PLANS

5. Sheet 9 – The plan appears to show all trees to be removed along the jurisdictional wetlands. This should be verified. If not, we recommend a more accurate presentation of tree removal areas.

6. Sheet 15 – Section B-B shows a line that is not labeled.

7. Sheet 16, 18, 23 & 24 – All street intersections should include a 30’ visibility triangle easement. The major intersections show this to be provided within the proposed right-of-way, but the key access connections on Grand Heritage and Geren should also include the 30’ visibility easement.

8. Sheet 17 – What appears to be an existing flowline at the south end of Grand Heritage should be removed or labeled for clarity.

9. Trail Sheets – The trail width should be clearly identified on each sheet.

10. Sheet 43 – We recommend providing flow arrows or similar to clearly show drainage in the area.

11. Sanitary Sewer Plans – The notes provide do not appear to be applicable.

12. Sheet 70 – A note should be added that states the existing manhole shall be cored with a PSX Positive Seal or equal. Grout is not allowed.

13. Sheet 79 – There is a square shown near the SH 78 intersection that is not labeled.

14. Sheet 79 – At the northbound driveway connection at SH 78 a Right Turn Only Sign (R3-5 style) should be added.

15. Sheet 79 & 81 – At all “All Way” or “3 Way” stops a R1-3 style sign should be added as appropriate.

16. Sheet 85 – The location of the proposed silt fence does not appear to address tree removal and trail construction.

17. Sheet 85 – The rock check dam on Traditions should be called out for clarity.

18. Sheet 88 – The leaveout should have a curb transition on the downstream end for traffic safety.

19. Sheet 88 – the leaveout opening width should be 4’ maximum.

20. Sheet 88 – Section A-A of the Flume Under Sidewalk detail should clarify what the dimension references.

21. Sheet 88 – It is not clear what note 5 of the Flume Under Sidewalk detail is referencing.

This concludes our review of the above referenced revised Final Plat and Civil Plans. A copy of sheets, with markups, is provided for your convenience. **We recommend APPROVAL of the Final Plat, with acknowledgment of items 1 and 2 above.** Civil plan comments should be addressed prior to any construction activities.

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 - LAVON General Services\9 - Review\Heritage Square (Bear Creek Comm)\Heritage Square - Final Plat - Rev 1.docx

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October 13, 2026

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

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City engineering comments dated October 12, 2026 from Mark Hill, we have addressed your comments as follows. Please note that Civil Plans addressing remaining comments will be submitted for review prior to construction.

General

1. A revised Traffic Impact Analysis (TIA) dated September 2026 as prepared by LJA Engineering, Inc. has been provided. This revision has updated the land use assumptions to more accurately represent the future development. The estimated total 24 hour trips is 22,890. The recommendations for improvements have not changed from the earlier TIA. This includes deceleration lanes on SH 78 & SH 205 and signalization for Endeavour Blvd & SH 205 intersection. **As each area develops, this TIA should be revised and updated to reflect the actual traffic generation related to the specific project.**

   Response: Noted.

2. A sanitary sewer analysis for the development and adjacent areas has been provided. The analysis shows that the entire drainage basin conveyed to the Bear Creek WWTP increase of 0.114 MGD from earlier projections provided with the Grand Heritage Development. Due to recent flow restrictions placed upon the Bear Creek WWTP by TCEQ, the available capacity to receive sanitary sewer flows is limited. Any increase in flow could result in an overcapacity situation at the facility. As development occurs and actual flows are available, the additional flow projected will need to be analyzed to see if there is capacity to handle it. The City of Lavon is reexamining the entire sanitary sewer system to determine if there are other options available to help mitigate these TCEQ restrictions.

   Response: Acknowledged. Please revise the referenced increase in projected flow from 0.114 MGD to 0.0114 MGD (11,400 GPD).

   The original Grand Heritage study projected a combined flow of 0.3127 MGD for Lines A, B, and E, compared to 0.3241 MGD in the current study, representing an increase of 0.0114 MGD.

   For reference, the original Grand Heritage study projected a total flow of 0.6723 MGD to the Bear Creek WWTP, compared to the permitted capacity of 0.7500 MGD. Incorporating the revised projections for Lines A, B, and E results in an updated total projected flow of 0.6837

MGD, which remains below the permitted plant capacity.

We understand that the City intends to continue monitoring actual wastewater flows and evaluating available treatment capacity as development occurs. No additional revisions to the sanitary sewer analysis are proposed at this time.

3. A Drainage Study dated October 1, 2026 as prepared by LJA Engineering, Inc. has been provided. The study covers the north-south waterway extending form SH 78 to the south boundary. This study establishes a 100-year flood boundary, which has been included ion the civil plans. Data has also been used for sizing of the detention ponds and culverts under Endeavour Blvd. The study shows that with the proposed improvements, the discharge to the adjacent property remains unchanged.

   Response: Acknowledged.

Final Plat

4. All street intersections should include a 30’ visibility triangle easement. The major intersections show this to be provided within the proposed right-of-way, but the key access connections on Grand Heritage and Geren should also include the 30’ visibility easement.

   Response: Additional 30’ visibility triangle easements added.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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October 13, 2026

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

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City planning and design comments dated October 06, 2026 from Tiffany McLeod and Abra Nusser, we have addressed your comments as follows.

Planning and Design Comments

1. REPEAT COMMENT: Revise the Title Block to reflect the following:

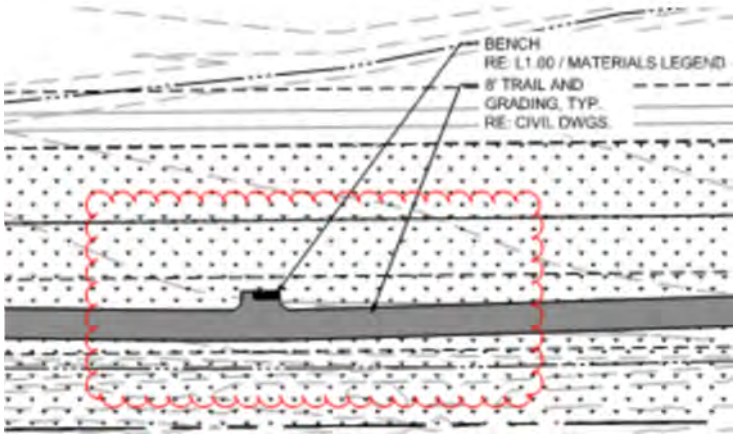
   Revise the Title Block to remove "RESIDENTIAL" and correct the number of Lots in Block A. See redline changes to the Title Block below:

   LOTS 1 – ~~56~~, CA1, BLOCK A;
   LOTS 1- 2, CA1, BLOCK B;
   LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
   SITUATED IN
   THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
   CITY OF LAVON, COLLIN COUNTY, TEXAS
   101.118 ACRES
   16 ~~RESIDENTIAL~~ LOTS & 2 COMMON AREAS ~~LOTS~~

   Response: The titleblock has been updated to reflect this change.

2. REPEAT COMMENT: Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

   Revise Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade the each bench.

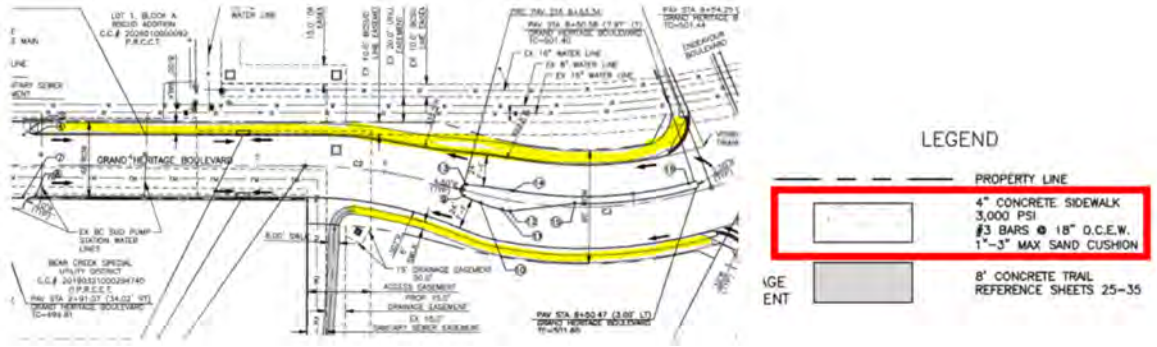


Response: This bench location has been relocated to add a canopy tree.

3. REPEAT COMMENT: Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

   Revise the Final Plat and Paving Plan to detail the 6-foot sidewalks along the following roadways per the PD:

> Required public sidewalks shall be constructed as follows:
> a. 6 feet along State Highways (where re-construction is necessary to accommodate turn lane improvements)
> b. 6 feet wide along Endeavor Boulevard
> c. 6 feet wide on Grand Heritage Boulevard, north of Endeavor Boulevard
> d. 6 feet wide on the west side of Grand Heritage Boulevard, south of Endeavor Boulevard
> e. 6 feet wide on the east side of Grand Heritage Boulevard, south of Endeavor Boulevard
> f. 6 feet wide along Geren Drive



   Note an example on the Paving Plan, which details 4-foot sidewalks, as shown above:

   Response: The legend detail specifies the sidewalk as four inches thick, not four feet wide. All sidewalks are proposed as six feet wide, which matches the PD.

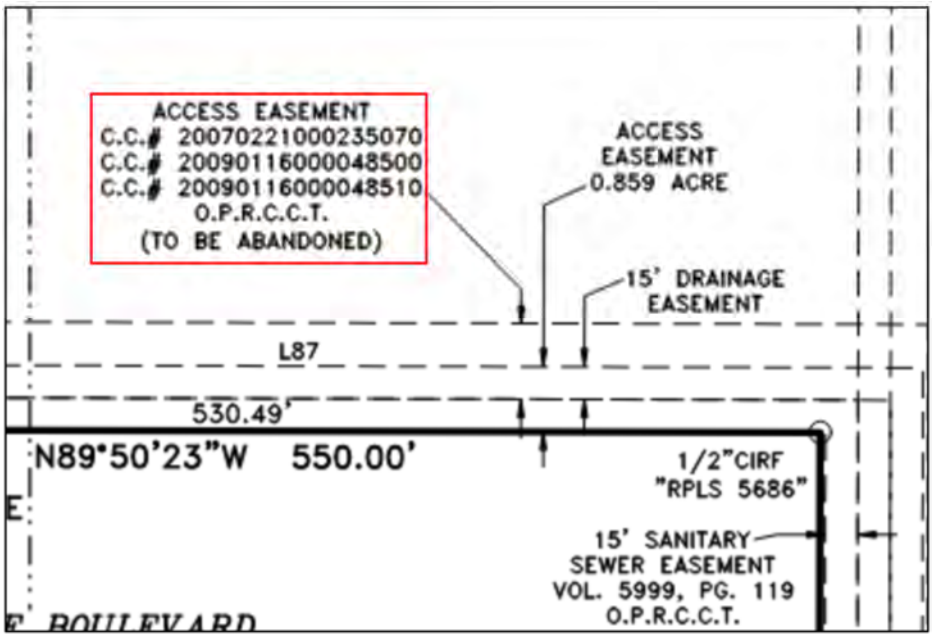
4. Per the PD "A minimum of 10.24 acres of the PD District shall be devoted as publicly accessible privately owned or public parkland." It appears that the Parks and Open Space on the Final Plat are located within Common Area Lots and Access Easements. Revise the Access Easements areas, where trails/parks are proposed, to be in formally dedicated Common Areas to comply with the minimum parkland requirement.

   Response: The linear parks meet the PD criteria as privately owned and publicly accessible. The easement has been revised to call these as "Park Pedestrian Access Easement" and a note has been added to the Final Plat that "All park easements shall be maintained by the property owner, and shall be open for public recreation and pedestrian access."

5. Revise the Final Plat to add all existing and proposed easements associated with proposed Lot 6, Block A.

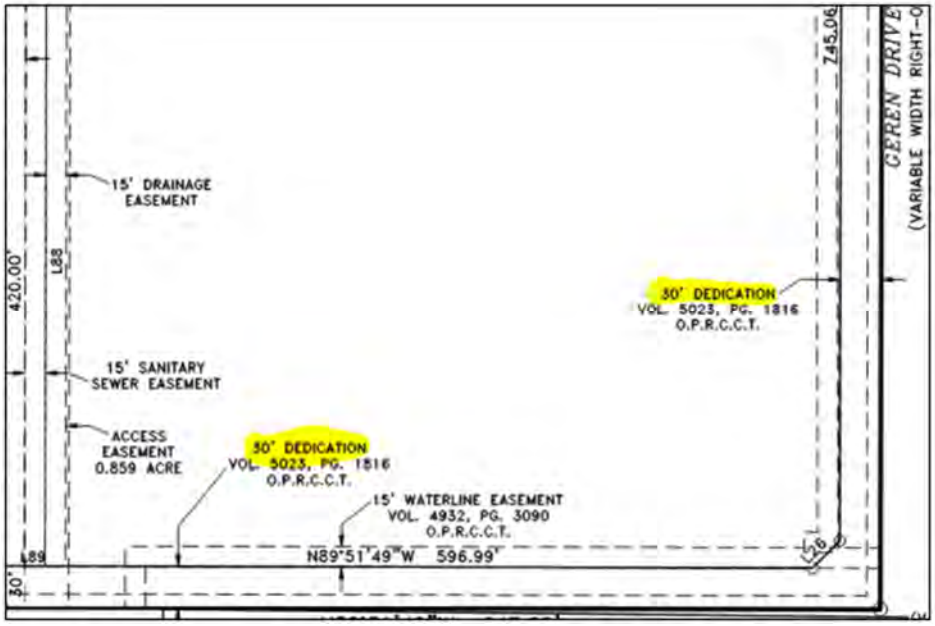
   Response: All known easements have been added to Lot 6, Block A. The developer on this lot has indicated that they are not far enough in their design to provide additional easements at this time. Any additional easements by the lot developer will be their responsibility.

6. Should the three existing access easements be proposed to be abandoned by this plat, revise the Final Plat to update the label to state, "abandoned by this plat." Please also coordinate with BCSUD to ensure they are informed of this change.



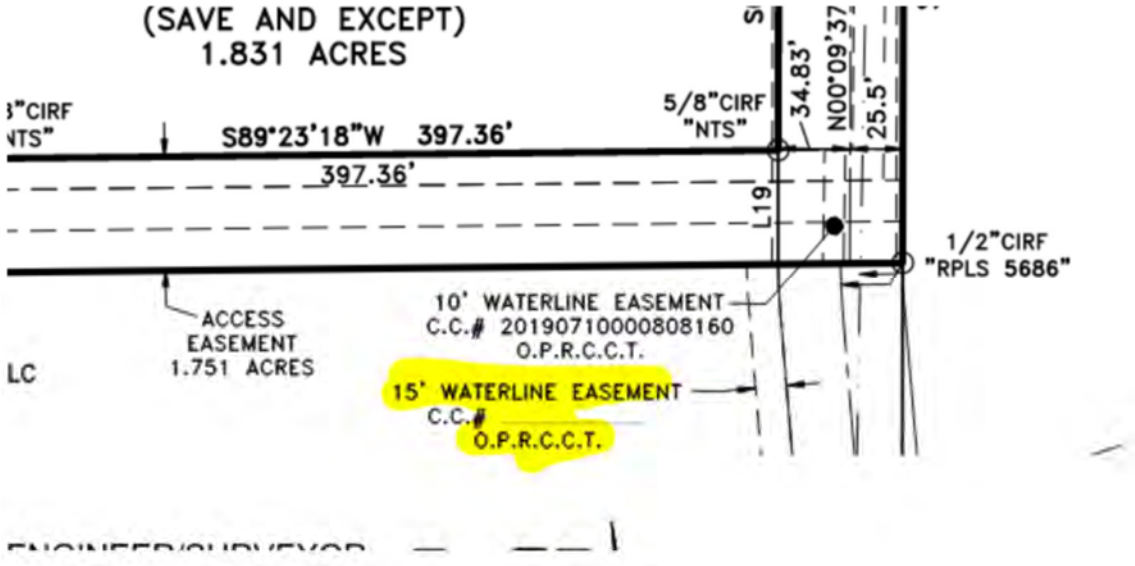
   Response: Easements granted by separate instrument need to be abandoned by separate instrument.

7. Revise the Plat to remove all previously dedicated right-of-way from the subject property:



Response: The 30' dedication by separate instrument recorded in V 5023, P 1861 will need to remain, it is a recorded easement granted to the City.

8. Revise the Final Plat to provide the filling information for the off-site easement by separate instrument, as shown below:



Response: Noted, once the proposed easement is recorded, that filing information will be added.

9. Revise the Final Plat to add the subject property line and proposed lot lines to the legend to clarify linework.

   Response: Linework has been added to the legend.

10. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

    Response: A comment response letter has been included with this resubmittal.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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

October 19, 2026

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

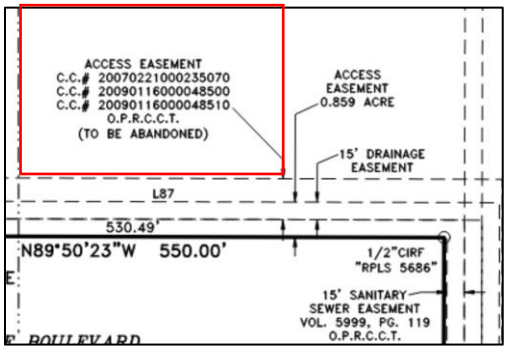
Re: Heritage Square
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: October 13, 2026

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

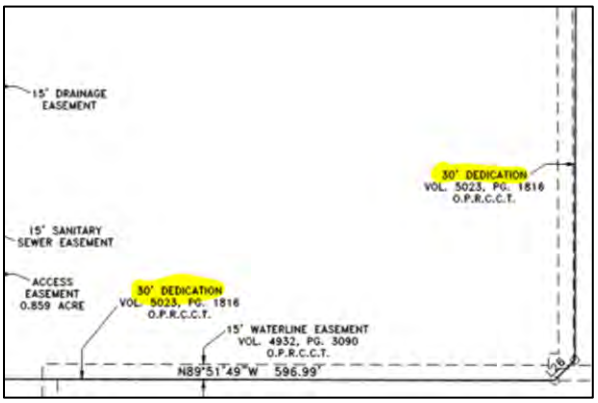
1. **Revise Note #8 to state the following "All park pedestrian easements shall be maintained by the property owner, and shall be open for public recreation and pedestrian access. For any property adjacent to a linear park or park common area, all fencing and walls, on the park side, shall be decorative iron, with the exception of potential masonry columns."**

2. **An approved Site Plan for Walmart, located on Lot 6, Block A, shows easements which are not included on the Final Plat. For example, the "Fire Lane, Mutual Access, and Utility Easements" are still not shown. Revise the Final Plat to include these easements.**

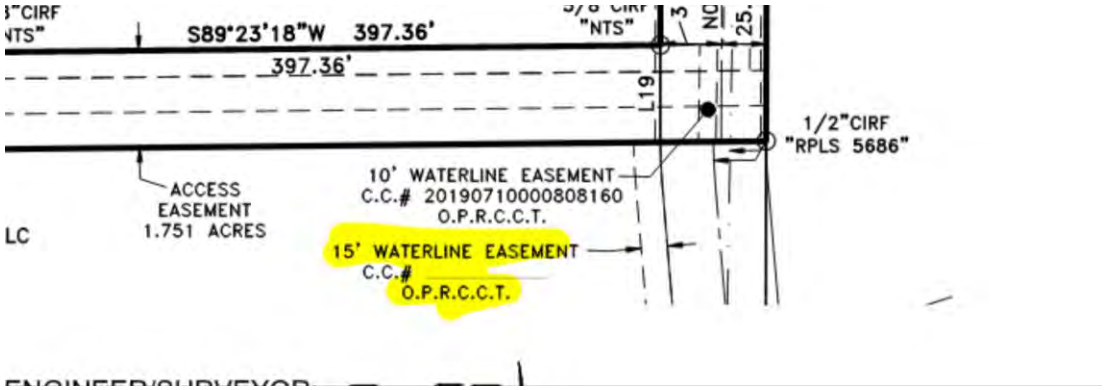
3. **Should the three existing access easements (shown below) be proposed to be abandoned by this plat, revise the Final Plat to update the label to state, "abandoned by this plat." Please also coordinate with BCSUD to ensure they are informed of this change. Comment will remain until addressed, either on this Plat or by separate instrument. If done by separate instrument, please provide the filling information.**



4. **Revise the Plat to remove all previously dedicated right-of-way from the subject property (as highlighted below). The filing information can remain, but the areas should be removed from the subject property, as they are public right-of-way.**



5. **Revise the Final Plat to provide the filing information for the off-site easement by separate instrument (as shown below). Comment will remain until addressed.**



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: November 3, 2026 **ITEM: 7 - A**

Item:

Public hearing, discussion and action regarding an application for a conditional use permit as specified in the Lake Breeze Planned Development regulations for an automotive service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

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

Application Information

Owner(s): Lavon 678 Development, LLC

Applicant: Victor Castro

Location: 921 N. SH 78, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6

Description: A 1.2- acre portion of Lot 24C-R-1, Block E of Lake Breeze Estates Addition in the Lake Breeze Planned Development District (CCAD Property ID 2938580).

Current Zoning: Planned Development (PD)

Request: Conditional Use Permit (CUP) for Automobile Service Establishment

Request Details

The applicant is seeking approval of a conditional use permit (CUP) to permit the operation of a retail tire store and automobile service establishment.

The proposed business will occupy a 1.2-acre portion of Lot 24C-R-1, that is 4.4 acres and which will require submittal and approval of a replat prior to site plan approval.

The applicant submitted for information purposes a conceptual site plan and conceptual landscape plan to illustrate the proposed use. If the CUP is approved, a replat, site plan, landscape plan and associated documents will be required pursuant to the Code of Ordinances.

Code Excerpts:

LAVON CODE OF ORDINANCES – ZONING ORDINANCE
ORDINANCE NO. 2020-04-04 LAKE BREEZE PLANNED DEVELOPMENT

ZONING EXHIBIT "C" – ZONING USES AND DESIGN GUIDELINES

The proposed 109 residential lots encompassing approximately 21.5 acres of the residential acreage will follow the SF-4 Single-Family District standards and uses with some modifications and the retail commercial will follow the Retail District standards and uses with some modifications as shown below.

Zoning Use Table	P = Permitted Use	C = Conditional Use	-- = Not Permitted

RETAIL, COMMERCIAL, PERSONAL SERVICE USES	SF-4	Retail
Automobile service establishment	--	C

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. A notification sign was properly posted on the property. Two (2) notices were returned in favor of and none in opposition to the proposed application.

The planner provided conditions for consideration:

a) Long-term or inoperable vehicle storage is prohibited.
b) Outdoor storage of automotive parts, equipment, tires, or repair materials is prohibited.
c) Related automotive repair equipment shall not exceed 55 decibels (dBA) as measured at the nearest residential property line.
    (i) The City may require field testing after opening to ensure compliance.
d) All repair activities shall occur within the building.
e) An approved Site Plan, Landscape Plan, Building Elevations, Photometric Plan, and Replat shall be required prior to obtaining a Building Permit.

Planning and Zoning Commission Report:

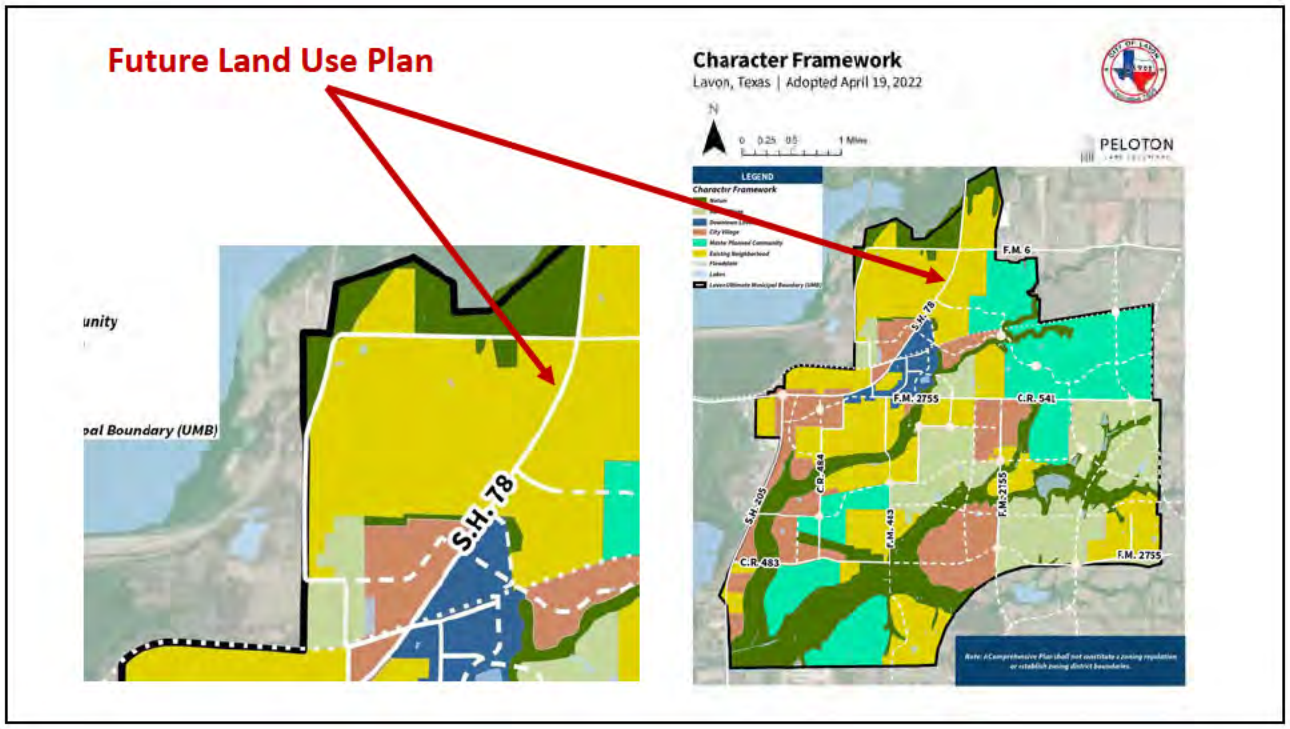
MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS FOR AN AUTOMOBILE SERVICE ESTABLISHMENT AT 921 N. SH 78 ON 1.2 ACRES ON LOT 24C-R-1, BLOCK E, LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD., CITY OF LAVON, COLLIN COUNTY TEXAS, INCLUDING CONDITIONS OUTLINED IN THE BRIEF, NO TRANSMISSION OR ENGINE WORK PERMITTED, BAY DOORS TO BE CLOSED, AIR COMPRESSOR KEPT INDOORS WITH EXTRA SOUND PROOFING, VIBRATION MITIGATION, NO OPERATION OF TOWING BUSINESS, AND SUBJECT TO CITY PLANNER APPROVAL OF OUTSTANDING COMMENTS.
MOTION: NABORS
SECONDED: MCCLENDON
APPROVED: UNANIMOUS (Absent, Vallejo)

Staff Notes:

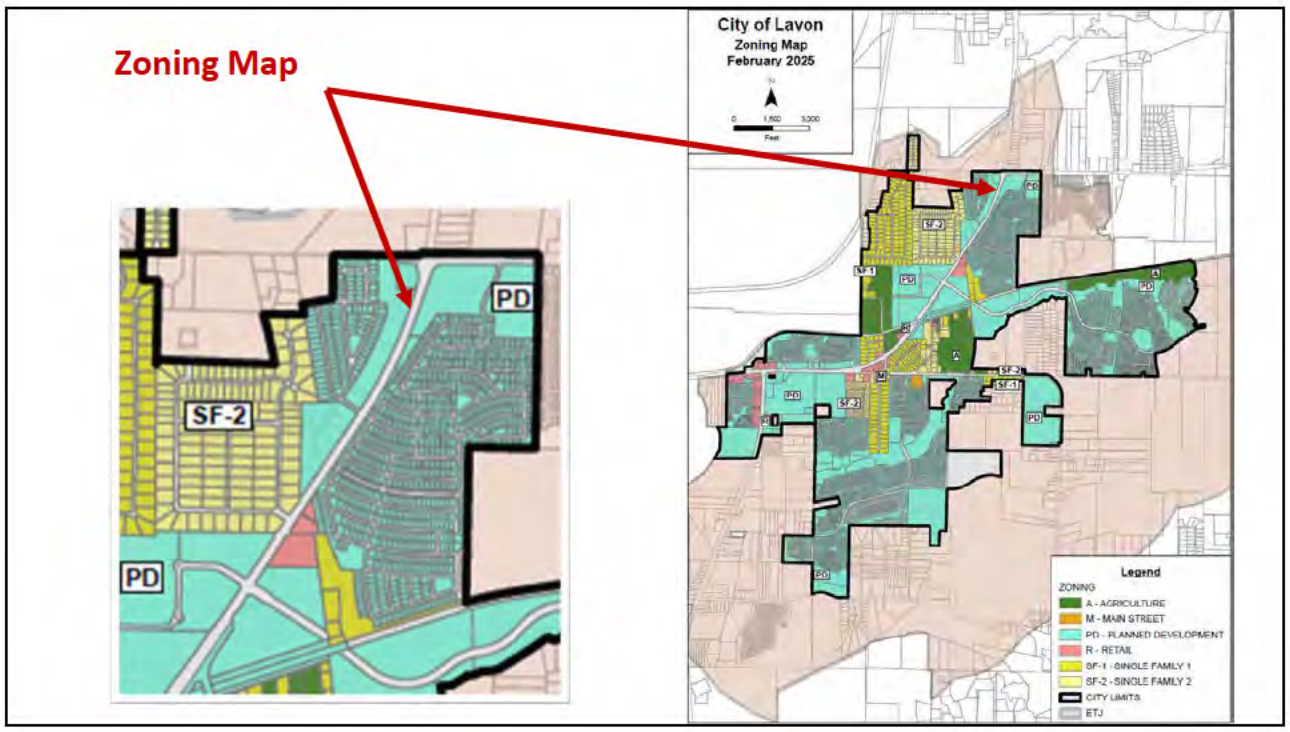
Conditional approval of the proposed CUP is recommended.

Attachments:

1. Location exhibits
2. Application
3. Planning and Engineering Review comments
4. Neighbor Notice
   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)


Future Land Use Plan
Character Framework
Lavon, Texas | Adopted April 19, 2022
PELOTON
LEGEND
Charactr Framework
unity
oal Boundary (UMB)
S.H. 78
F.M. 6
F.M. 2755
C.R. 541
C.R. 484
S.H. 205
C.R. 483
F.M. 2755
F.M. 2755

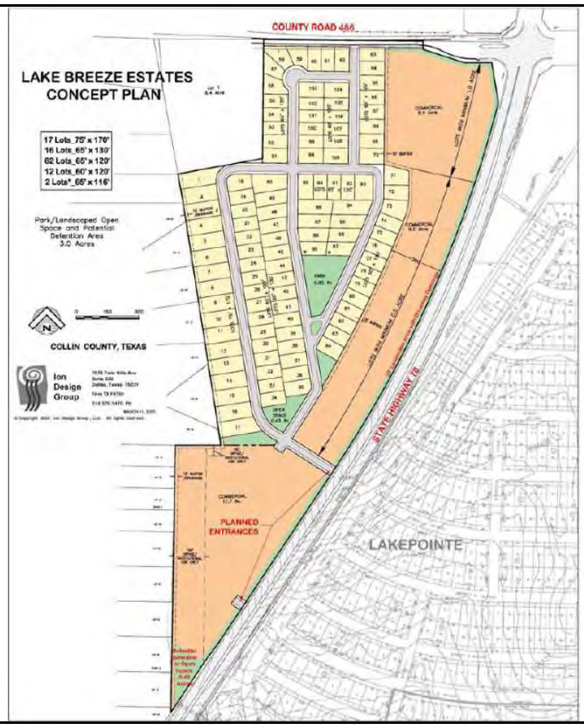
5


Zoning Map
City of Lavon
Zoning Map
February 2025
PD
SF-2
PD
Legend
ZONING
A - AGRICULTURE
M - MAIN STREET
PD - PLANNED DEVELOPMENT
R - RETAIL
SF-1 - SINGLE FAMILY 1
SF-2 - SINGLE FAMILY 2
CITY LIMITS
ETJ

6


Gage Rd
Gage Rd
W FM 6
W FM 6
78
78
8000
7892
955
309.1'
259.8'
Pine St
Cedar St
Spruce St
Adair Dr
Marshall Dr
236
220
204
973
961
949
937
925
913
901
2140
960
959
948
947
936
935
924
923
912
915
900
903
986
974
962
950
938
926
916
902
869
861
853
845
837
833
243
233
223
203
868
860
852
844
840
836
856
857
844
849
836
835
832
829
813
323
381
423
461
822
818
814
810
806
805
352
368
402
424

7


COUNTY ROAD 486
LAKE BREEZE ESTATES
CONCEPT PLAN
17 Lots_70' x 170'
16 Lots_65' x 130'
62 Lots_65' 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

8

CITY OF LAVON

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

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

Victor Castro — Applicant Name
08/27/26 — Date

Representative — Representative, Agent or Owner
(214) 241-9169 — Phone

BTR Construction Group, LLC — Company
victor@btrconstructiongroup.com — Email address

9982 Monroe Dr suite 401 — Street
Dallas, TX 75220 — City, State, Zip

921 N State Hwy 78 Lavon, TX 75166 — Address and Location of Property

Portion of Lot 24C-R-1, Block E, Lake Breeze Estates, — Legal Description of Property

Existing Zoning: PD District - Lake Breeze

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

Conditional Use Permit request for a proposed Tire Store and Service Center within Lake Breeze Planned Development (PD), established by Ordinance No. 2020-04-04. See attached supporting documents

Signature of Applicant or Representative: Victor Castro

For Office Use Only

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

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

CITY OF LAVON

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Victor Castro
Applicants Name

08/24/26
Date

Representative
Representative or Agent

(214) 241-9169
Phone Number

9982 Monroe Dr suite 401
Street

Dallas, TX 75220
City, State, Zip

921 N State Hwy 78 Lavon, TX 75166
Location of Property

Portion of Lot 24C-R-1, Block E
Legal Description of Property

PD District - Lake Breeze
Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: Victor Castro

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
lmcclendon@lavontx.gov

Declaration of Ownership

Date: 8/27/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lavon 678 Development LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Signature (~~Owner~~) William M. Sorrels, Managing Member

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared William Sorrels,
on this the 27th day of August, 2026.

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

Notary Public in and for Collin County, Texas

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: 8/27/24

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lavon 678 Development 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 Victor Castro / BTR Construction Group 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~~) William M. Sorrels, Managing Member

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared William Sorrels,
on this the 27th day of August, 2024.

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

Notary Public in and for Collin County, Texas

Rev 12-04-2023

BEING all that certain 1.222 acre tract of land situated in the Samuel M. Rainer, Abstract No. 740, City of Lavon, Collin County, Texas, same being a portion of that certain tract of land conveyed to Lavon 678 Development, LLC, by deed recorded in Instrument Number 20190522000575640, Official Public Records, Collin County, Texas, and being a portion of Lot 24C-R-1, Block E, Lake Breeze Estates, an addition to the City of Lavon, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 1099, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with yellow plastic cap stamped "CBG" found for the southeast corner of the herein described tract, same being the southeast corner of said Lot 24C-R-1, same being the northeast corner of Lot 24C-R-2, said Block E, Lake Breeze Estates (Volume 2024, Page 1099), same being in the west right-of-way line of State Highway 78 (a variable width right-of-way);

THENCE North 89 deg. 28 min. 18 sec. West, along the common line of said Lot 24C-R-1 and said Lot 24C-R-2, a distance of 269.82 feet to a point for the southwest corner of the herein described tract;

THENCE through the interior of said Lot 24C-R-1 as follows:

North 00 deg. 01 min. 46 sec. East, a distance of 178.88 feet to a ½ inch iron rod set for the northwest corner of the herein described tract;

South 89 deg. 28 min. 18 sec. East, passing at a distance of 80.44 feet, an internal corner of said Lot 24C-R-1, same being the southwest corner of Lot 25C-R, Block E, Lake Breeze Estates, an addition to the City of Lavon, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 350, Official Public Records, Collin County, Texas, and continuing along the common line of said Lot 24C-R-1 and said Lot 25C-R, a total distance of 324.06 feet to a ½ inch iron rod set for the northeast corner of the herein described tract, same being the most easterly northeast corner of said Lot 24C-R-1, same being the southeast corner of said Lot 25C-R, same being in the west right-of-way line of aforesaid State Highway 78, same being the beginning of a non-tangent curve to the right, having a radius of 5,669.58 feet and a central angle of 01 deg. 53 min. 04 sec.;

THENCE along said non-tangent curve to the right, along the common line of said Lot 24C-R-1 and said State Highway 78, an arc distance of 186.48 feet and a chord bearing and distance of South 16 deg. 56 min. 22 sec. West, 186.47 feet to the POINT OF BEGINNING and containing 53,209 square feet or 1.222 acres of computed land, more or less.

LETTER OF INTENT

Conditional Use Permit (CUP) — Proposed Tire Store & Service Center

Lake Breeze Planned Development (PD)
City of Lavon, Texas
August 28, 2026

To: City of Lavon Planning Department
Re: Request for Conditional Use Permit (CUP) — 921 N State Hwy 78, Lavon, TX 75166

On behalf of the property owner, BTR Construction Group respectfully submits this Letter of Intent in support of a Conditional Use Permit request for a proposed Tire Store and Service Center located at 921 N State Hwy 78, Lavon, TX 75166, legally described as a 1.222-acre tract situated in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, being a portion of Lot 24C-R-1, Block E, Lake Breeze Estates, within the Lake Breeze Planned Development (PD), established by Ordinance No. 2020-04-04.

The proposed 7,700-square-foot development has been thoughtfully designed to complement the City's vision for quality commercial development along the State Highway 78 corridor.

The project incorporates attractive architecture, quality masonry materials, landscaped parking areas, adequate parking, safe vehicle circulation, and screened service areas.

The proposed use supports the goals of the City of Lavon's Comprehensive Plan by expanding commercial services, creating employment opportunities, strengthening the local tax base, and providing a needed automotive service for the growing community.

All repair activities will occur inside the building. No outdoor storage, salvage operations, or heavy automotive repair activities are proposed. The site has been designed to minimize impacts on adjacent properties while providing an attractive commercial development compatible with the surrounding area.

We appreciate the opportunity to meet with City staff during the pre-submittal process and welcome any recommendations that will assist in preparing a complete CUP application. We look forward to working collaboratively with the City throughout the review process.

Sincerely,

Victor Castro
Project Consultant
BTR Construction Group, LLC
(214) 241-9169
victor@btrconstructiongroup.com

August 28, 2026

PROJECT NARRATIVE

Conditional Use Permit (CUP)
Proposed Tire Store & Service Center
City of Lavon, Texas

This narrative is submitted in support of a Conditional Use Permit (CUP) application for the subject property, located at 921 N State Hwy 78, Lavon, TX 75166, and legally described as a 1.222-acre tract situated in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, being a portion of Lot 24C-R-1, Block E, Lake Breeze Estates.

PROJECT OVERVIEW

BTR Construction Group, on behalf of the property owner, is requesting approval of a Conditional Use Permit (CUP) to develop a 7,700-square-foot Tire Store and Service Center on approximately 1.222 acres located within the Lake Breeze Planned Development (PD), zoned Group S-1 (Storage) and Group B (Business). The proposed development has been designed to provide a modern, attractive commercial facility that complements the City's vision for quality development along the SH 78 corridor. The proposed building includes approximately 1,050 square feet of office and customer service area and 6,650 square feet of service and warehouse space.

PROPOSED USE

The proposed business will provide automotive tire sales and related vehicle maintenance services, including tire sales and installation, wheel balancing, tire rotation, flat tire repair, oil changes, brake service, suspension and alignment services, battery replacement, and general preventative maintenance. No automobile body repair, vehicle painting, heavy engine rebuilding, or salvage operations are proposed.

SITE DESIGN

The site includes a one-story 7,700-square-foot building, 46 parking spaces (39 spaces required, including 2 ADA spaces), internal fire lane access, landscaped parking islands, perimeter landscaping, dumpster enclosure, shared access, sidewalks, and an attractive masonry and storefront architectural design.

HOURS OF OPERATION

Proposed operating hours are Monday through Saturday from 7:00 AM to 7:00 PM. Sunday hours 9:00 AM to 5:00 PM.

EMPLOYEES

The facility is expected to employ approximately 10–15 full-time employees.

CUSTOMER TRAFFIC

Customer traffic will primarily consist of local residents and commuters. Vehicle arrivals are expected to be distributed throughout the day, and the site has been designed to safely accommodate anticipated traffic volumes.

VEHICLE STORAGE

Vehicles awaiting service or pickup will be stored only in designated parking areas. No long-term or inoperable vehicle storage is proposed.

OUTDOOR STORAGE

No outdoor storage of automotive parts, equipment, tires, or repair materials is proposed.

WASTE MANAGEMENT

Waste oil, used tires, batteries, and related materials will be collected and disposed of by licensed recycling and disposal companies in accordance with applicable regulations.

NOISE AND LIGHTING

All repair activities will occur within the building. Exterior lighting will be designed to minimize light spillover onto adjacent properties.

LANDSCAPING AND SCREENING

Landscaping, buffer areas, and screening will comply with City of Lavon and Lake Breeze PD requirements. A total of 14,131 square feet (32% of the site) of landscape area is provided, exceeding the 10,623 square feet (20%) required. Service areas and dumpster enclosures will be screened from public view.

COMPATIBILITY

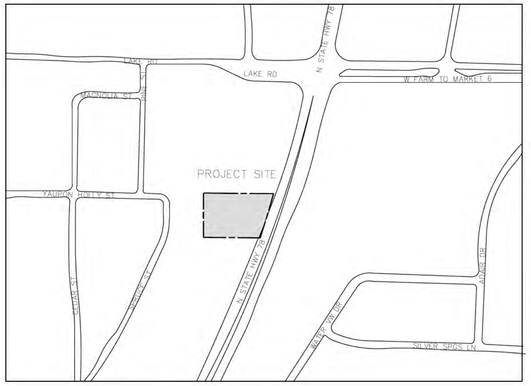
The proposed development has been designed to complement surrounding commercial development while supporting the City's long-term planning goals and providing a valuable service to the community.

CONCLUSION

For the reasons outlined above, the proposed Tire Store and Service Center conforms to the applicable standards of the City of Lavon and the Lake Breeze Planned Development. The applicant respectfully requests approval of this Conditional Use Permit application.

Respectfully,

Victor Castro
BTR Construction Group, LLC
(214) 241-9169
victor@btrconstructiongroup.com



LOCATION MAP

N.T.S.

PROJECT DATA

ZONE	PLANNED DEVELOPMENT DISTRICT (PD)
TYPE	GROUP S–1 (STORAGE) GROUP B (BUSINESS)
USE	AUTOMOBILE SERVICE ESTABLISHMENT
STORY	1
MAX HEIGHT	24'–0"
LOT AREA 53,116 SF (1.219 ACRE)	
IMPERVIOUS SURFACE AREA	38,985 SF (73%)
PERVIOUS SURFACE AREA	14,131 SF (27%)
BUILDING AREA	
WAREHOUSE	6,650 SF
OFFICE	1,050 SF
TOTAL	7,700 SF (14%)
REQUIRED PARKING	
AUTO LUBE 1 SPACE PER 500SFT 7,700/200 = 39 SPACES	
TOTAL PARKING STALLS REQUIRED	39 SPACES
TOTAL PARKING STALLS PROVIDED	46 SPACES
COMPACT CAR PARKING	0
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES

WP WALL PACK, BUILDING LIGHTING
WS WALL SCONCE
PB PIPE BOLLARD
(e) EXISTING

NOTE:
REPLAT WILL BE PROCESSED CONCURRENTLY

NORTH

EXISTING BUILDING (CONVENIENCE STORE)

NEW PROJECT UNDER CONSTRUCTION

LOT 25C–R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655–657
O.P.R.C.C.T.

EXISTING BUILDING (CAR WASH)

PROPOSED 24' MUTUAL ACCESS EASEMENT

24' FIRE LANE & MUTUAL ACCESS EASEMENT VOLUME 2024, PAGE 350–351 O.P.R.C.C.T.

NOTE: THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP. THE CITY OR THEIR CONTRACTOR/AGENT MAY ACCESS THE FACILITY TO PERIODICALLY INSPECT IF THE FACILITY IS MAINTAINED IN PROPER WORKING CONDITION AND MEETS DESIGN STANDARDS AND OTHER PROVISIONS ESTABLISHED BY THE LAVON CODE OF ORDINANCES.

34'–7" | PROPOSED PROPERTY LINE | 80.5' | PROPOSED 24' MUTUAL ACCESS EASEMENT | 22'–0" | 7'–5" | (PROPOSED) 324.06 | 243.62' (EXISTING)

LANDSCAPE | 10'–0" | 6'–10" | 18'–0" | 24'–0"

1500 S.F. FOR DETENTION POND IF REQUIRED

48" RCP | 36" RCP | R54'–0" | R30'–0" | R5'–0" | R2'–0"

24' FIRE LANE & MUTUAL ACCESS EASEMENT

ADA RAMP | AWNING | ENTRANCE/EXIT | METAL/WOOD PERGOLA FOR OUTDOOR WAITING AREA | 4' CONCRETE SIDEWALK | 6' CONCRETE SIDEWALK

ONE STORY BUILDING 7,700 SQ.FT.
68'–4" | 17'–0" | 108'–8"

7' HEIGHT MASONRY WALL DUMPSTER ENCLOSURE

12'X35' LOADING AND UNLOADING AREA

LOT 24C–R–1 BLOCK E
LAKE BREEZE ESTATES
4.396 ACRES
191,484 SQUARE FEET

(PROPOSED) 178'–7" | 79'–2" | 15'–0" | 18'–0" | 28'–8"

15'–0" LANDSCAPE BUFFER

EXISTING 24' FIRE LANE & MUTUAL ACCESS EASEMENT

(e) DRIVEWAY APPROACH | 186'–2" | 25'–5" | 98'–8" | 61'–11" | 30'X30' VISIBILITY TRIANGLE

(e) SIDEWALK

STATE HIGHWAY 78
(A VARIABLE WIDTH RIGHT–OF–WAY)

15' WATER EASEMENT VOLUME 2022, PAGE 655–657 O.P.R.C.C.T.

25'–0" SANITARY SEWER EASEMENT VOLUME 2024, PAGE 655–657 O.P.R.C.C.T.

(e) INLET

15' DRAINAGE EASEMENT VOLUME 2022, PAGE 655–657 O.P.R.C.C.T.

EXISTING 8' MASONRY FENCE

120'–0" | 61'–2"

5' PRIVATE WALL MAINTENANCE EASEMENT

15' BUILDING LINE ABANDONED

PROPOSED PROPERTY LINE | 269.82 (PROPOSED)

15' DRAINAGE EASEMENT VOLUME 2022, PAGE 655–657 O.P.R.C.C.T.

LOT 24C–R–2 BLOCK E
LAKE BREEZE ESTATES
1.524 ACRES

PROPOSED SITE PLAN

SCALE 1/16" = 1'–0"

DEVELOPMENT & CONSULTANT

BTR CONSTRUCTION GROUP
www.btrconstructiongroup.com
11363 DENTON DR. SUITE 102
DALLAS, TEXAS 75229
Office: 214.241.9169

OWNER

No.	REVISION/ISSUE	DATE
1	CITY COMMENTS	10/23/26

PROJECT NAME
TIRE STORE
SERVICE CENTER

ADDRESS
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SHEET TITLE:
PROPOSED SITE PLAN

DRAWN BY:
REVISED BY:

SCALE
INDICATED

DATE
08.04.2026

SHEET No.
A1.0

LIGHT FIXTURES AND BOLLARDS

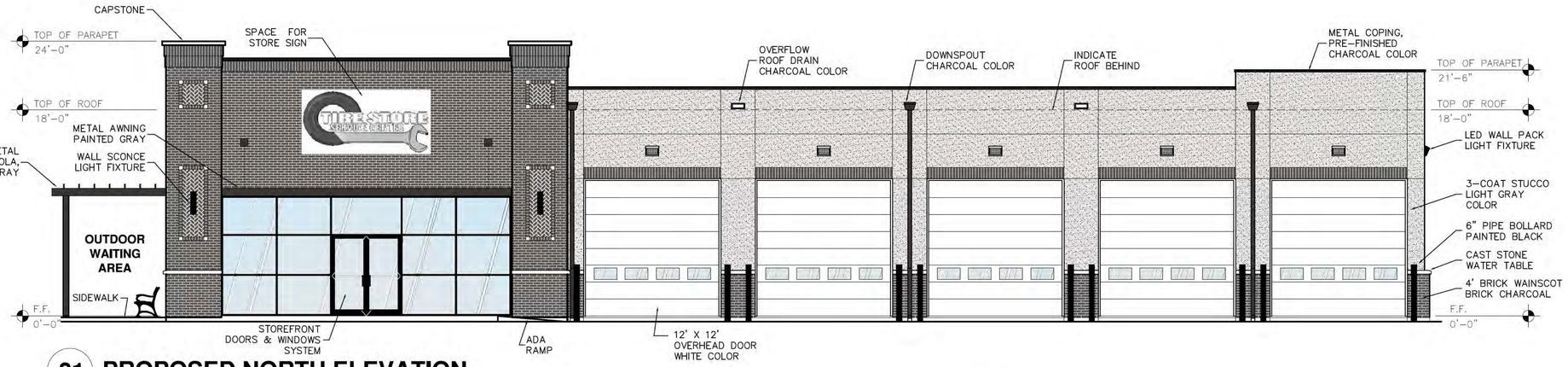
METAL TRIM CHARCOAL GRAY

Charcoal Gray

3-COAT STUCCO LIGHT GRAY

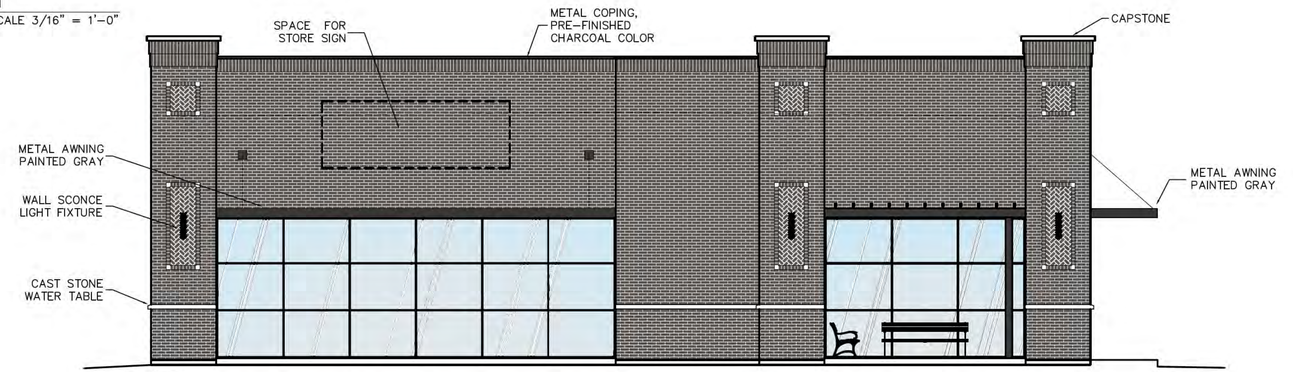
BRICK MASONRY CHARCOAL

MATERIALS



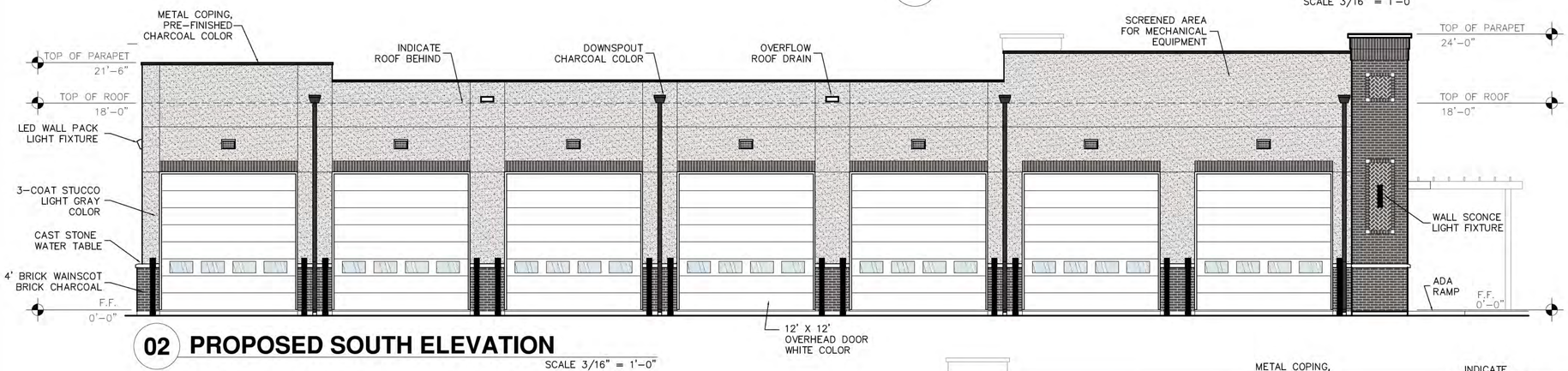
01 PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"



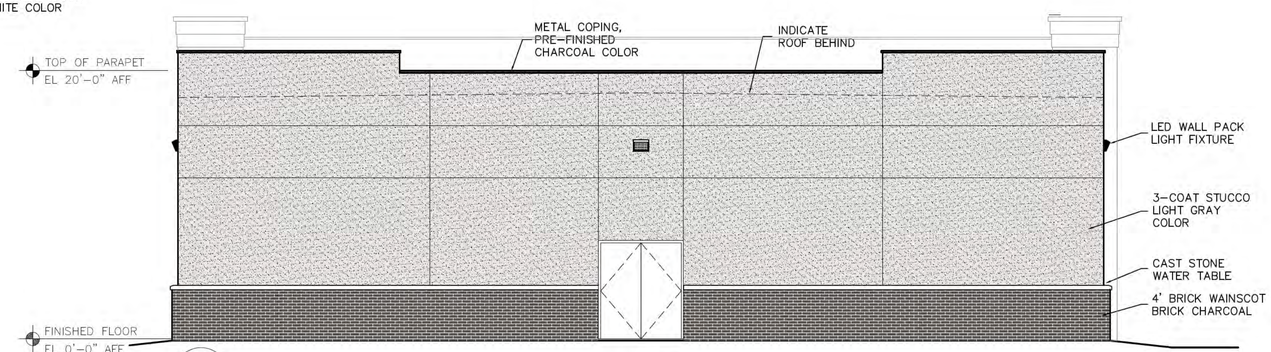
03 PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"



02 PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"



04 PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

DEVELOPMENT & CONSULTANT

BTR CONSTRUCTION GROUP

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11363 DENTON DR. SUITE 102
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OWNER

No.	REVISION/ISSUE	DATE

PROJECT NAME
TIRE STORE
SERVICE CENTER

ADDRESS
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

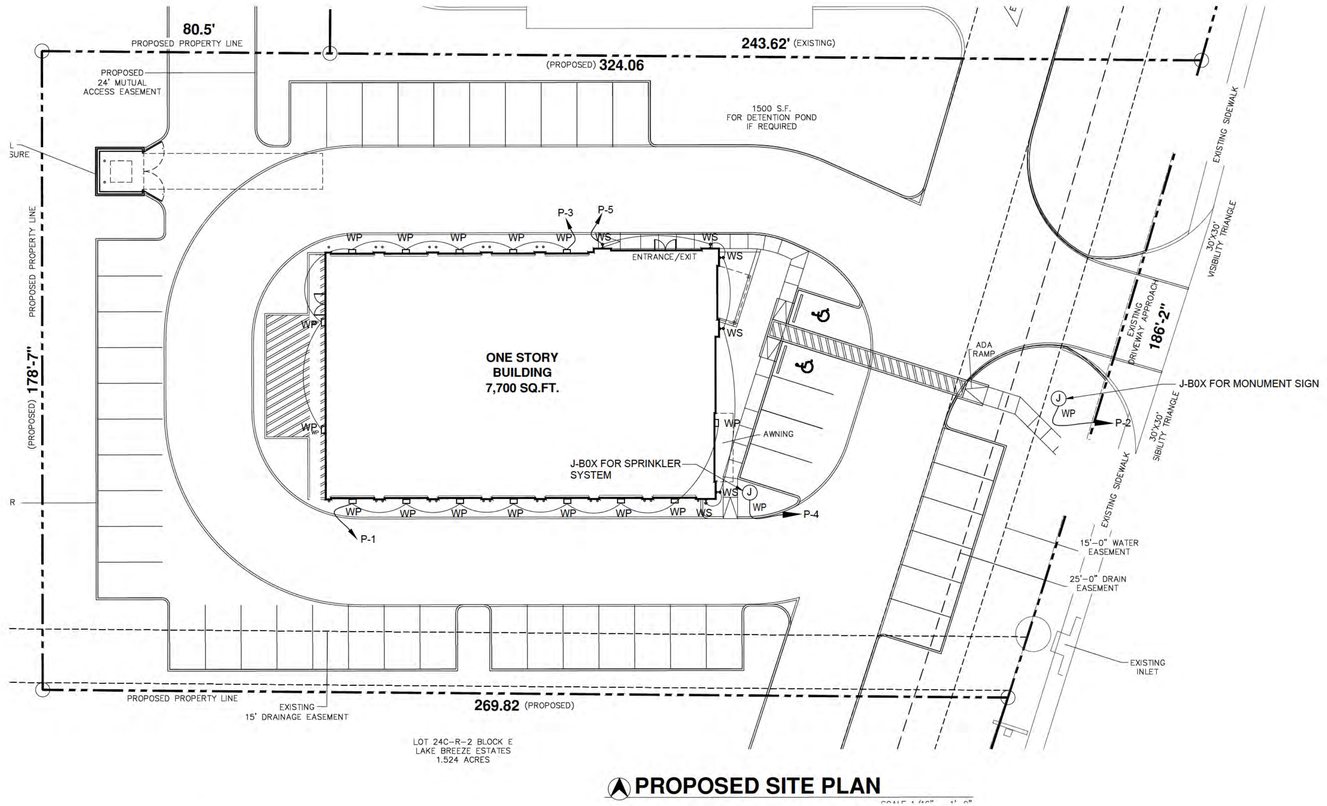
DRAWN BY:

REVISED BY:

SCALE
INDICATED

DATE
08.04.2026

SHEET No.
A3.0



PROPOSED SITE PLAN

N

01 ELECTRICAL SITE PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 10 20 40

ELECTRICAL SITE NOTES

1. COORDINATE EXACT REQUIREMENT FOR, AND LOCATION OF, INTERNALLY LIT SIGN CONTRACTOR.
2. EXTERIOR LIGHTING SHALL BE INSTALLED PER CITY OF LAVON ELECTRICAL CODE IN CONJUNCTION WITH THE CURRENT NATIONAL ELECTRICAL CODE (NEC).
3. DISCONNECTS SHALL BE INSTALLED FOR ALL SIGNAGE IN ACCORDANCE WITH ARTICLE 600-6 OF THE CURRENT NEC CODE.
4. ALL EXTERIOR SIGNAGE SHALL BE AS DIRECTED BY OWNER AND IN COMPLIANCE WITH ADA GUIDELINES AND LOCAL CODES. CONTRACTOR TO PROVIDE ELECTRICAL CONDUIT AND POWER. SIGNAGE IS O.F.O.I.
5. HOUSE LIGHTS & AREA PARKING LIGHTS SHALL BE CONTROLLED BY AN OUTDOOR WEATHERPROOF PHOTOCELL. MOUNT OUTDOOR PHOTOCELL HORIZONTALLY ON ROOF OR EQUAL,FACING NORTHERN SKY. HOODED PORTION ON TOP, POINTED AWAY FROM ANY NIGHTTIME LIGHT SOURCES.
6. ALL CONDUIT FOR ELECTRICAL SERVICE SHALL BE INSTALLED PER UTILITY STANDARDS AND SHALL HAVE MINIMUM 42" COVER. CONTRACTOR SHALL BE RESPONSIBLE FOR FILING WITH UTILITY AND INSTALLING PER UTILITY INSTRUCTIONS.
7. CONTRACTOR SHALL INSTALL ALL TELEPHONE CONDUIT PER TELEPHONE COMPANY STANDARDS. CONTACT PHONE COMPANY BEFORE ANY WORK BEGINS AND COORDINATE WITH PHONE COMPANY.
8. CONTRACTOR SHALL INSTALL ALL CABLE CONDUIT PER CABLE COMPANY STANDARDS, COORDINATE AS REQUIRED.
9. CONNECT POST INDICATOR VALVE TO FIRE ALARM SYSTEM. VERIFY EXACT LOCATION BEFORE ROUGH-IN.
10. MOUNT POWER METER AT PAD MOUNTED TRANSFORMER OR AS DIRECTED BY UTILITY CO.
11. LIGHTING & GLARE: ALL EXTERIOR LIGHTING INSTALLED ON THE PROPERTY SHALL BE IN CONFORMANCE WITH SECTION 58 OF THE COMPREHENSIVE ZONING ORDINANCE OF THE CITY OF LAVON.
12. ALL UTILITIES, INCLUDING ELECTRICAL DISTRIBUTION AND COMMUNICATION SHALL BE INSTALLED BELOW GRADE AS REQUIRED.
13. ALL LIGHTING SHALL BE SHIELDED AND DOWNWARD FACING.

ELECTRICAL LEGEND

- T — TRANSFORMER
- CONDUIT STUB UP
- EUS — ELECTRICAL UNDERGROUND SECONDARY
- TELEPHONE CONDUIT
- CABLE TV CONDUIT
- ELEC. CONDUIT
- PIV — POST INDICATOR VALVE
- J — JUNCTION BOX
- WALL PACK
- WALL SCONCE

QUALITY FIGURES				
CALCULATION	UNIT	AVE.	MIN/AVE.	MIN/MAX
PARKING AREA	FOOT CANDLE	1.8	0.00	0.00

LIGHT FIXTURE DISTRIBUTION									
LAMP	QTY	LAMP LUMEN	FIX HT.	SYSTEM WATTS	VOLTS	LAMP	TYPE	SYMBOL	TAG.
HALO WXPS40UNVDBZ WALL PACK	15	3,719	15	60	120	LED	-	▭	WP
LUMIERE 9002-W2-FL-LED3090-S-BK-L1-UNV WALL SCONCE	6	730	6	20	120	LED	-	♀	WS

CONSULTANT:
WAHEED CONSULTING
MECHANICAL-ELECTRICAL-PLUMBING SYSTEM DESIGNS
FIRM # : F-6336
PH: 469-768-6025
420 PARKSIDE COURT
MURPHY, TEXAS 75094

OWNER:

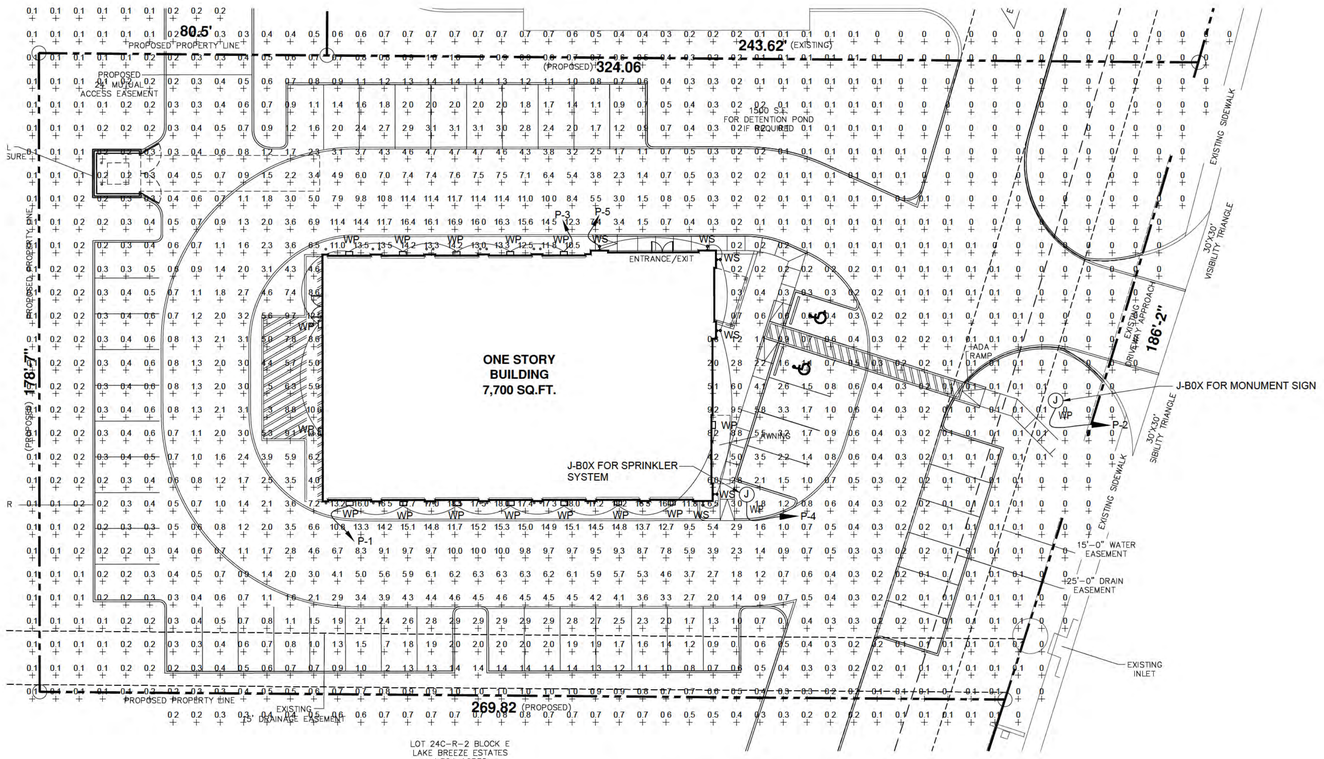
PROJECT:
TIRE STORE
SERVICE CENTER
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SEAL:
STATE OF TEXAS
M.A. WAHEED
64418
LICENSED PROFESSIONAL ENGINEER
08-12-2026

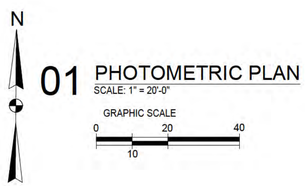
REVISIONS: DATE:

TITLE: ELECTRICAL SITE PLAN

DATE:	SCALE:
08/07/26	AS SHOWN
DRAWN:	CHECKED: AS SHOWN
PROJECT #	
SHEET NO:	EC-1.01



PROPOSED SITE PLAN



01 PHOTOMETRIC PLAN

SCALE: 1" = 20'-0"

GRAPHIC SCALE

0 20 40

10

ELECTRICAL SITE NOTES

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ELECTRICAL LEGEND

T	TRANSFORMER
E	CONDUIT STUB UP
EUS	ELECTRICAL UNDERGROUND SECONDARY
	TELEPHONE CONDUIT
	CABLE TV CONDUIT
	ELEC. CONDUIT
PIV	POST INDICATOR VALVE
J	JUNCTION BOX
	WALL PACK
	WALL SCONCE

QUALITY FIGURES				
CALCULATION	UNIT	AVE.	MIN/AVE.	MIN/MAX
PARKING AREA	FOOT CANDLE	1.8	0.00	0.00

LIGHT FIXTURE DISTRIBUTION									
LAMP	QTY	LAMP LUMEN	FIX HT.	SYSTEM WATTS	VOLTS	LAMP	TYPE	SYMBOL	TAG.
HALO WXPS40UNVDBZ WALL PACK	15	3,719	15	60	120	LED	-	▭	WP
LUMIERE 9002-W2-FL-LED3090-S-BK-L1-UNV WALL SCONCE	6	730	6	20	120	LED	-	♀	WS

CONSULTANT:
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FIRM # : F-6336
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420 PARKSIDE COURT
MURPHY, TEXAS 75094

OWNER:

PROJECT:
TIRE STORE
SERVICE CENTER
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SEAL:
STATE OF TEXAS
M.A. WAHEED
64418
LICENSED PROFESSIONAL ENGINEER
08-12-2026

REVISIONS:	DATE:

TITLE: PHOTOMETRIC PLAN

DATE: 08/07/26	SCALE: AS SHOWN
DRAWN:	CHECKED: AS SHOWN
PROJECT #	
SHEET NO:	EC-1.02

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL	SIZE	QTY
	ARIZONA CYPRESS	CUPRESSUS ARIZONICA	4"Cal	10'	7
	CHINESE PISTACHE	PISTACIA CHINENSIS	4"Cal	10'	4
	LIVE OAK	QUERCUS VIRGINIANA	4"Cal	10'	3
	MEXICAN SYCAMORE	PLATANUS MEXICANA	4"Cal	10'	1
	CHINKAPIN OAK	QUERCUS MUEHLENBERGII	4"Cal	10'	4

SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	HOLLY	ILEX VOMITORIA 'NANA'	5 GAL	8
	ABELIA	ABELIA X GRANDIFLORA	5 GAL	18
	INDIAN HAWTHORN	RHAPHIOLEPIS INDICA	5 GAL	10
	CHINESE FRINGE FLOWER	LEROPETALUM CHINESE	5 GAL	20
	JUNIPER	JUNIPERUS CONFERTA 'BLUE PACIFIC'	5 GAL	22
	TEXAS SAGE 'SILVERADO'	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	5 GAL	31
	BOXWOOD	BUXUS MICROPHYLLA JAPONICA	5 GAL	12

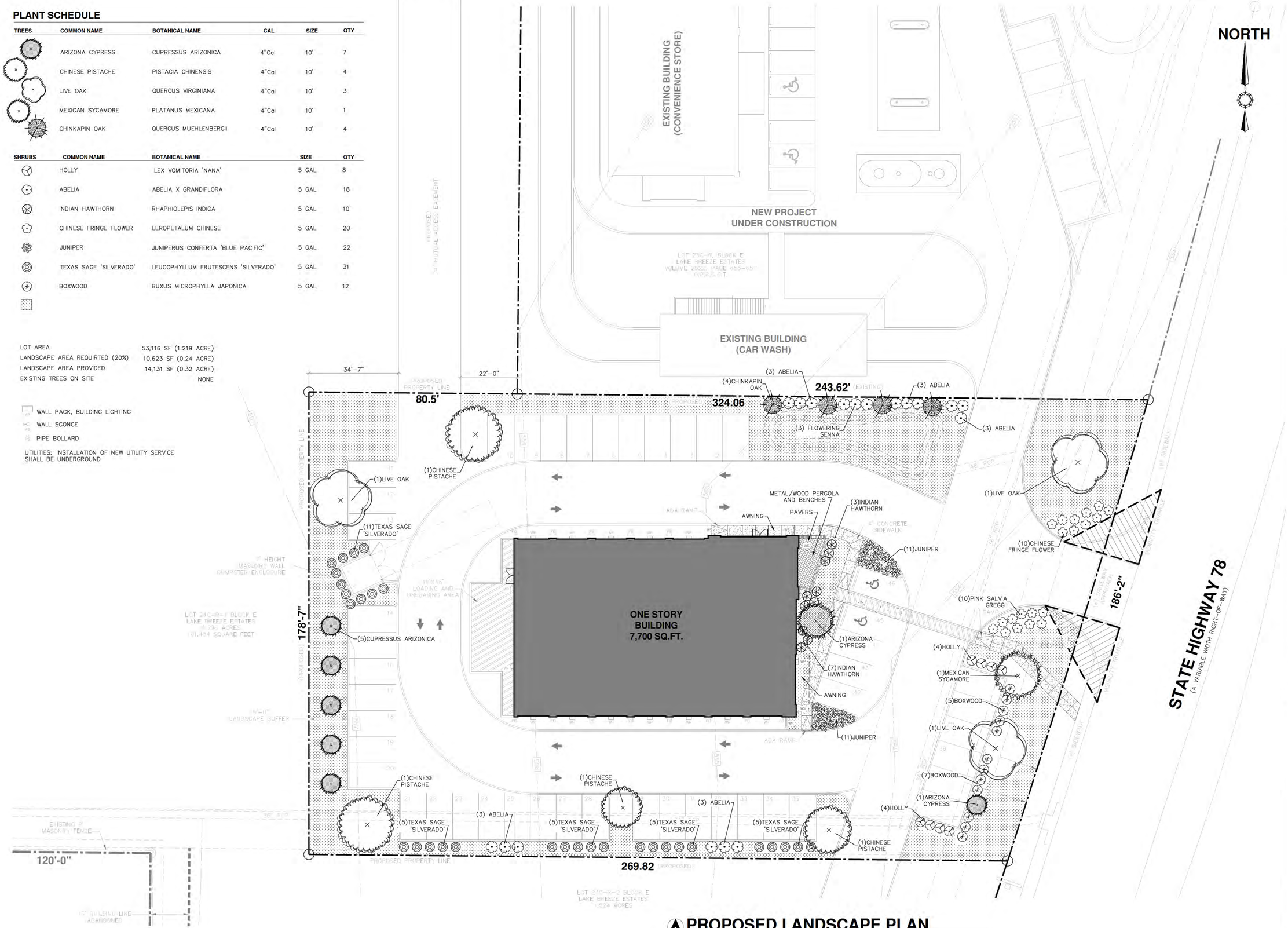
LOT AREA	53,116 SF (1.219 ACRE)
LANDSCAPE AREA REQUIRTED (20%)	10,623 SF (0.24 ACRE)
LANDSCAPE AREA PROVIDED	14,131 SF (0.32 ACRE)
EXISTING TREES ON SITE	NONE

WP WALL PACK, BUILDING LIGHTING

WS WALL SCONCE

PIPE BOLLARD

UTILITIES: INSTALLATION OF NEW UTILITY SERVICE SHALL BE UNDERGROUND



PROPOSED LANDSCAPE PLAN

SCALE 1/16" = 1'-0"

DEVELOPMENT & CONSULTANT

BTR CONSTRUCTION GROUP
www.btrconstructiongroup.com
11363 DENTON DR. SUITE 102
DALLAS, TEXAS 75229
Office: 214.241.9169

OWNER

No.	REVISION/ISSUE	DATE
1	CITY COMMENTS	10/23/26

PROJECT NAME
TIRE STORE
SERVICE CENTER

ADDRESS
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

DRAWN BY:

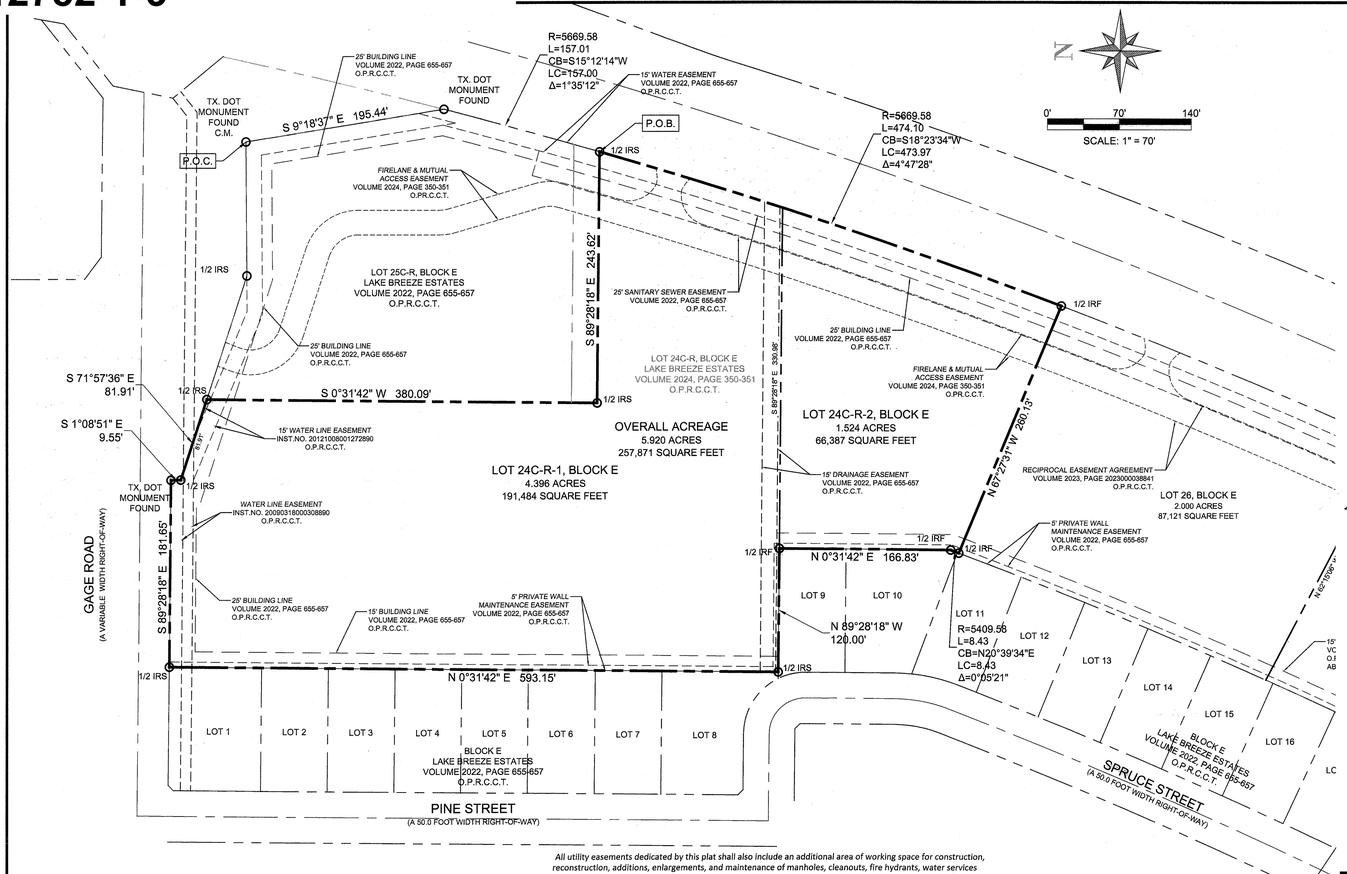
REVISED BY:

SCALE
INDICATED

DATE
08.04.2026

SHEET No.
L1.0

12782-1-3



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

1) All water systems are owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
2) 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.
3) 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.
4) Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and City of Lavon and Bear Creek Special Utility District.
5) 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.
6) The City of Lavon, Bear Creek Special Utility District, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
7) 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 applicable ordinances, rules, regulations and resolutions of the City of Lavon, Texas.

Executed this the 3RD day of December 2024.

LAVON 678 DEVELOPMENT, LLC

By: _____
WILLIAM SORRELS, OWNER

LAVON 678 DEVELOPMENT, LLC

By: _____
TODD MAGEE, OWNER

LAVON 678 DEVELOPMENT, LLC

By: _____
GRANT THREADGILL, OWNER

CERTIFICATE OF APPROVAL BY THE CITY OF LAVON, TEXAS:

RECOMMENDED FOR APPROVAL:

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE 11-26-24
CITY OF LAVON, TEXAS

APPROVED FOR CONSTRUCTION:

MAYOR, CITY OF LAVON, TEXAS — DATE 12-3-2024

ACCEPTED

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LAVON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF THE LAKE BREEZE ESTATE SUBDIVISION OR ADDITION TO THE CITY OF LAVON WAS SUBMITTED TO THE CITY COUNCIL ON THE 3 DAY OF December, 2024 AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FUTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS OR HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS 11 DAY OF December 2024.

CITY SECRETARY, CITY OF LAVON, TEXAS — DATE 12-11-2024

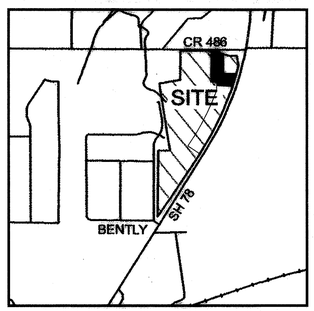
CERTIFICATE OF APPROVAL BY BEAR CREEK SPECIAL UTILITY DISTRICT

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

NAME/TITLE: Camille Reagan / General Manager
DATE: 12/4/2024

LEGEND:

IRF - IRON ROD FOUND
IRSC - CAPPED IRON ROD SET WITH YELLOW STAMPED "RPLS NO. 1740"
CHISELED "X" SET - CHISELED "X" SET IN CONCRETE
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
C.M. - CONTROLLING MONUMENT
P.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO. - INSTRUMENT NUMBER
P.O.B. - POINT OF BEGINNING



LOCATION MAP
NTS

OWNER - LOT 24C-R:

LAVON 678 DEVELOPMENT, LLC
1591 Gage Rd
Lavon, TX 75166-1965

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAVON 678 CORP. ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LAKE BREEZE ESTATES, AN ADDITION TO THE CITY OF LAVON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER. FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF LAVON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE 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 ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAJD EASEMENTS. THE CITY OF LAVON AND PUBLIC UTILITY ENTITIES SHALL AT All TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF 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 PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF LAVON. TEXAS.

Witness my hand this 3 day of Dec, 2024.

LAVON 678 DEVELOPMENT, LLC

By: _____
WILLIAM SORRELS, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM SORRELS, Owner known to be 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, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3RD day of December, 2024.

Notary Public in and for the State of Texas
My Commission Expires: 1-6-2025

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2025
Notary ID 132300865

LAVON 678 DEVELOPMENT, LLC

By: _____
TODD MAGEE, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared TODD MAGEE, Owner known to be 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, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3RD day of December, 2024.

Notary Public in and for the State of Texas
My Commission Expires: 1-6-2025

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2025
Notary ID 132300865

LAVON 678 DEVELOPMENT, LLC

By: _____
GRANT THREADGILL, Owner

STATE OF TEXAS
COUNTY OF COLLIN

FROM R-12782-00E-24CR-1 / ALL AC FOR 2025

NOTARY ID 132300865

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. ALL OPEN SPACE LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
3. All WALL MAINTENANCE EASEMENTS ARE PRIVATE EASEMENTS AND THE WALLS CONTAINED WITHIN SAID EASEMENT ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
4. All PRIVATE DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA). THE OWNER OF EACH LOT AFFECTED BY A PRIVATE DRAINAGE EASEMENT MAY NOT CONSTRUCT ANY IMPROVEMENTS WITHIN SUCH EASEMENT EXCEPT THOSE IMPROVEMENTS WHICH DO NOT IMPEDED THE NATURAL FLOW OF WATER ACROSS SAID DRAINAGE EASEMENT.
5. All PRIVATE LANDSCAPE AND DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA). THE OWNER OF EACH LOT AFFECTED BY A PRIVATE LANDSCAPE AND DRAINAGE EASEMENT MAY NOT CONSTRUCT ANY IMPROVEMENTS WITHIN SUCH EASEMENT.

FLOOD STATEMENT:
THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED). DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.

OWNER CERTIFICATE AND DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS LAVON 678 DEVELOPMENT, LLC is the owners of a 5.920 acre tract of land in the Samuel M. Rainer Survey, Abstract No. 740, Collin County, Texas, said tract being all of Lot 24C-R, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2024, Page 350-351, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a TxDot concrete monument found for corner, said corner being the intersection of the South line of Gage Road (a public right-of-way) and the West line of State Highway No. 78 (a variable width right-of-way), same point being the northeast corner of Lot 25C-R, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Records, Collin County, Texas ;

THENCE South 09 degrees 18 minutes 37 seconds East along said West line of State Highway No. 78, a distance of 195.44 feet to a Tx. Dot concrete monument found for corner, said corner being at the beginning of a non-tangent curve to the right having a delta angle of 01 degree 35 minutes 12 seconds, a radius of 5,669.58 feet, a chord bearing of South 15 degrees 12 minutes 14 seconds West, and a chord distance of 157.00 feet;

THENCE along said West line and curve, an arc distance of 157.01 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Lot 25-C, Block E, same point being the northeast corner of said Lot 24C, Block E, said point being the POINT-OF-BEGINNING, said point also being the beginning of a compound curve to the right having a delta angle of 04 degree 47 minutes 28 seconds, a radius of 5,669.58 feet, a chord bearing of South 18 degrees 23 minutes 34 seconds West, and a chord distance of 473.97 feet;

THENCE continuing along said West line and curve, an arc distance of 474.10 feet to a 1/2 inch iron rod found for corner, said point being at the southeast corner of said Lot 24C-R, Block E, same point being the northeast corner of Lot 26, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2024, Page 350-351, Plat Public Records, Collin County, Texas;

THENCE North 67 degrees 27 minutes 31 seconds West, departing the west line of said State Highway 78 and along the common line of said Lot 24C-R, Block E and Lot 26, Block E, a distance of 260.13 feet, to a 1/2 inch iron rod found for corner, said point being the southwest corner of said Lot 24C-R, Block E, same point being the northwest corner of Lot 26, Block E, same point being in the east line of Lot 11, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas, said point also being at the beginning of a non-tangent curve to the left having a delta angle of 00 degree 05 minutes 21 seconds, a radius of 5,409.58 feet, a chord bearing of North 20 degrees 39 minutes 34 seconds East, and a chord distance of 8.43 feet;

THENCE along said West line and curve, an arc distance of 8.43 feet to a 1/2 inch iron rod found for corner, said point being in the east line of Lot 10, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas;

THENCE North 00 degree 31 minutes 42 seconds East, along the east line of said Lot 10, Block E, a distance of 166.83 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of Lot 9, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas, said point being an angle point of said Lot 24C, Block E;

THENCE North 89 degree 28 minutes 18 seconds West, along the north line of said Lot 9, Block E, a distance of 120.00 feet to a 1/2 inch iron rod set for corner, said point being the north line of said Lot 9, Block E, said point being an angle point of said Lot 24C, Block E, same point being the southeast corner of Lot 8, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Records, Collin County, Texas;

THENCE North 00 degree 31 minutes 42 seconds East, along the east line of said Lot 8, Block E, a distance of 593.15 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said Lot 1, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas, same point being the northwest corner of said Lot 24C, Block E, said point being in the south line of said Gage Road;

THENCE South 89 degree 28 minutes 18 seconds East, along the south line of said Gage Road and the north line of said Lot 24C, Block E, a distance of 181.65 feet to a Tx. Dot concrete monument found for corner;

THENCE South 01 degree 08 minutes 51 seconds East, continuing along the south line of said Gage Road and the north line of said Lot 24C, Block E, a distance of 9.55 feet to a 1/2 inch iron rod set for corner;

THENCE South 71 degree 57 minutes 36 seconds East, continuing along the south line of said Gage Road and the north line of said Lot 24C, Block E, a distance of 81.91 feet to a 1/2 inch iron rod set for corner said point being the northwest corner of said Lot 25C-R, Block E;

THENCE South 00 degree 31 minutes 42 seconds West, departing the south line of said Gage Road and along the common line of said Lot 24C-R, Block E and said Lot 25C-R, Block E, a distance of 380.09 feet to a 1/2 inch iron rod set for corner said point being the southwest corner of said Lot 25C-R, Block E;

THENCE South 89 degrees 28 minutes 18 seconds East, along common line of said Lot 24C-R, Block E and said Lot 25C-R, Block E, a distance of 243.62 feet to the POINT OF BEGINNING and containing 257,871 square feet or 5.920 acres of computed land.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Larry Turman
R.P.L.S. NO. 1740

STATE OF TEXAS
REGISTERED
Larry Turman
1740
PROFESSIONAL
LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TARR

BEFORE ME, the ur
subscribed to the for
therein expressed, Ir

GIVEN UNDER MY

Notary Public in and for the State of Texas
My Commission Expires: 12-30-25

NOTARY ID 129653640
My Commission Expires
December 30, 2025

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: 12/12/2024 11:39 AM
PLAT BOOK: 2024 PAGE: 1099 – 1099
NUMBER OF PAGES: 1 AMOUNT: $50.50
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS

BY: _____, DEPUTY
Stanley Whitaker

COUNTY OF COLLIN COUNTY, TEXAS

S12782

REPLAT
OF
LOT 24C-R-1, BLOCK E
LOT 24C-R-2, BLOCK E
LAKE BREEZE ESTATES
BEING A REPLAT OF
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2024, PAGE350-351
PLAT PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN
SAMUEL M. RAINER, ABSTRACT NO. 740
CITY OF LAVON, COLLIN COUNTY, TEXAS
5.920 ACRES

NO.	DATE	REVISION
1.	11/30/23	Revised per comments received on 11/28/23
2.		
3.		

LARRY TURMAN, RPLS #1740
TBPS No. 10194623

1410 FALL CREEK HIGHWAY
GRANDBURY, TEXAS 7604

(817) 219-5103
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.:	23-054
DATE:	AUGUST 13, 2024 DECEMBER 18, 2023
SCALE:	1" - 70'
DRAWN BY:	RM

PLAN REVIEW COMMENTS RESPONSE

Conditional Use Permit (CUP) — Proposed Tire Store & Service Center

October 28, 2026

Kim Dobbs
City of Lavon
120 School Road, P.O. Box 340
Lavon, TX 75166
Via email: kdobbs@lavontx.gov

Re: Tire Store Service Center — 921 N. State Hwy 78, Lavon, TX 75166
Portion of Lot 24C-R-1, Block E, Lake Breeze Estates
CUP Application No. 26-001238 | LJA Job No. NTP-3880
Response to Planning + Design Comments dated October 19, 2026

Dear Ms. Dobbs,

Thank you for the City's review of the Conditional Use Permit application for the proposed Tire Store & Service Center. On behalf of the property owner, BTR Construction Group respectfully submits the following responses to the Planning + Design comments prepared by LJA, Inc. Each comment is listed below with our response and the sheet where the revision can be found. Revised plans are enclosed.

CUP RELATED COMMENTS — STAFF RECOMMENDED CONDITIONS

No.	Condition	Response	Sheet
a	Long-term or inoperable vehicle storage is prohibited.	Acknowledged. The applicant agrees to this condition. Vehicles awaiting service or pickup will be parked only in designated spaces.	-
b	Outdoor storage of automotive parts, equipment, tires, or repair materials is prohibited.	Acknowledged. The applicant agrees to this condition. All parts, equipment, new tires and used tires will be stored inside the building.	-
c	Related automotive repair equipment shall not exceed 55 dBA at the nearest residential property line. The City may require field testing after opening.	Acknowledged. The applicant agrees to this condition. The applicant also agrees to field testing after opening if required by the City.	-
d	All repair activities shall occur within the building.	Acknowledged. The applicant agrees to this condition.	-
e	An approved Site Plan, Landscape Plan, Building Elevations, Photometric Plan, and Replat shall be required prior to obtaining a Building Permit.	Acknowledged. These documents will be submitted for City approval prior to applying for a Building Permit.	-

BTR CONSTRUCTION GROUP

SITE PLAN RELATED COMMENTS

No.	Comment	Response	Sheet
1	The Site Plan does not reflect the current platted boundary. A Replat is required (Sec. 9.02.037). If the Replat is not processed concurrently, additional screening applies along the western and southern property lines.	Acknowledged. The Replat of Lot 24C-R-1, Block E, Lake Breeze Estates will be processed concurrently with the Site Plan. A note stating "Replat will be processed concurrently" has been added to the Site Plan.	A1.0
2	Revise easement labels to reflect how they are written on the Plat.	Revised. Easement labels now read as written on the Plat, including the 25' Sanitary Sewer Easement, 15' Water Easement and 15' Drainage Easement (Volume 2022, Page 655-657, O.P.R.C.C.T.) and the 24' Fire Lane & Mutual Access Easement (Volume 2024, Page 350-351, O.P.R.C.C.T.).	A1.0
3	Remove all easements from the Landscape Plan; all utility lines should remain.	Revised. All easements have been removed from the Landscape Plan. Utility lines remain shown.	L1.0
4	Relabel the "24' Fire Lane" as "24' Fire Lane and Mutual Access Easement" and lightly shade the easement.	Revised. The fire lane is labeled "24' Fire Lane & Mutual Access Easement" and the easement is lightly shaded to distinguish it from non-fire lane areas.	A1.0
5	Relocate the dumpster enclosure behind the front facade of the primary building and increase the enclosure height to 7 feet (Sec. 9.03.135(b)).	Revised. The dumpster enclosure has been relocated to the west side of the site, behind the front facade of the building, and is shown as a 7' high masonry wall enclosure.	A1.0
6	Use trees and shrubs from the Approved Plant List (Sec. 9.03.193(m)). Staff recommends Chinese Pistache or Chinquapin Oak along the detention pond.	Revised. All trees and shrubs are now from the Approved Plant List: **Trees:** Arizona Cypress, Chinese Pistache, Live Oak, Mexican Sycamore, Chinquapin Oak. **Shrubs:** Holly, Abelia, Indian Hawthorn, Chinese Fringe Flower, Juniper, Texas Sage, Boxwood. Chinquapin Oak is used along the detention pond, per Staff's recommendation.	L1.0
7	Trees cannot be planted closer than 4' to a right-of-way line or 8' to any public water, wastewater, fire protection or drainage line. Relocate all landscape materials out of the 15' Water Easement.	Revised. Trees and shrubs previously within the 15' Water Easement have been relocated to the area west of the easement, as shown in Staff's exhibit, with clearance from the right-of-way and public utility lines.	L1.0
8	Add the stormwater management facility access and inspection note.	Revised. The note has been added to the Site Plan as written by Staff.	A1.0

No.	Comment	Response	Sheet
9	Remove the reference to the City of Duncanville in note 11 and add the note "All lighting shall be shielded and downward facing."	Revised. Note 11 now references the City of Lavon, and note 13, "All lighting shall be shielded and downward facing," has been added.	EC-1.01, EC-1.02

ENCLOSURES

1. A1.0 Proposed Site Plan, revised 10/26/2026
2. L1.0 Proposed Landscape Plan, revised 10/28/2026
3. EC-1.01 / EC-1.02 Electrical Site Plan and Photometric Plan, revised

We believe these revisions address all the City's comments. Please let us know if you have any questions or need any additional information.

Sincerely,

Victor Castro
Project Consultant
BTR Construction Group, LLC
(214) 241-9169
victor@btrconstructiongroup.com

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

October 19, 2026

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

Re: Tire Service Center – Lot 24C-R-1
CUP Review
LJA Job No. NTP-3880
MyGov Submittal: October 9, 2026

LJA, 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

CUP Related Comments

1. Staff recommends the following CUP conditions:
    a. Long-term or inoperable vehicle storage is prohibited.
    b. Outdoor storage of automotive parts, equipment, tires, or repair materials is prohibited.
    c. Related automotive repair equipment shall not exceed 55 decibels (dBA) as measured at the nearest residential property line.
        i. The City may require field testing after opening to ensure compliance.
    d. All repair activities shall occur within the building.
    e. An approved Site Plan, Landscape Plan, Building Elevations, Photometric Plan, and Replat shall be required prior to obtaining a Building Permit.

Site Plan Related Comments

If the CUP is approved by the City Council, please incorporate revisions to address the comments listed below upon formal submittal of a Site Plan application.

1. The proposed Site Plan layout does not reflect the current platted boundary. A Replat will be required for Lot 24C-R-1, Block E, Lake Breeze Estates if the proposed property boundary is desired. The procedure for approval of Replats is located in § 9.02.037 of the Lavon Code of Ordinances. The Replat application will go to P&Z for consideration and City Council approval. Should a Replat not be processed concurrently, additional screen requirements will apply along the western and southern property lines.

2. Revise the easement labels on the Site Plan to reflect how they are written on the Plat. For example, the “25’ – 0” Drain Easement” on the Site Plan should be revised to state “25’ Sanitary Sewer Easement Volume 2022, Page 655-657 O.P.R.C.C.T.”

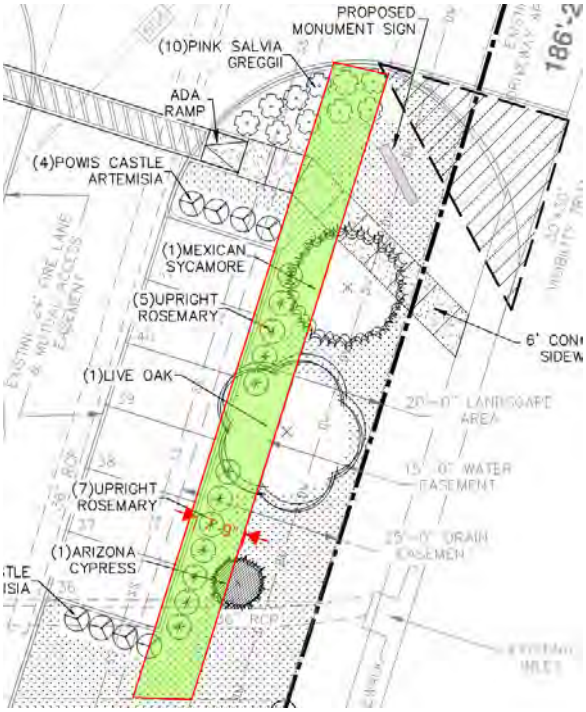
3. Revise the Landscape Plan to remove all easements, however all utility lines should remain.

4. Revise the Site Plan to relabel the proposed “24’ Fire Lane” to a “24’ Fire Lane and Mutual Access Easement” and lightly shade the Easement to distinguish between non-fire lane areas.

5. Per § 9.03.135(b) of the Lavon Code, dumpster enclosures shall be located behind the front facade of the primary building and measure seven feet in height. Revise the Site Plan to relocate the dumpster enclosure behind the front façade, and increase the height of the enclosure to seven feet.

6. The City of Lavon requires trees and shrubs from the Approved Plant List per § 9.03.193(m). The Landscape Plan includes many non-approved trees and shrubs. Revise the Landscape Plan to include trees and shrubs from the Approved Plant List. Staff recommends the use of Chinese Pistache or Chinkapin Oak where trees are currently proposed along the detention pond.

7. Trees cannot be planted closer than four feet to a right-of-way line or closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line. Revise the Landscape Plan to relocate all landscape materials out of the 15' Water Easement. Staff recommends relocating the landscape materials within the 15' Water Easement, into the green shaded area shown below, while ensuring no conflicts with public utilities.



8. Revise the Site Plan to include the following note:

"The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances."

9. Revise the Photometric Plan to remove the reference to the City of Duncanville on note 11 and reference City of Lavon instead. Further, add an additional note that states the following: "All lighting shall be shielded and downward facing."

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, 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 October 27, 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 November 3, 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 as specified in the Lake Breeze Planned Development regulations for an automotive service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

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

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

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

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

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

_____

_____

_____

Signature: _____

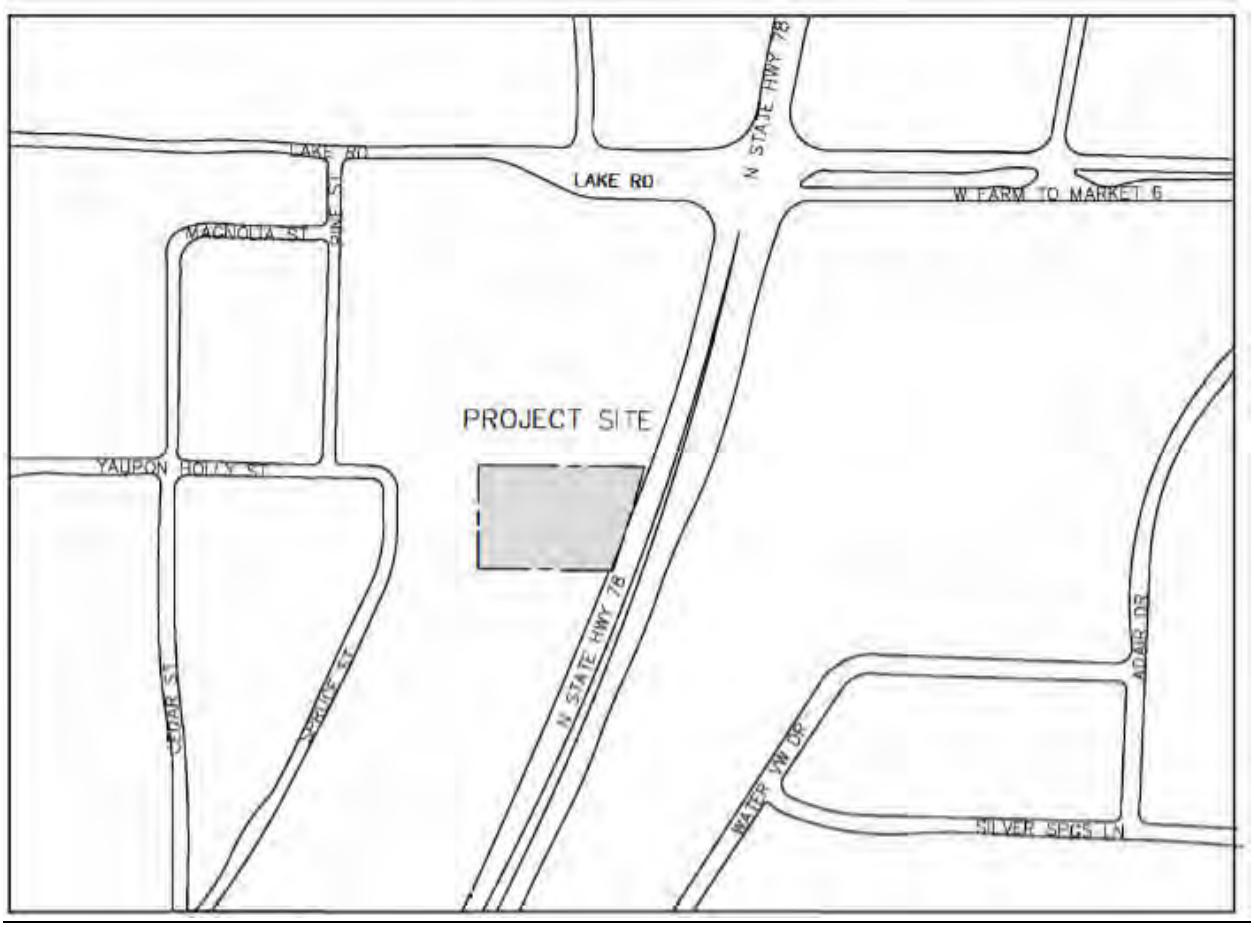
Name (printed): _____

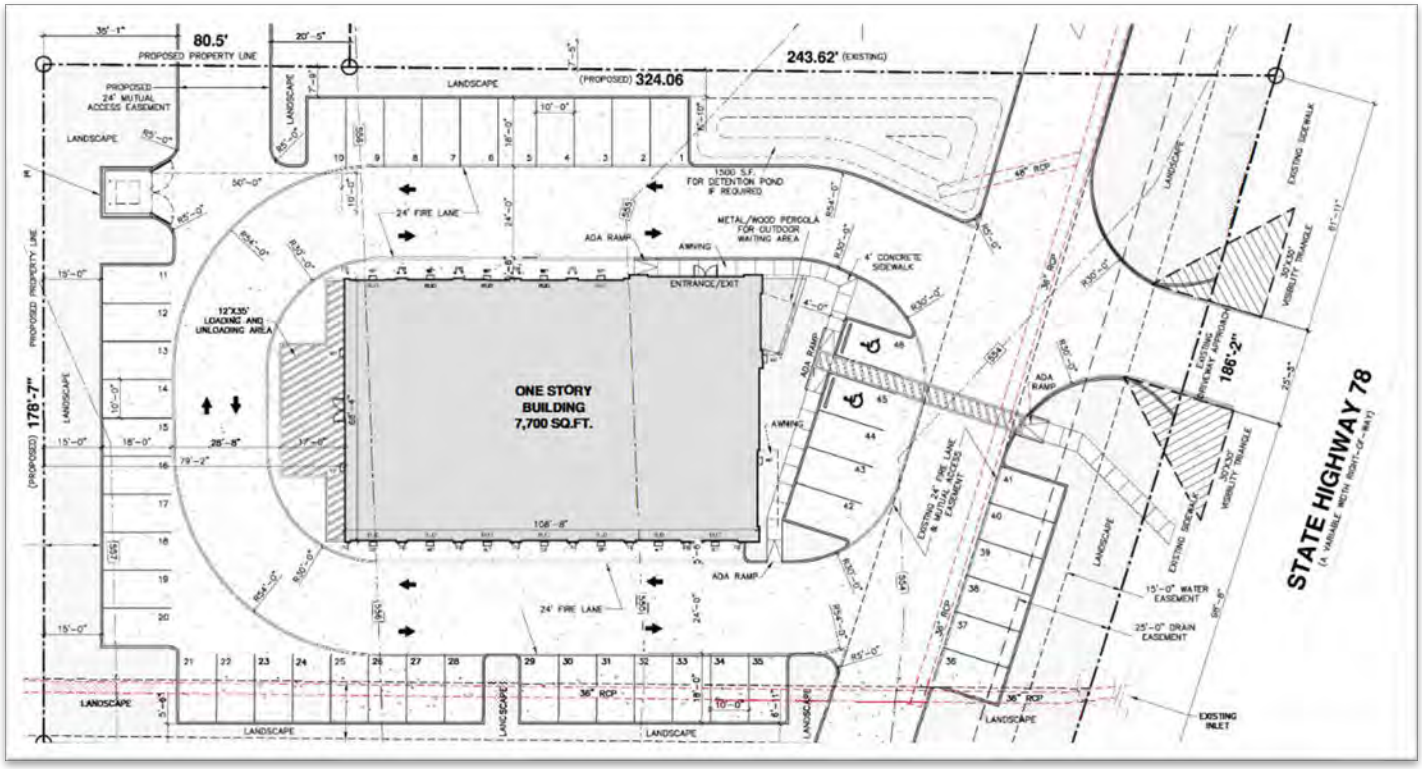
Address: _____

Phone: _____ Email Address: _____

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

Location map and proposed preliminary concepts for Informational Purposes Only





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

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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.

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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): William Sorrells

Address: 1591 Lake Rd, Lavon Tx. 75166

Phone: [redacted] Email Address: [redacted]

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

LAKE BREEZE ESTATES, BLK E, LOT 24C-R-2; * REPLAT * SH 78

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

RECEIVED
OCT 20 2026
By

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on October 27, 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 November 3, 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 as specified in the Lake Breeze Planned Development regulations for an automotive service establishment at 921 N. SH 78 on 1.2 acres on Lot 24C-R-1, Block E, Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd., City of Lavon, Collin County Texas (CCAD Property ID 2938580).

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): William Sorrells

Address: 1591 Lake Rd, Lavon Tx. 75166

Phone: [redacted] Email Address: [redacted]

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

LAKE BREEZE ESTATES, BLK E, LOT 24C-R-2; * REPLAT * SH 78

CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 7 - B**

Item:

Public hearing, discussion and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

1) Presentation of proposed application.
2) **PUBLIC HEARING** continued from October 6, 2026 to receive comments regarding the proposed application.
3) Discussion and action regarding the proposed application and accompanying ordinance.

Application Information

Owner(s): Kiranpal Singh

Applicant: Roberto Nunez, Alchemi Development Partners

Location: 955 N. SH 78, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6

Description: Lot 25C-R, Block E of Lake Breeze Estates Addition in the Lake Breeze Planned Development District (CCAD Property ID 2923353).

Current Zoning: Planned Development (PD)

Request: Conditional Use Permit (CUP) for Two Alcohol Related Uses

Request Details

The applicant is seeking approval of conditional use permits to allow two alcohol related uses on the site: 1) beer and wine sales in a convenience store associated with a fueling station and 2) a package liquor store. Neither conditional use permit is proposed to allow on-site consumption of alcohol.

A site plan for a multi-tenant commercial building that is approximately 9,917 square feet in area was approved by the City Council on February 6, 2024.

Construction is in progress on the site.

Code Excerpts:

LAVON CODE OF ORDINANCES – ZONING ORDINANCE
ORDINANCE NO. 2020-04-04 LAKE BREEZE PLANNED DEVELOPMENT

ZONING EXHIBIT "C" – ZONING USES AND DESIGN GUIDELINES

The proposed 109 residential lots encompassing approximately 21.5 acres of the residential acreage will follow the SF-4 Single-Family District standards and uses with some modifications and the retail commercial will follow the Retail District standards and uses with some modifications as shown below.

LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 6 – REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS

9.03.131 RETAIL DISTRICT (R)

c) Conditional Uses

(21) Alcohol: mixed beverage package store (on- and/or off-premises consumption)*

(22) Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*

* 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).

The required public hearing notice was published in the newspaper and on the website and six (6) notices were provided to the owners of property located within 200 feet of the proposed site. Signs were properly posted on the property. One (1) notice was returned in favor of and none were returned in opposition to the proposed application.

Members of the Planning and Zoning Commission expressed support for the CUP for the sale of beer/wine at the convenience store, noting that a convenience store was presented with the site plan as the primary tenant.

Discussion with the applicant was conducted regarding the saturation and proximity of the proposed liquor store to existing liquor stores.

One planning review comment noted a discrepancy in the graphic that the applicant provided in the application packet with direction to correct. A correction has not been submitted. The city staff prepared a location exhibit that shows proximity to existing liquor stores. The original application indicated that the closest liquor store was situated 1.1 miles away. The correct distance measurement for the closest liquor store is 0.65 miles.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) TO PERMIT "ALCOHOL: WINE AND MALT BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" FOR A CONVENIENCE STORE AND DENY "ALCOHOL: MIXED BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" USES FOR A LIQUOR STORE AT 955 N. SH 78 ON LOT 25C-R, BLOCK E OF LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD./FM 6, CITY OF LAVON, TEXAS.

MOTION:	**NABORS**
SECONDED:	**CLIFTON**
FOR:	**NABORS, CLIFTON**
AGAINST:	**MCCLENDON, ROSENQUIST**
FAILED	**2-2 (Absent, Vallejo)**

The Commission continued deliberation of the application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT (CUP) TO PERMIT "ALCOHOL: WINE AND MALT BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" FOR A CONVENIENCE STORE AND DENY "ALCOHOL: MIXED BEVERAGE PACKAGE STORE (ON- AND/OR OFF-PREMISES CONSUMPTION)" USES FOR A LIQUOR STORE AT 955 N. SH 78 ON LOT 25C-R, BLOCK E OF LAKE BREEZE ESTATES, LOCATED SOUTHWEST OF THE INTERSECTION OF N. SH 78 AND GAGE RD./FM 6, CITY OF LAVON, TEXAS.

MOTION:	**NABORS**
SECONDED:	**CLIFTON**
FOR:	**NABORS, CLIFTON, ROSENQUIST**
AGAINST:	**MCCLENDON**
APPROVED	**3-1 (Absent, Vallejo)**
APPROVED:	**UNANIMOUS**

Staff Notes:

The proposed application was reviewed by the planning consultant, fire marshal, and city engineer.

Approval of the proposed CUP for a convenience store is recommended.

The City Council may consider the proximity of the proposed alcohol-related uses, to others in Lavon for potential over-saturation in consideration of the second proposed conditional use to permit a liquor store.

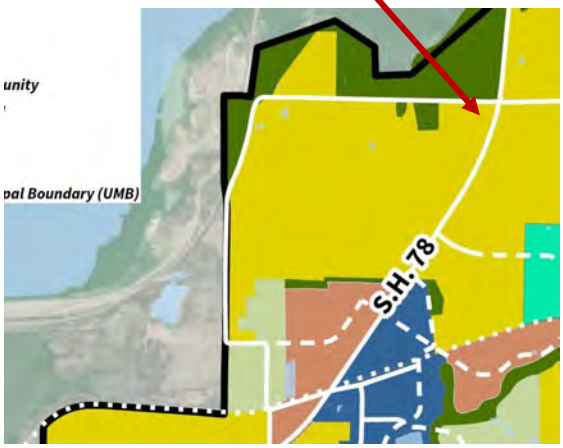
Attachments:

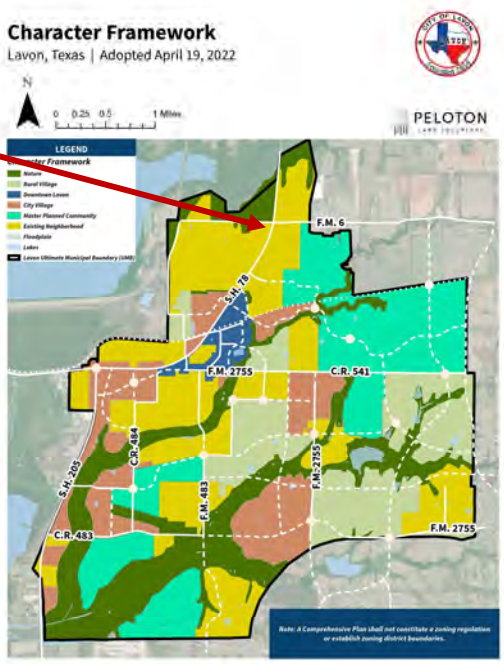
1. Proximity and location exhibits
2. Application
3. Planning and Engineering Review comments
4. Neighbor Notice
   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

PROXIMITY EXHIBIT – LIQUOR STORES



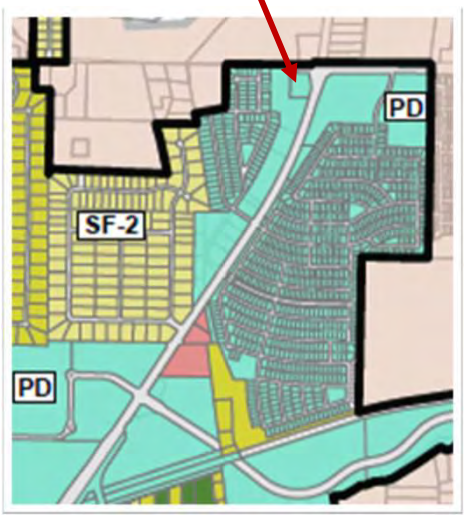
Future Land Use Plan

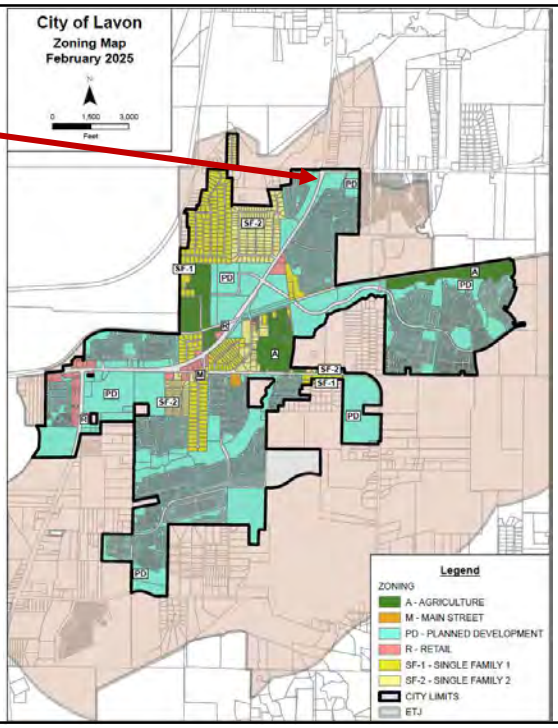




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Zoning Map

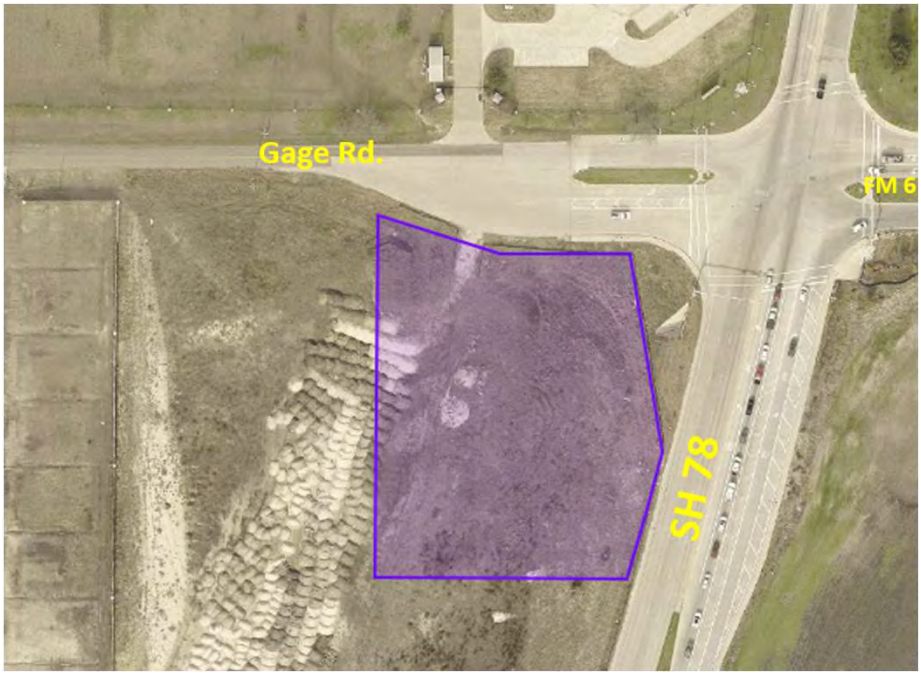




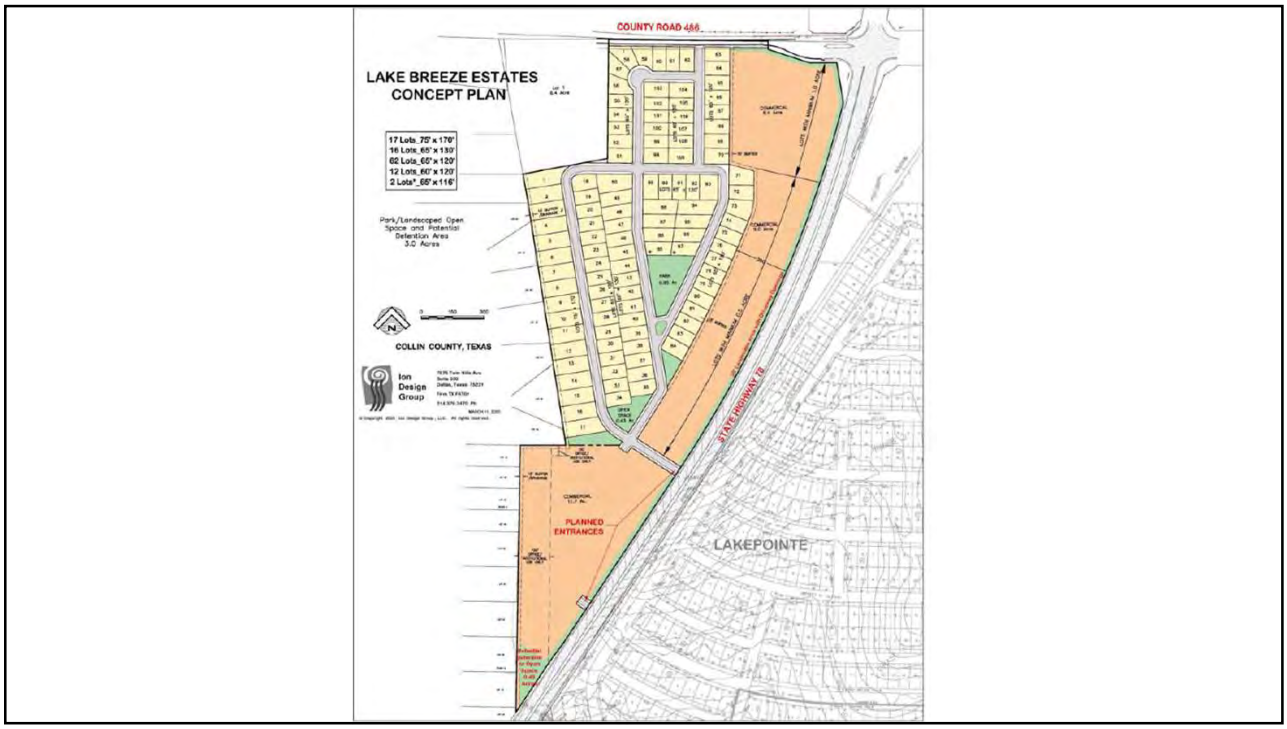
15


Gage Rd
Teal Ln
WATERCROSS RESIDENCES
MORGAN ADDITION
Pine St
78
Cedar St
Spruce St
LAKE BREEZE ESTATES
Oak St
PHASE THREE
Water View Dr
Silver
LAKEPOINTE PH
Waters Ridge Dr
LAKEPOINTE PHASE IIB
Rolling Meadow Dr
Clear Lake Dr
Oak Creek Dr
Colt Dr
PHASE TWO
Brookview Dr

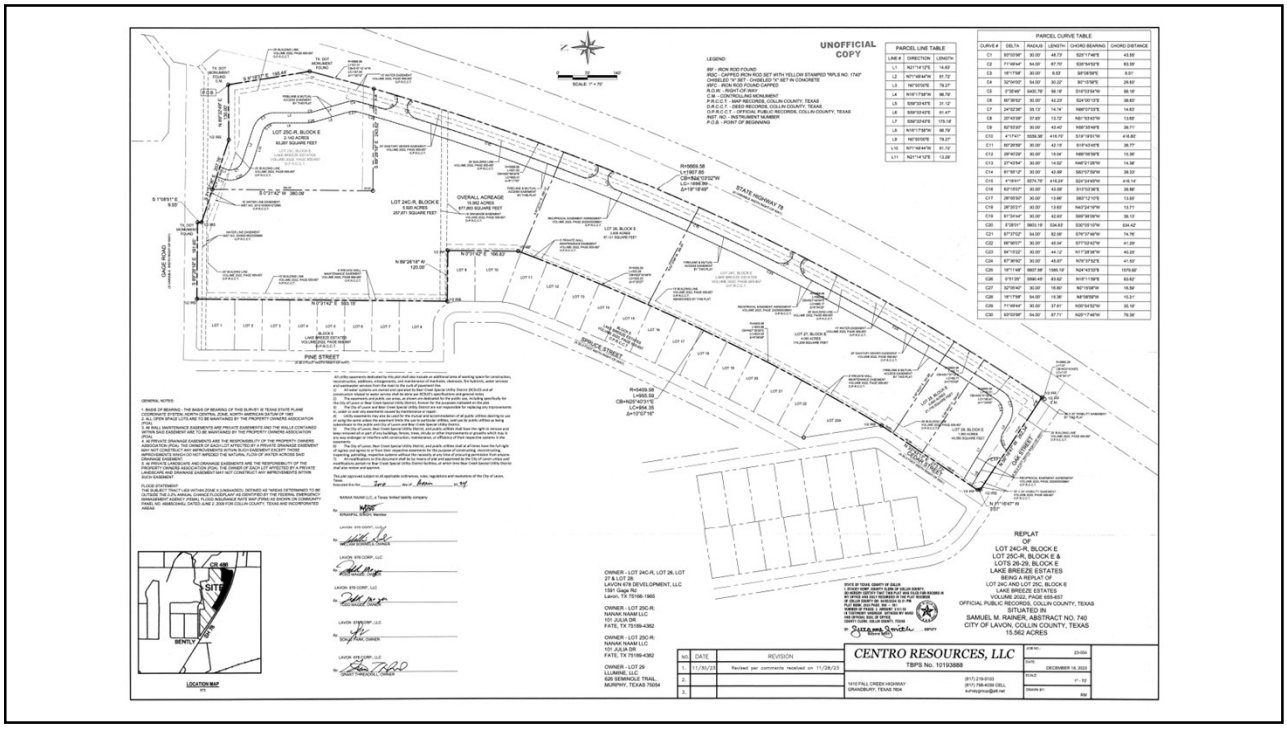
16


Gage Rd.
FM 6
SH 78

17


COUNTY ROAD 486
LAKE BREEZE ESTATES
CONCEPT PLAN
17 Lots_75' x 176'
16 Lots_65' x 130'
02 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
COMMERCIAL
PLANNED ENTRANCES
LAKEPOINTE
STATE HIGHWAY 78

18


UNOFFICIAL COPY
PARCEL LINE TABLE
PARCEL CURVE TABLE
LOT 24C-R, BLOCK E
3.500 ACRES
OVERALL ACREAGE
15.562 ACRES
PINE STREET
LAKE ROAD
STATE HIGHWAY 78
REPLAT
OF
LOT 24C-R, BLOCK E
LOT 25C-R, BLOCK E &
LOTS 28-29, BLOCK E
LAKE BREEZE ESTATES
BEING A REPLAT OF
LOT 24C AND LOT 25C, BLOCK E
LAKE BREEZE ESTATES
SITUATED IN
SAMUEL M. RAINER, ABSTRACT NO. 740
CITY OF LAVON, COLLIN COUNTY, TEXAS
15.562 ACRES
CENTRO RESOURCES, LLC
TBPS No. 10193888
DECEMBER 18, 2023
LOCATION MAP
SITE

19

CITY OF LAVON

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

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

KIRANPAL SINGH — Applicant Name

07/22/2026 — Date

ROBERTO NUNEZ (ALCHEMI DEVELOPMENT PARTNERS) — Representative, Agent or Owner

806-570-4867 — Phone

ALCHEMI DEVELOPMENT PARTNERS — Company

[redacted] — Email address

4740 W MOCKINGBIRD LN — Street

DALLAS, TEXAS 75219 — City, State, Zip

955 N STATE HWY. 78, LAVON, TEXAS 75166 — Address and Location of Property

UNKNOWN AT THIS TIME, WE WILL PROVIDE IT DURING REVIEW — Legal Description of Property

Existing Zoning: NON-RESIDENTIAL (R)

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

REQUEST FOR NEW CUP IN ORDER TO SALE BEER AND WINE FOR THE CONVENIENCE STORE AND LIQUOR FOR THE PACKAGED LIQUOR STORE. OUR DEVELOPMENT INCLUDES A SUITE FOR A CONVENIENCE STORE, A LIQUOR STORE SUITE, AND TWO OPEN LEASE SUITES, CURRENTLY UNOCCUPIED. THE PROJECT IS CURRENTLY UNDER CONSTRUCTION, WE APPLIED AND WERE APPROVED FOR A CONSTRUCTION PERMIT, OUR PROJECT MEETS THE REQUIREMENTS AS THERE ARE NO RESIDENTIAL PROJECTS WITHIN THE STATE REQUIRED DISTANCES OF 300 FEET DOOR TO DOOR FOR BEER AND WINE (OFF-PREMISE COMSUMPTION) AND 300 FEET PROPERTY LINE TO PROPERTY LINE FOR PACKAGED LIQUOR STORE. THIS DEVELOPMENT WILL HELP THE FUTURE DEVELOPMENT PLAN FOR THE CITY OF LAVON, AS THIS WILL PROVIDE RESIDENTS WITH MULTIPLE GOODS AND SERVICES; BESIDES THE GOODS FROM THE CONVENIENCE STORE GOODS, THE LIQUOR STORE WILL MAKE AVAILABLE GOODS THAT CUSTOMERS WILL OTHERWISE NOT HAVE ACCESS TO. THE OTHER TWO SUITES WILL FOLLOW CITY OF LAVON REGULATIONS AS FAR AS LAND USES ALLOWED AND THEREFORE COULD PROVIDE PERSONAL SERVICES USES, AND, OR OFFICE LAND USE, SO ON. OUR DEVELOPMENT WILL ALSO FOLLOW ALL CITY OF LAVON REGULATIONS FOLLOWING ALL THE EXTERIOR IMPROVEMENTS, FACADE FINISHES, AND LANDSCAPE IMPROVEMENTS.

Signature of Applicant or Representative: Robert Nunez

For Office Use Only

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

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

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

Declaration of Ownership

Date: 07/22/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Kiranpal Singh, 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 Rockwall

Before me, the undersigned authority, appeared Kiranpal Singh,
on this the 28 day of July, 20 26

Makayla Lane Dilday
My Commission Expires
8/22/2029
Notary ID 135529473

(notary seal)

Notary Public in and for Rockwall County, Texas

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

Authorization of Representation

Date: 07/22/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Kiranpal Singh, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize ROGER TO NUNEZ (ALC) REMI DEVELOPMENT 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 Rockwall

Before me, the undersigned authority, appeared Kiranpal Singh,
on this the 28 day of July, 20 24

Makayla Lane Dilday
My Commission Expires
6/22/2029
Notary ID 135529479

(notary seal)

Notary Public in and for Rockwall County, Texas

Rev 12-04-2023

Alchemi Development Partners
A Dallas-Fort Worth Company

August 19, 2026

To: City of Lavon Development Department

RE: Conditional Use Permit Commercial (CUPC) 26-001117

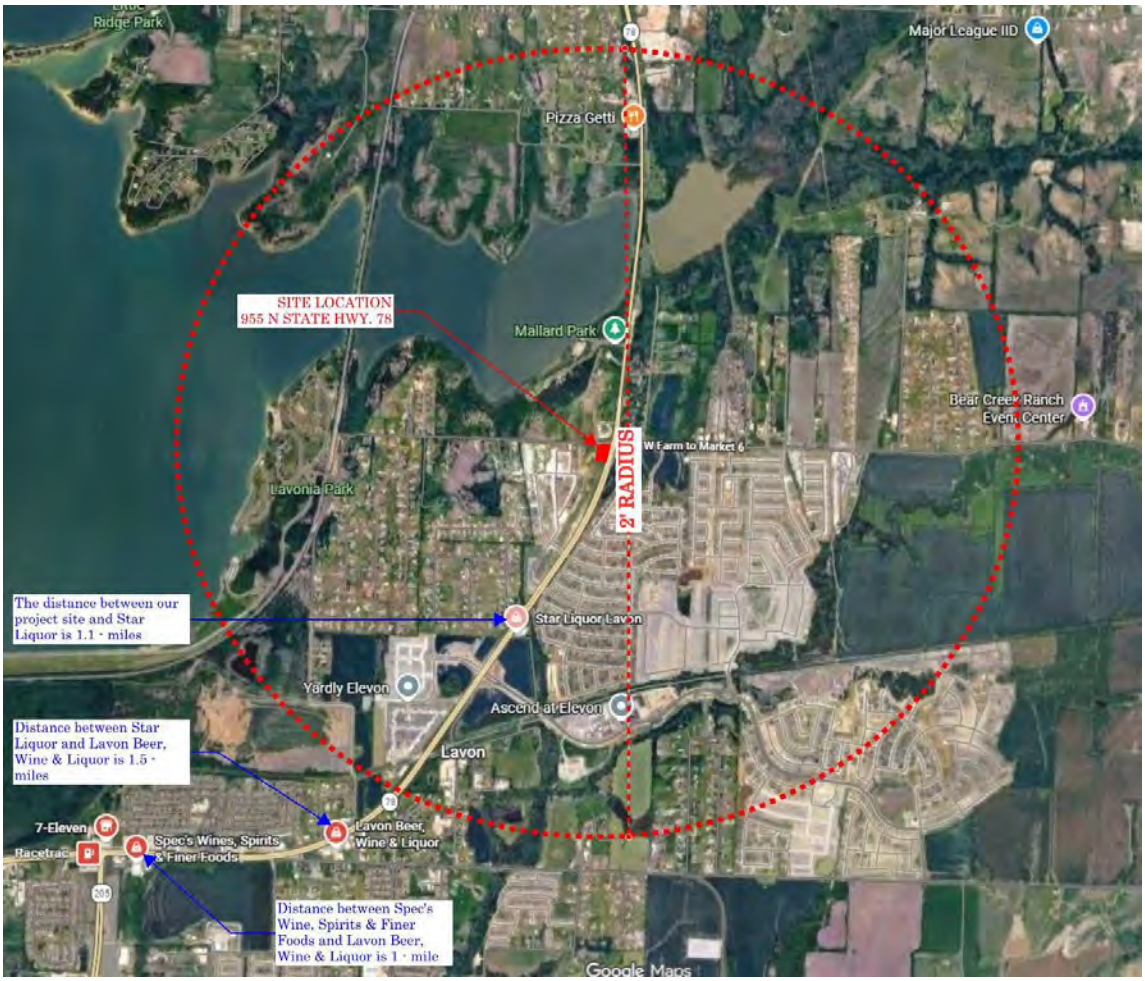
Our request for a new Conditional Use Permit (CUP) In order to sale beer and wine in a future convenience store. A suite for a future packaged liquor. Both permits will require off-site consumption, consumption of beer and wine or packaged liquor will not be allowed.

This new development is currently under construction including a suite for a convenience store, a packaged liquor store, and a suite for a future tenant, but currently, we don't have a tenant.

Our project meets the requirements, as there are no residential projects within the State that require 300 feet property line to property line proximity distance. This development will help the future of Lavon, Texas by providing a vast supply of goods, as well as a future suite that could serve the public by providing a barber shop, retail shop, beauty supply, or office space. Our shopping center will follow all city of Lavon design standards, our facades will be constructed with modern design finishes, we intend on designing a beautiful building that will enhance and improve the city of Lavon development standards. The shopping center will include new landscaping, sidewalks that will connect the community and provide an urban walkable environment.

Because of the proximity to the surrounding communities, our shopping center will make it convenient for residents to shop their needs. Please look at our map showing the locations of the nearest liquor and convenient stores.

`



Our development will follow all Federal, State, and City regulations Our client is here to assure the city of Lavon this development will improve and enhance the community.

Sincerely,

Roberto Nunez, **M. Architecture**
Alchemi Development Partners
Managing Partner
[redacted]
Alchemidp.com

SITE INFORMATION TABLE				
LOT AREA	93287.00	SF	2.14 ACRES	
IMPERVIOUS COVER EXISTING	0.0	SF	0.0 ACRES	(0.0%)
IMPERVIOUS COVER PROPOSED	45206.71	SF	1.04 ACRES	(48.46%)
LANDSCAPE AREA	32970.98	SF	0.76 ACRES	(35.34%)
BUILDING AREA	9916.52	SF	0.23 ACRES	(10.63%)
SIDEWALK	3272.79	SF		(3.50%)
CAR WASH BUILDING FOOT PRINT	1920.00	SF		(2.06%)
CAR WASH DOUBLE STORY	3840.00	SF		
ZONING	R/S (RETAIL SERVICES)			
PROPOSED USAGE	C-STORE, RESTAURANT, GAS STATION & RETAIL			

BUILDING INFORMATION TABLE	
BUILDING COVERAGE	9916.52 SF (10.63%)
BUILDING ROOF AREA	9315.00 SF
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	II-B (STEEL STRUCTURE)
MAX. BUILDING HEIGHT	27'-9"
ALLOWABLE BUILDING HEIGHT	35'-0"
ALLOWABLE STRUCTURE COVERAGE	40%
OCCUPANCY CLASSIFICATION	M

PARKING TABLE	
TOTAL PARKING SPACES REQUIRED	39.6
C-STORE&RETAIL 9916.52/250sf	39.6

SUMMARY OF PARKING SPACES	
PROVIDED STANDARD SPACES	27
PROVIDED HANDICAP VAN	2
PROVIDED STANDARD HANDICAP	4
EV CHARGING SPACE	5
VACUUM ,AIR & WATER SPACE	4
TOTAL LOADING SPACE PROVIDED	1
TOTAL PARKING SPACES	43

PROPERTY BOUNDARY

EASEMENT

NUMBER OF PARKING STALLS PER ROW ④

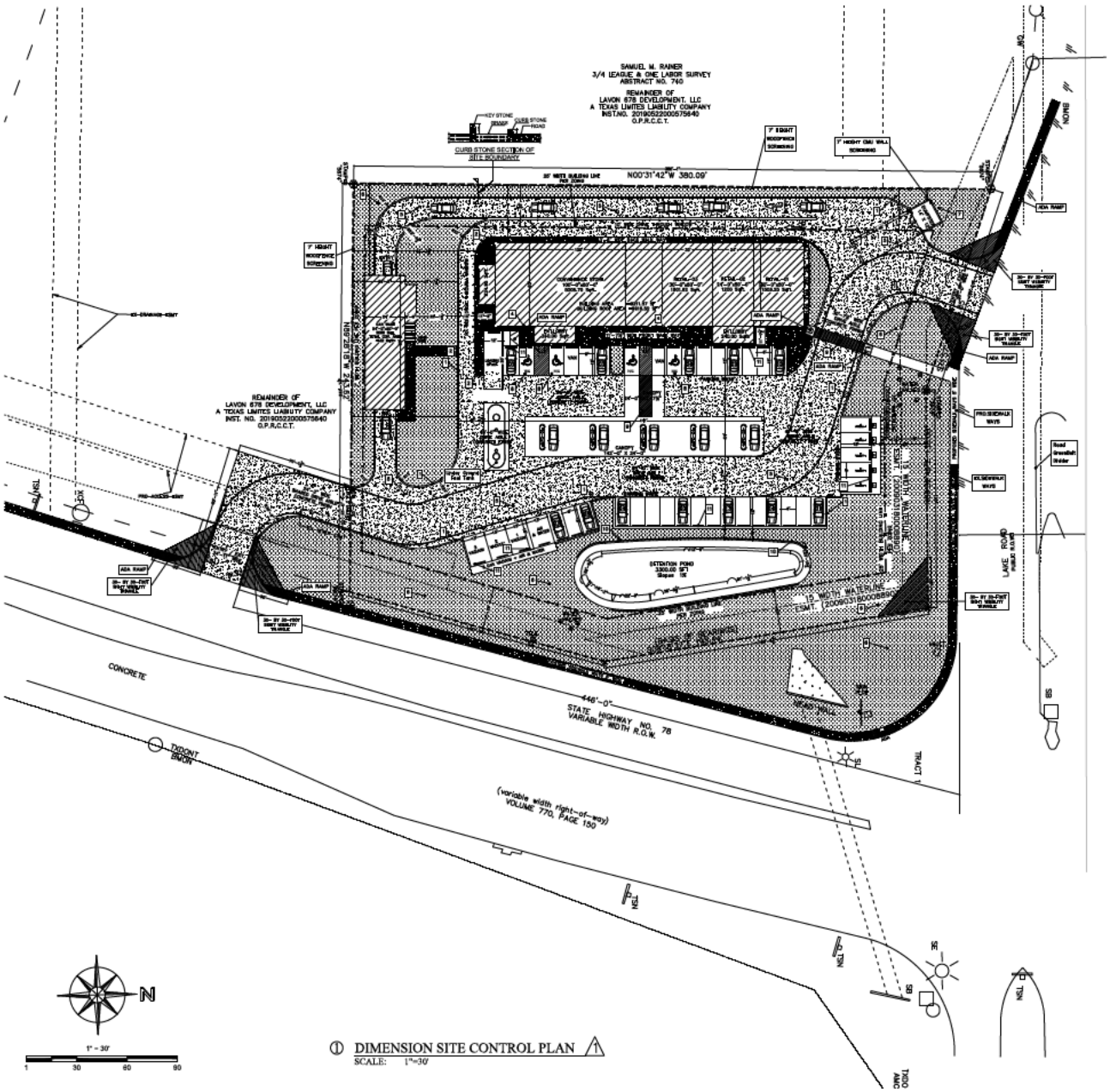
PROPOSED HANDICAPPED PARKING ONLY

PROPOSED PAVEMENT

PROPOSED SIDEWALK

PROPOSED BERMUDA GRASS

PROPOSED 6" WIDE CONCERTE CURB	1
PROPOSED LEVEL ACCESS AISLE	2
HANDICAP ACCESSIBLE RAMP WITH DETECTA WARNING SURFACE (YELLOW)	3
PROPOSED ACCESSIBLE PARKING SIGNAGE	4
Heavy Duty Concrete Paving	5
GREEN AREA	6
Heavy duty dumpster concrete	7
HANDICAP	8
PEDESTRIAN CROSSING	9
3'-0" HEIGHT WROUGHT IRON FENCING	10
WHEEL STOPS	11



① DIMENSION SITE CONTROL PLAN
SCALE: 1"=30'

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

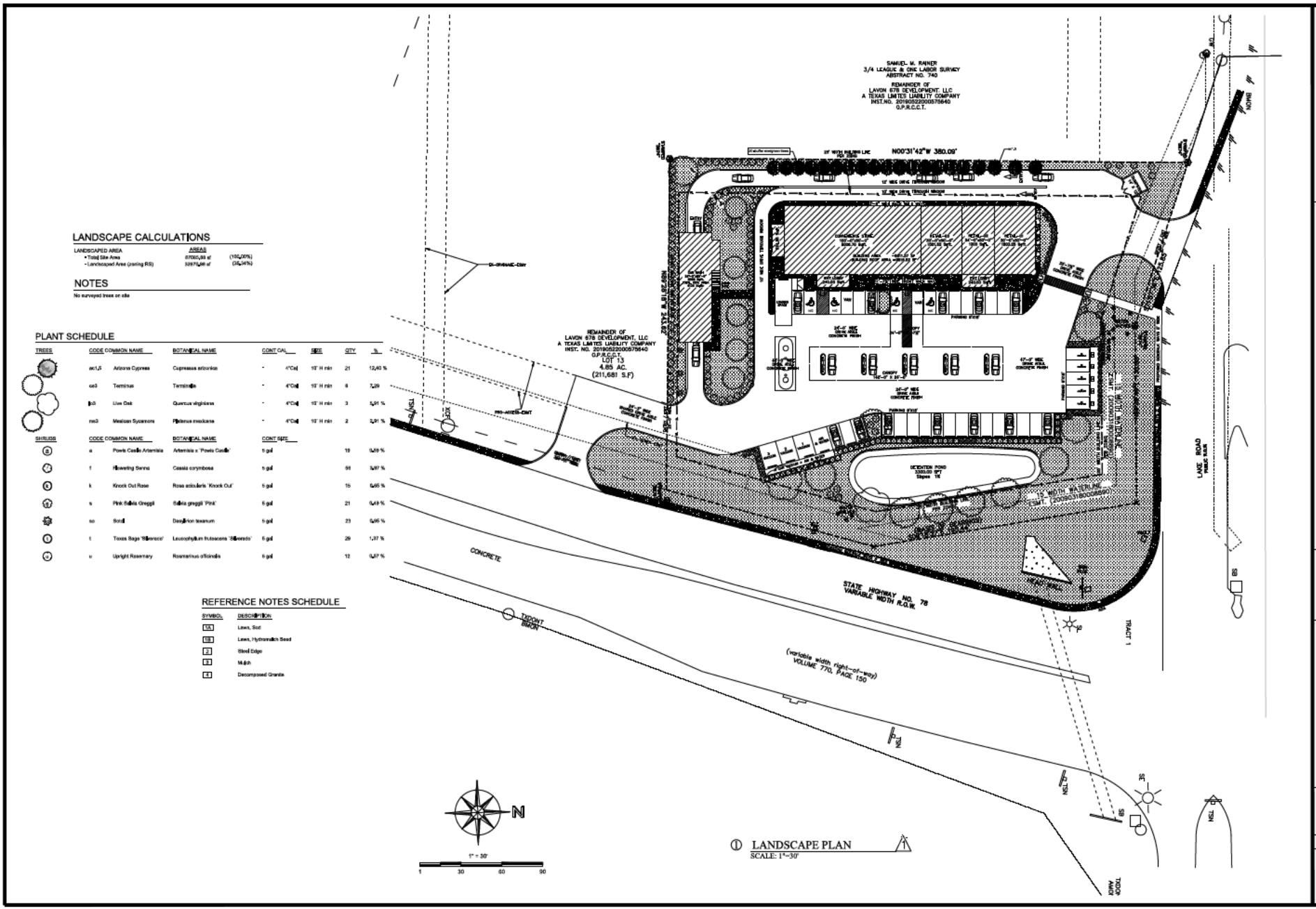
INNOVATIVE DESIGN, CONCEPT, AND ANALYTICS, LLC
TBPE FIRM NUMBER: F-24211
555 Republic Dr Suite 312A, Plano,TX 75074,
PHONE: 469-662-5248
E-MAIL: mohmednofal@gmail.com

991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:
DIMENSION SITE CONTROL PLAN

DATE: 19-Jan-2024

C-1.3



LANDSCAPE CALCULATIONS

LANDSCAPED AREA	AREAS	
• Total Site Area	87065,88 sf	(100,00%)
- Landscaped Area (zoning RS)	32975,88 sf	(36,34%)

NOTES

No surveyed trees on site

PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT.CAL.	SIZE	QTY	%
	ac1,5	Arizona Cypress	Cupressus arizonica	-	4"Cal	10' H min	21	12,40 %
	ce3	Terminus	Terminalia	-	4"Cal	10' H min	6	7,29
	qv3	Live Oak	Quercus virginiana	-	4"Cal	10' H min	3	5,91 %
	ms3	Mexican Sycamore	Platanus mexicana	-	4"Cal	10' H min	2	5,91 %

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONT.SIZE		
B	a	Powis Castle Artemisia	Artemisia x 'Powis Castle'	5 gal	19	0,69 %
A	f	Flowering Senna	Cassia corymbosa	5 gal	55	3,97 %
D	k	Knock Out Rose	Rosa adscularis 'Knock Out'	5 gal	15	0,65 %
C	s	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal	21	0,49 %
	so	Sotol	Dasylirion texanum	5 gal	23	0,95 %
E	t	Texas Sage 'Rio Bravo'	Leucophyllum frutescens 'Rio Bravo'	5 gal	29	1,37 %
F	u	Upright Rosemary	Rosmarinus officinalis	5 gal	12	0,87 %

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
1A	Lawn, Sod
1B	Lawn, Hydromulch Seed
2	Steel Edge
3	Mulch
4	Decomposed Granite

N

1" = 30'

1 30 60 90

① LANDSCAPE PLAN
SCALE: 1"=30'

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

INNOVATIVE DESIGN, CONCEPT, AND ANALYTICS, LLC
TBPE FIRM NUMBER: F-24211
555 Republic Dr Suite 312A, Plano,TX 75074,
PHONE: 469-662-5248
E-MAIL: mohmmednofal@gmail.com

Firm Registration F-24211
Cert. of Reg Exp 2/29/24

991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:
LANDSCAPE PLAN

DATE: 19-Jan-2024

L-1.1

MATERIAL LEGEND:

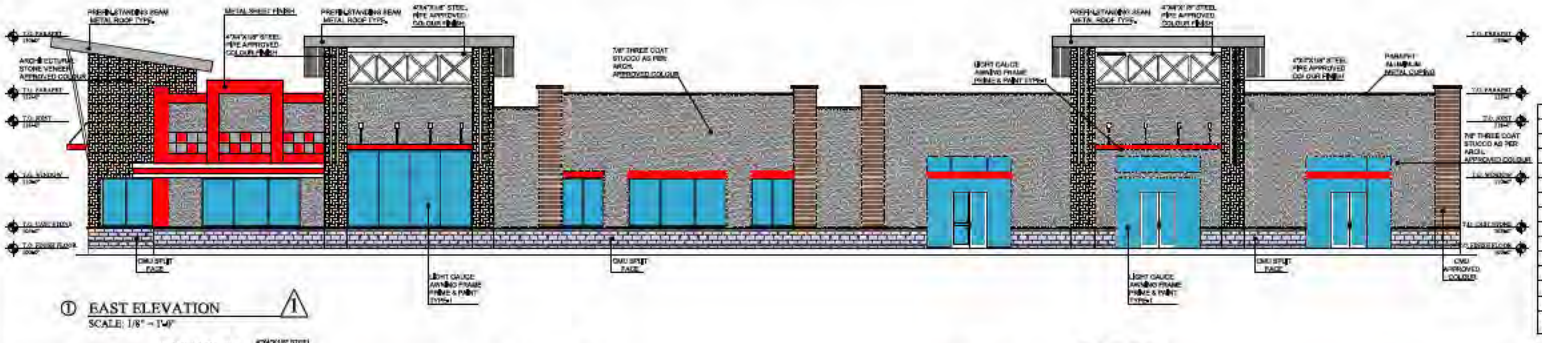
4.1	APR. ROUGH STONE.	4.6	ARCHITECTURAL STONE VENEER 2x COLOUR FINISH	5.1	ARCHITECTURE STONE VENNER APPROVED COLOUR.	7.4	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	9.7	PREFIN. STANDING SEAM METAL ROOF TYP.	5.2	PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR.	8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL., COLOR: MATCH 7.2
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	4.8	3"X3"X1/8" STEEL FRAME APPROVED COLOUR FINISH	7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	8.3	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	4.9	6"X4"X1/8" STEEL PIPE APPROVED COLOUR FINISH	7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	16.1	DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2
4.5	WOOD TEXTURED STONE VENEER	9.10	METAL SHEET FINISH	7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2		

EXTERIOR CAVITY WALL NOTES:

1. ALL EXTERIOR STUDS TO BE HOT DEEP GALVANIZED 16 GAGE METAL STUDS AT 16" O.C. (ASTM A525).
2. ALL EXTERIOR STUD SCREWS AND FASTENERS TO BE STAINLESS STEEL WITH NEOPRENE WASHERS.
3. ALL METAL FLASHING ABOVE WINDOWS AND WHERE INDICATED TO BE STAINLESS STEEL.
4. ALL EXTERIOR SHEATHING USED IN CAVITY WALLS TO BE GYPSUM SHEATHING W/ FIBERGLASS FACING (ex: DENS-GLASS SHEATHING).
5. VERTICAL BRICK MOVEMENT JOINTS TO BE 20' O.C. MAX, UNLESS NOTED OTHERWISE, AND SHALL NOT CROSS LINTELS OR BRICK SHELF ANGLES.
6. VAPOR BARRIER USED OVER SHEATHING TO BE WRAPPED ABOVE FLASHING AT THE BASE AND ABOVE WINDOW LOCATIONS.
7. APPLY MASONRY SEALER OVER EXTERIOR STONE VENEERS.

GENERAL NOTES:

1. METAL STUD SUPPLIER SHALL DESIGN AND DETAIL ALL METAL STUDS, BRACING, CONNECTIONS, AND ATTACHMENTS TO MAIN STRUCTURE AND SUBMIT STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL BY STRUCTURAL ENGINEER.
2. ALL COLUMNS, BEAMS, STRUCT., CONNECTIONS, AND CANOPY DETAILS SHALL BE BUILT BASED ON STRUCTURAL DRAWINGS.
3. PROVIDE FIREPROOFING AT ALL REQUIRED INTERIOR STEEL STRUCTURES.
4. INTERIOR FINISHES, PARTITION WALLS, RESTROOMS, MILLWORK, ETC. ARE NOT INCLUDED IN THIS PLAN SET. ABOVE MENTIONED ITEMS ARE THE RESPONSIBILITY OF THE FUTURE TENANTS.
5. STORE FRONT WINDOW SUPPLIER SHALL PROVIDE NECESSARY DETAILS AND SHOP DRAWINGS FOR APPROVAL BY DESIGNER.



① EAST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION		4836.47	
4.1	APR. ROUGH STONE	886.19 Sqft.	8.68 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	76.66 Sqft.	0.75 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	1592.90 Sqft.	15.60 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	1917.24 Sqft.	18.78 %
4.5	WOOD TEXTURED STONE VENEER	39.62 Sqft.	0.39 %
4.6	ARCHITECTURAL STONE VENEER 2x COLOUR FINISH	86.70 Sqft.	1.20 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	374.47 Sqft.	3.79 %
4.8	3"X3"X1/8" STEEL FRAME APPROVED COLOUR FINISH	170.61 Sqft.	1.67 %
4.9	6"X4"X1/8" STEEL PIPE APPROVED COLOUR FINISH	44.10 Sqft.	0.43 %
4.10	METAL SHEET FINISH	106.08 Sqft.	0.01 %
7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	53.59 Sqft.	0.53 %
7.2	PARAPET ALUMINUM METAL COPING APPROVED COLOR	14.87 Sqft.	0.14 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	14.70 Sqft.	1.39 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	3169.00 Sqft.	31.29 %

② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION		1662.79 Sqft.	
4.1	APR. ROUGH STONE	4.27 Sqft.	0.26 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	6.24 Sqft.	0.38 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	226.74 Sqft.	13.63 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	967.24 Sqft.	43.19 %
4.5	WOOD TEXTURED STONE VENEER	14.58 Sqft.	0.44 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	9.47 Sqft.	0.57 %
4.8	3"X3"X1/8" STEEL FRAME APPROVED COLOUR FINISH	9.58 Sqft.	0.58 %
4.9	6"X4"X1/8" STEEL PIPE APPROVED COLOUR FINISH	7.40 Sqft.	0.45 %
4.10	METAL SHEET FINISH	8.98 Sqft.	0.54 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	15.30 Sqft.	0.92 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	347.20 Sqft.	20.88 %

③ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION		1265.00 Sqft.	
4.1	APR. ROUGH STONE	19.69 Sqft.	1.56 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	1.87 Sqft.	0.15 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	11.65 Sqft.	0.92 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	1152.23 Sqft.	91.09 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	9.48 Sqft.	0.75 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR	10.87 Sqft.	0.87 %

④ WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION		4358.37 Sqft.	
4.1	APR. ROUGH STONE	486.26 Sqft.	11.16 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	24.24 Sqft.	0.56 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	274.13 Sqft.	6.29 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	2339.26 Sqft.	53.67 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	39.47 Sqft.	0.91 %
4.10	METAL SHEET FINISH	31.65 Sqft.	0.73 %
5.1	PAINTED GALV. STEEL ROOF ACCESS LADDER. PER STEEL CONTRACTOR.	65.63 Sqft.	1.51 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR	24.11 Sqft.	0.55 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	33.60 Sqft.	0.81 %
7.4	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.	14.35 Sqft.	1.41 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	25.23 Sqft.	0.58 %
8.3	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1.	19.11 Sqft.	0.44 %

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

NME
17630 DAVENPORT RD SUITE 109
DALLAS, TX 75252
Phone: 469-662-5248

991 N STATE HWY 78,
LAVON, TX 75166, USA

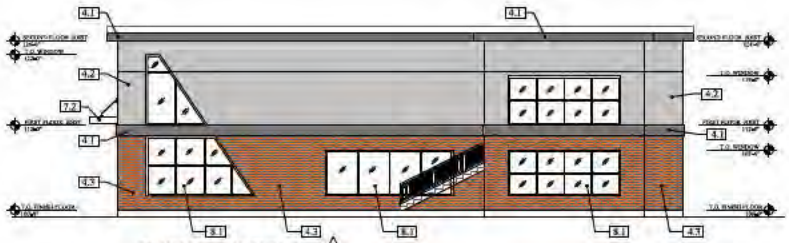
SHEET CONTENTS:
Elevations

DATE: 17-Jan-2024

A4.1

MATERIAL LEGEND:

4.1	7/8" THREE COAT STUCCO-1 AS PER ARCH. APPROVED COLORS	7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT
4.2	7/8" THREE COAT STUCCO-2 AS PER ARCH. APPROVED COLORS	7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1
		8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.2	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1



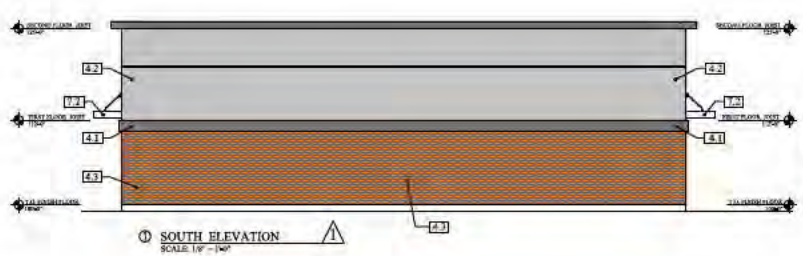
① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



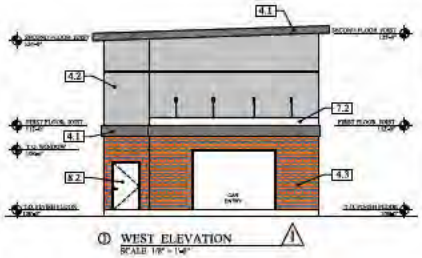
① EAST ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION	1975.07 Sqft.
4.1	1567.5 Sqft.
4.2	174.25 Sqft.
4.3	174.25 Sqft.
7.2	42.5 Sqft.
8.1	16.57 Sqft.

EAST ELEVATION	1975.07 Sqft.
4.1	1567.5 Sqft.
4.2	174.25 Sqft.
4.3	174.25 Sqft.
7.2	42.5 Sqft.
8.1	16.57 Sqft.



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



① WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION	675.46 Sqft.
4.1	1567.5 Sqft.
4.2	174.25 Sqft.
4.3	174.25 Sqft.
7.2	42.5 Sqft.
8.2	16.57 Sqft.

SOUTH ELEVATION	2091.75 Sqft.
4.1	1567.5 Sqft.
4.2	174.25 Sqft.
4.3	174.25 Sqft.
7.2	42.5 Sqft.
8.1	16.57 Sqft.

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

NME
17630 DAVENPORT RD SUITE 109
DALLAS, TX 75252
Phone: 469-662-5248

991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:
CAR WASH ELEVATIONS

DATE: 17-Jan-2024

A3.3


CAR WASH DRIVE WAY
ENTRY
DRIVE THROUGH WINDOW
ENTRY
FIRELANE
FIRELANE
SHARED DRIVE WAY
FIRELANE


FIRELANE
FIRELANE
FIRELANE


FIRELANE
FIRELANE
SHARED DRIVE WAY


FIRE LANE





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

August 24, 2026

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

Re: Lavon Food and Fuel (955 N. SH 78)
Conditional Use Permit Review
LJA Job No. NTP3880
MyGov Submittal: August 20, 2026

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

The review of this CUP application is complete. The CUP will be considered by the Planning and Zoning Commission and City Council with the following recommended conditions:

1. Staff is recommending the following conditions with the CUP:
    a. For "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)":
        i. Security cameras covering entrances, exits, and parking zones shall be provided.
    b. For "Alcohol: mixed beverage package store (on- and/or off-premises consumption)":
        i. Security cameras covering entrances, exits, and parking zones shall be provided.

2. Revise the Proximity Graphic to correct the unit measurement label for the alcohol-related uses from "2' Radius" to the actual distance radius.

3. Lavon has six alcohol-related uses (with two additional alcohol-related uses also proposed and moving forward). The Planning and Zoning Commission and City Council will consider the proximity of the proposed alcohol-related uses, to others in Lavon, for potential over-saturation.

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

Thank you,

Abra R. Nusser, AICP
Senior Director, 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

August 3, 2026

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

Re: Lavon Food and Fuel (955 N. SH 78)
Conditional Use Permit Review
LJA Job No. NTP3880
MyGov Submittal: July 29, 2026

LJA 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. Submit a completed and signed CUP application.
2. Submit a statement describing the proximity of the site to other similar alcohol-related uses, as required per § 9.03.211(e) of the Zoning Ordinance.
3. FYI: A Site Plan was submitted with this application. However, there are elements on that Site Plan that appear different from the approved Site Plan. The approved Site Plan for this site (approved on 2/6/24) will be incorporated into the Conditional Use Permit ordinance.
4. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Studio Lead, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 214.688.5814
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, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
AND CITY COUNCIL

RECEIVED
SEP 14 2026
By

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on September 22, 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 October 6, 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 (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

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: Charles W. Smith

Name (printed): Charles W. Smith

Address: [redacted] Sachse, TX 75048

Phone: 214-[redacted] Email Address: _____

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

LAKEVIEW CEMETERY ADDITION (GCN), BLK 1, LOT 1

CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 7 - C**

Item:

Public hearing, discussion and action regarding an application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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

Application Information

Owner(s): Giridhar and Sridevi Veeramaneni

Applicant: Giridhar Veeramaneni

Location: South of the intersection of Gracy St. and Main St. (Bus. 78)

Description: 320 Main St., Lavon, TX
Block A, Lot 2, Bordeaux Addition, 1.22 acres
(CCAD Property ID 2790105)

Current Zoning: Single Family 2 (SF-2)

Request: Zoning Change to Planned Development (PD) with base Main Street (M)

Background

The applicant is seeking approval of a zoning change from Single Family - 2 (SF-2) to Planned Development District (PD) with a base zoning of Main Street (M) on a 1.22-acre lot located south of the intersection of Gracy St. and Main St.

The lot has frontage on both Gracy St. and Main St. Area dedicated for the road easement on Gracy St. results in a developable area of the lot consisting of one (1) acre.

The property is presently an undeveloped lot in the platted Bordeaux Addition, a residential subdivision consisting of three lots.

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

Code Excerpt:

CITY OF LAVON – ZONING ORDINANCE

Section 9.03.132 Main street district (M)

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

On the Future Land Use Plan, the property is identified within the "Downtown Lavon" area, and the Comprehensive Plan states, "The Downtown Lavon Character Designation is the heart of Lavon, which will include an enhanced Main Street, a large community park/gathering space, and mixed uses".

The zoning change request is consistent with the Comprehensive Plan. The Comprehensive Plan's "Downtown Lavon" Character Framework provides for:

Anticipated Land Uses

- Walkable mixture of arts, culture, makers/designers, and lake-oriented design
- Main Street-type uses such as entertainment, dining, shopping, residential, and office should be prioritized to contribute to Downtown Lavon becoming a regional destination
- Parks, trails, open space, and recreation

Development Characteristics

- City center-type development up to three stories with residential compatibility standards when adjacent to existing homes or neighborhoods
- Continuous block face development to create "Main Street Feel" with detached block forms where relevant or needed
- Mixed-use development with gathering spaces to promote walkability, and multi-modal traveling within Downtown Lavon designation area

Given the stated purpose of the Main Street (M) zoning district, each case should be considered in relation to the existing and surrounding uses. Additional considerations include the shape and character of the subject site, traffic impact, traffic circulation and potential compatibility impact of nuisances (e.g., noise, light, smell) on area properties.

The applicant states that their intention is to construct a single 2,000 square foot building for a coffee/ice cream shop. The applicant provided preliminary conceptual exhibits to communicate their vision and intention. The site plan has not been formally reviewed and is included for informational purposes only.

The property is not served by sanitary sewer and will be required to satisfy Collin County requirements for the installation of an on-site sewage facility. The property is proposing to take access exclusively from Main Street (Bus. 78) which will require TxDOT approval of the access point.

Application Notes:

The applicant submitted the following notes regarding the proposed application:

Cafe: Coffee, Tea and Ice creams – no cooking onsite to avoid any smells.
Building Size: Around 2000 sq ft.
Hours of operation: 7 Days a week from 6 AM to 8 PM
Borders: Wrought Iron Fence on Gracy Rd and Masonry wall and/or dense landscaping on the border with the neighbor on Lot 3; neighbors will only see a wall or greenery as per the code.
Smell: No cooking onsite, to avoid strong smells.
Dumpster / Trash: Dumpster will be enclosed in brick walls, with iron gates and will be as far away as possible from all the neighbors around the property. Properly closed trash bags will be used to avoid any smells.
Noise: No outside seating area, to minimize the noise.
Lighting: No pole lights / bright lights in parking lot, which could disturb neighbors.
Parking & Access: No drive through. Easy in and out access. Parking will be provided proportionate to the seating area. As the size of the lot is big, street parking is not required.
Sewage: We will see if we can connect to city sewage lines by extending infrastructure, if not we will go with onsite septic system

The planner offered suggested PD Standards for consideration:

(a) Development standards. Development shall be in accordance with the standards established in § 9.03.132. Main Street District (M) with the following exceptions:

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling
(2) Home based business within a SF dwelling (i.e., home occupation)1
(3) Business service and sales[1]
(4) Financial institution[1]
(5) Insurance[1]
(6) Personal services[1]
(7) Professional service and sales[1]
(8) Real estate[1]
(9) Restaurant
(10) Retail sales[1]
(11) Technical service and sales[1]
(12) Church or place of worship
(13) Open Space Preserves
(14) Public parks and playgrounds

Notes:
[1]Conducted entirely within the interior of a building.

(c) Conditional uses.

(1) Bakery/confectionery retail establishment

(d) Site design.

(1) No outdoor storage permitted on-site.
(2) Existing trees over six inches shall be preserved.
(3) No exterior loudspeakers, music, or amplified sound.
(4) No vehicular access shall be allowed to/from Gracy Steet.

In 2022 and 2025, the owner/applicant submitted requests for similar zoning that were denied.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT (PD) WITH BASE ZONING OF MAIN STREET (M) DISTRICT, GENERALLY TO EDIT THE PERMITTED USES AND PLACE RESTRICTIONS ON SITE DESIGN, ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS INCLUDING GENERAL CONFORMANCE TO THE PROPOSED CONCEPT PLAN AND BUILDING ELEVATION, ADDITIONAL LANDSCAPE SCREENING ON GRACY LANE, AND DECORATIVE FENCING AROUND THE PERIMETER.

MOTION:	**ROSENQUIST**
SECONDED:	**MCCLENDON**
FOR:	**MCCLENDON, ROSENQUIST**
AGAINST:	**NABORS, CLIFTON**
TIED:	**2-2 (Absent, Vallejo)**

The Commission considered deliberation.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO CHANGE THE ZONING FROM SINGLE-FAMILY 2 (SF-2) DISTRICT TO PLANNED DEVELOPMENT (PD) WITH BASE ZONING OF MAIN STREET (M) DISTRICT, GENERALLY TO EDIT THE PERMITTED USES AND PLACE RESTRICTIONS ON SITE DESIGN, ON 1.22 ACRES OF PROPERTY AT 320 MAIN ST. (BUS. 78) ON LOT 2, BLOCK A OF THE BORDEAUX ADDITION, GENERALLY LOCATED SOUTH OF THE INTERSECTION OF MAIN ST. AND GRACY ST., CITY OF LAVON, COLLIN COUNTY, TEXAS INCLUDING GENERAL CONFORMANCE TO THE PROPOSED CONCEPT PLAN AND BUILDING ELEVATION, ADDITIONAL LANDSCAPE SCREENING ON GRACY LANE, AND DECORATIVE FENCING AROUND THE PERIMETER.

MOTION:	**MCCLENDON**
SECONDED:	**ROSENQUIST**
FOR:	**MCCLENDON, ROSENQUIST, NABORS**
AGAINST:	**CLIFTON**
APPROVED:	**3-1 (Absent, Vallejo)**

The requisite public hearing notice was published in the newspaper and posted on the website and zoning change notification signs were properly placed on the property. In accordance with state and local laws, seventeen (17) notices were mailed to the owners of property located within 200 feet of the applicant's property. Five (5) notices from the 200' mailing area were received in favor and five (5) in opposition to the proposed application from the 200' area; and sixteen additional notices outside the notice area were returned in favor.

The written opposition submitted constitutes more than 20% of the area, and triggers specific approval provisions pursuant to the Texas Local Government Code.

Code Excerpt:

TEXAS LOCAL GOVERNMENT CODE

> **Sec. 211.0061. PROTEST PROCEDURES FOR CERTAIN PROPOSED CHANGES.** (a) This section applies only to a proposed change to a zoning regulation or district boundary that is not a proposed comprehensive zoning change.
>
> (b) A protest of a proposed change to a zoning regulation or district boundary must be written and signed by the owners of:

(1) at least 20 percent of the area of the lots or land covered by the proposed change;

(2) except as provided by Subdivision (3), at least 20 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area; or

(3) at least 60 percent of the area of the lots or land immediately adjoining the area covered by the proposed change and extending 200 feet from that area if the proposed change has the effect of allowing more residential development than the existing zoning regulation or district boundary and does not have the effect of allowing additional commercial or industrial uses unless the additional use is limited to the first floor of any residential development and does not exceed 35 percent of the overall development.

(c) In computing the percentage of land area under Subsection (b):

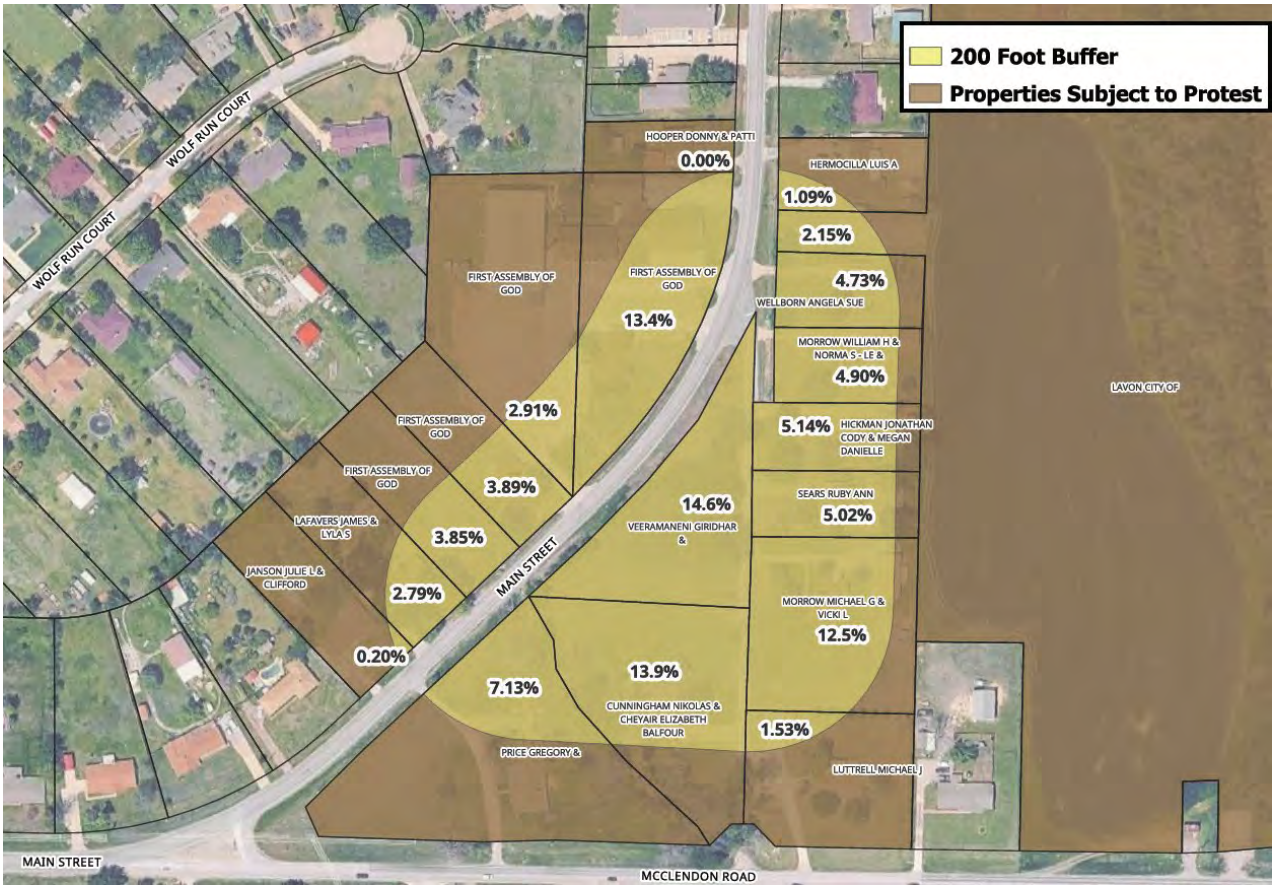
(1) the area of streets and alleys shall be included; and

(2) the land area is not calculated individually for each tract of land subject to a proposed change in a zoning regulation or district boundary but in the aggregate for all tracts of land subject to the change.

(d) If a proposed change to a regulation or district boundary is protested in accordance with Subsection (b), the proposed change must receive, in order to take effect, the affirmative vote of at least:

(1) three-fourths of all members of the governing body for a protest described by Subsection (b)(1) or (2); or

(2) a majority of all members of the governing body for a protest described by Subsection (b)(3).



Staff Notes:

Because of the written protest received from neighboring property owners, a motion for approval of the application will require an affirmative vote of three-fourths of the City Council.

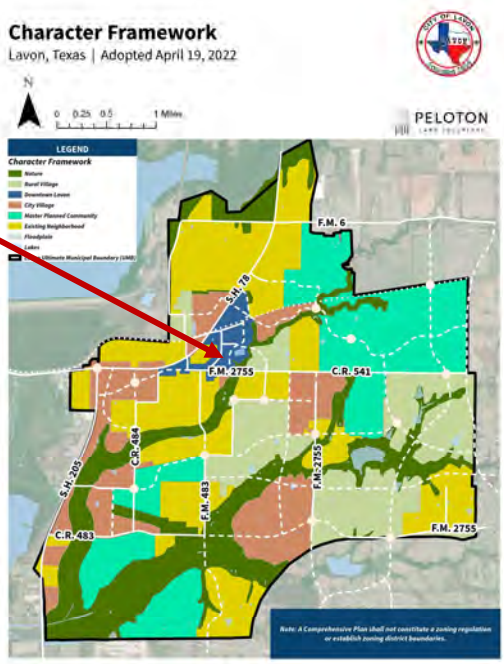
Attachments:

1. Location exhibits
2. Application
3. DRAFT Conceptual Layout and Building Elevation
4. Planning Correspondence
5. Neighbor notices

   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

Future Land Use Plan

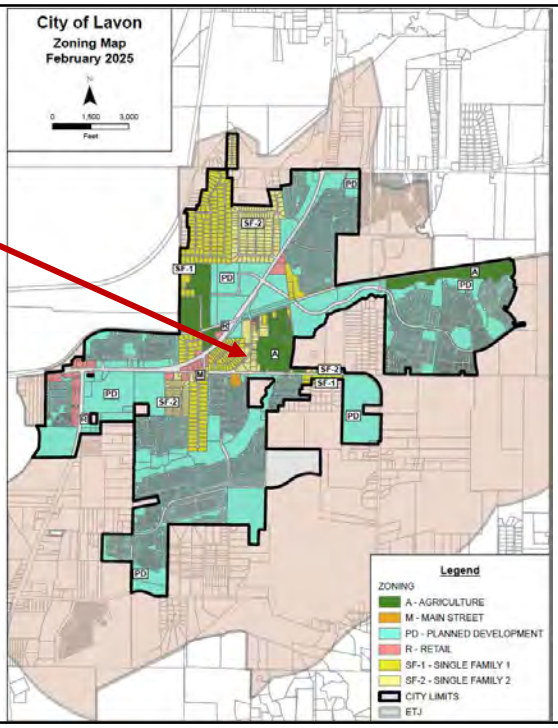




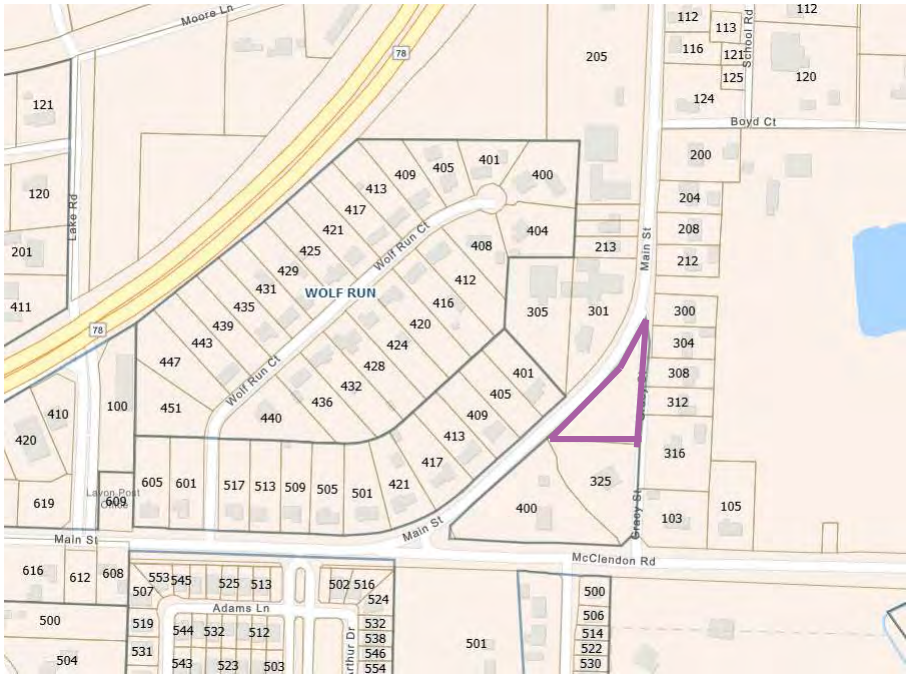
27

Zoning Map





28


Moore Ln
78
WOLF RUN
Wolf Run Ct
Lake Rd
Main St
McClendon Rd
Boyd Ct
School Rd
Adams Ln
Laurel Run Circle
Grey St
205
112
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116
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29


City Hall
First Baptist Church
First Assembly Church

30

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

GIRIDHAR VEERAMANENI & SRIDEVI VEERAMANENI
Applicants Name

08/25/2026
Date

GIRIDHAR VEERAMANENI
Representative or Agent

[redacted]
Phone Number

3625 GLOUCESTER RD
Street

RICHARDSON, TX, 75082
City, State, Zip

320 MAIN ST, LAVON, TX, 75166
Location of Property

Lot 2, Block A of the Bordeaux Addition, 1.22 Acres
Legal Description of Property

Residential Single Family-2
Current Zoning

Check which zoning category you wish to change to:

Lot Size: ☐ ½ acre or more ☐ ¾ acre or more ☑ 1 acre or more

☐ Single Family – 1(1800 sq. ft. min. home)
☐ Single Family – 2 (1500 sq. ft. min. home)
☐ Single Family – 3 (1200 sq. ft. min. home)
☐ Special Use Permit
☐ Other: _____

☐ Retail
☐ Business District 1 / 2
☑ Planned Development
☐ Mobile Home District

Signature of Applicant or Representative: _____

For Office Use Only

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

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

CITY OF LAVON

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

Authorization of Representation

Date: 8/25/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, GIRIDHAR & SRIDEVI VEERAMANENI am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize GIRIDHAR VEERAMANENI 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)

V. Sridevi

Signature (Owner)

n/a

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Giridhar Veeramaneni & Sridevi Veeramaneni,

on this the 25th day of August, 2026.

(Notary seal) ANN H PARK
Notary ID #125308433
My Commission Expires
June 7, 2029

Notary Public in and for Collin County, Texas

CITY OF LAVON

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

Declaration of Ownership

Date: 8/25/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, GIRIDHAR VEERAMANENI & SRIDEVI VEERAMANENI, 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)

V. Sridevi

Signature (Owner)

n/a

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Giridhar Veeramaneni & Sridevi Veeramaneni on this the 25th day of August, 2026

(notary ANN H PARK
Notary ID #125308433
My Commission Expires
June 7, 2029

Notary Public in and for Collin County, Texas

DESCRIPTION

Lot 2, Block A, of BORDEAUX ADDITION, an Addition to the City of Lavon, Collin County, Texas, according to the Plat thereof recorded in Document No. 20181213010005600, Official Property Records of Collin County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48085C0445 J dated June 2, 2009, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

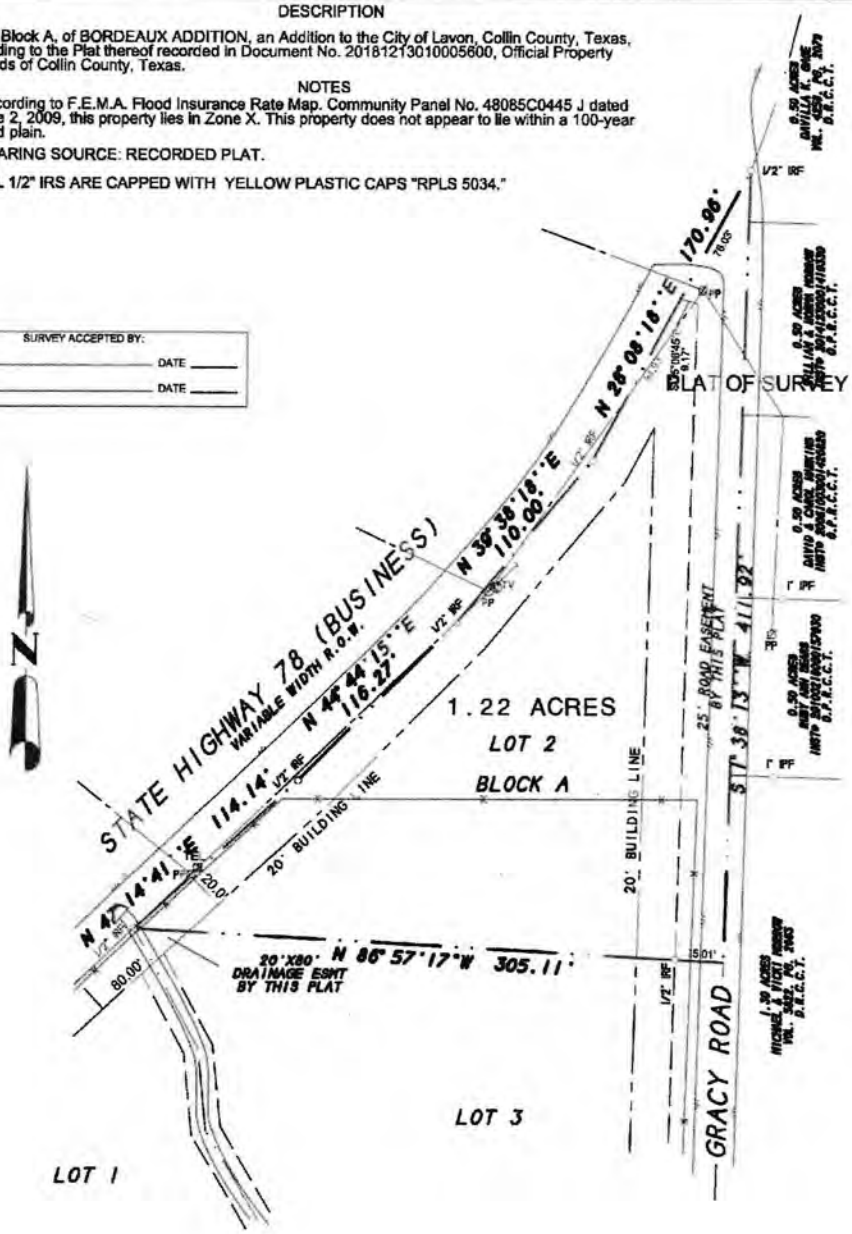
2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____



SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Rudban Construction, LLC. at Gracy Road, Lavon, Collin County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 23rd day of January, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

SURVEY DATE	JANUARY 23, 2019
SCALE	1" = 80'
FILE #	20180105-2
CLIENT	RUDBAN
GF #	NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

Aug 25, 2026

To:
Kim Dobbs
City of Lavon, TX

Re:
320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: July 22, 2025

LETTER OF INTENT FOR REZONING

We are requesting for a zoning change for the property on **320 Main St, Lavon, TX, 75166** (Legal Description: Lot 2, Block A of the Bordeaux Addition) which is owned by:
Giridhar Veeramaneni and Sridevi Veeramaneni
Address:
3625 Gloucester Rd
Richardson, TX 75082

Owners:

Giridhar Veeramaneni Date 08/31/2026
[redacted]

V Sridevi 8/31/2026

Sridevi Veeramaneni Date
[redacted]

This application is represented by:
Giridhar Veeramaneni
3625 Gloucester Rd
Richardson, TX 75082

Giridhar Veeramaneni Date 08/31/2026
[redacted]

Acreage of Subject Property:

The acreage of the subject property is 1.22 acres gross, after .22 acres for road easement, it will be 1.00 acres net.

Existing and Proposed Zoning:

The existing zoning of the subject property is: **Single Family - 2 (SF-2)**

The proposed zoning is: **Planned Development (PD)**

Description of request:

We are requesting for a zoning change to build a 2000 sq ft restaurant (coffee and creamery).

Comprehensive Plan:

Use: Being close to the City Hall, Churches and other public places, this property is ideal for a coffee shop and fits nicely into the city's planning and development.

Character: The development of the property will encompass elements like building styles, natural features that addresses urban design and community character.

Design: The physical form, functioning and aesthetics of the building will follow the city guidelines. The place will be easy to access, pedestrian-friendly and will have ample parking lots proportionate to the seating capacity.

Special Consideration:

This is a three-sided property with roads on two sides. Its unique location, look and feel, and close proximity to public places like City Hall, Churches makes it an ideal place for a coffee shop.

Detailed Justification:

The city of Lavon is expanding, and we believe it needs more coffee shops to meet the growing demand. The unique location of the property will be ideal for a coffee shop and aligns nicely with the mixed-use comprehensive plan of the city. The surroundings of this property include churches, houses, businesses and public places, and a coffee shop can be an ideal place for both individuals and families to take a break. The coffee shop will be convenient for the public, especially visitors to the City Hall and Churches, and it will benefit the community. Some inputs from the neighborhood for a coffee shop:

a) **First Assembly Lavon:**
   Some members of the church, including paster Dany Hernandez, of First Assembly Lavon, which is across the road, do want a coffee shop. My understanding is, they believe a coffee shop will increase their membership.

Both the churches on Main Street, First Assembly and First Baptist Church, serve complimentary coffee to their members and give a coffee mug as a gift to first time visitors.

I strongly believe that a coffee shop will be a nice hang out place for the members of the church.

b) The coffee shop will also help in boosting the sales of Farmers Market. The coffee shop and Farmers Market could have a symbiotic relationship.

c) **Benefits of being a local family owned business**: Being a family owned business, including the real estate, it will save overheads like rent, franchise fee, brand name usage fee and HOA. The savings will be passed on to the local residents in the form of lower prices. The objective is to provide specialty coffee, coffee from fully ripe handpicked cherries, to local residents at a price equal to or less than that of a regular coffee. Unlike coffee shops with big brand names, where the menu and recipes are set at a corporate level, in local coffee shops, customers can bring their suggestions for better service.

Neighbors Preferences and Suggestions will be followed:

Ample care will be taken to protect the privacy of the neighbors, and the following points, which will be changed if required by the city, will highlight the care that will be taken:

Cafe: Coffee, Tea and Ice creams – no cooking onsite to avoid any smells.
Building Size: Around 2000 sq ft.
Hours of operation: 7 Days a week from 6 AM to 8 PM
Borders: Wrought Iron Fence on Gracy Rd and Masonry wall and/or dense landscaping on the border with the neighbor on Lot 3; neighbors will only see a wall or greenery as per the code.
Smell: No cooking onsite, to avoid strong smells.
Dumpster / Trash: Dumpster will be enclosed in brick walls, with iron gates and will be as far away as possible from all the neighbors around the property. Properly closed trash bags will be used to avoid any smells.
Noise: No outside seating area, to minimize the noise.
Lighting: No pole lights / bright lights in parking lot, which could disturb neighbors.
Parking & Access: No drive through. Easy in and out access. Parking will be provided proportionate to the seating area. As the size of the lot is big, street parking is not required.
Sewage: We will see if we can connect to city sewage lines by extending infrastructure, if not we will go with onsite septic system

Based on the input I got, the following preferences and suggestions will be followed:

d) **Resident 1 – Preferences and Suggestions:**
Resident 1 is not in favor of the following and they will be honored:
Planned centers of more than one individual retail uses – **only one individual**
Townhouse - **no**
Vertically mixed use retail and multi-family residential - **no**
Alcohol: mixed beverage sales (on-premises consumption) - **no**
Alcohol: wine and malt beverage sales (on-premises consumption) - **no**
An outdoor, drive-in or drive-through sales or service activity including rear yard patios requiring limited service hours and limited noise/entertainment levels and limited hours - **no**
Amusement, theater, exercise and sports establishment - **no**
Vapor smoking services - **no**
Restaurant - **this is only a coffee shop without any cooking on site**.

e) **Resident 2 – Preferences and Suggestions:**
All of the below preferences and suggestions of resident 2 will be followed:
- A solid masonry privacy fence (or wrought iron fence, as per City's guidelines) and dense landscaping buffer to be installed all along Gracy St. - **yes**
- All exterior lighting to be shielded, downward-facing, low-intensity - **yes**
- The trees would be left untouched – **yes**
- Dumpsters and outdoor storage would be away from Gracy St. and screened with fencing and landscaping. Dumpsters do not back up to Gracy St. but be as close to BUS 78 as possible. - **yes**
- No sidewalks will be added along Gracy St. - **yes**
- No construction traffic and access via Gracy St. - **yes**
- All vehicular access from BUS 78 only; no access allowed from Gracy St. - **yes**
- No exterior loudspeakers, music, or amplified sound. - **yes**
- Implement odor control measures to mitigate waste smells impacting nearby residences. - **yes**
- Stormwater runoff be managed on-site and not drain onto adjacent residential properties. - **yes**
- Building design, materials, and colors shall be consistent with the character of surrounding residential architecture. – **yes**
- The establishment will not serve or sell alcohol. - **yes**
- Any future changes to hours of operation, drive-through use, alcohol service, or building expansion require a new public hearing and city approval. - **yes**

f) The interests, preferences and suggestions of the surrounding neighbors will be respected and honored. - **yes**

Zoning Change Impact:

Care will be taken, as per the City's guidelines, to avoid any adverse impact related to drainage, water, utilities, sanitation, sanitary sewer utilities, roadways and traffic.

Zoning Change Impact on City Services:

Care will be taken to make sure the building is properly inspected during and after construction, has fire safety systems in place, and has easy access to police, fire, ambulance and wheelchairs in case of any emergency.

Architecturally or Historically Significant Features:

The look and feel of the building will align with the look and feel of the surroundings.

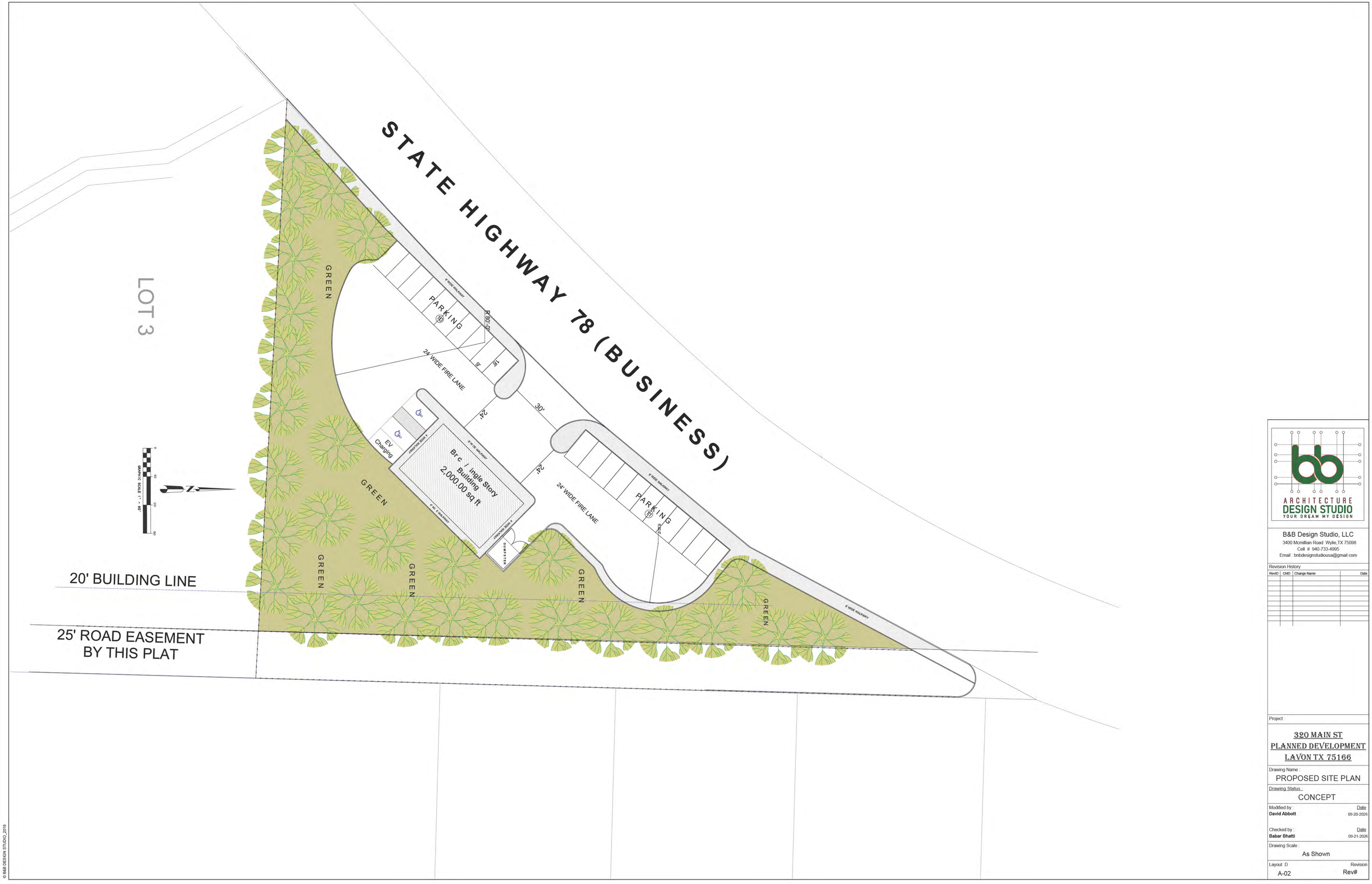
If the zoning change is approved by the City Council, I will formally submit the following: (proposed site plan and survey are attached)

1) Site Plan
2) Landscape Plan
3) Building Elevations

Please let me know if you have any questions or if additional information is required.

Thanks

Giridhar Veeramaneni
[redacted]



ARCHITECTURE DESIGN STUDIO
YOUR DREAM MY DESIGN

B&B Design Studio, LLC
3400 Mcmillian Road Wylie,TX 75098
Cell # 940-733-4995
Email : bnbdesignstudiousa@gmail com

Revision History

RevID	ChID	Change Name	Date

Project :

320 MAIN ST
PLANNED DEVELOPMENT
LAVON TX 75166

Drawing Name :
PROPOSED SITE PLAN

Drawing Status :
CONCEPT

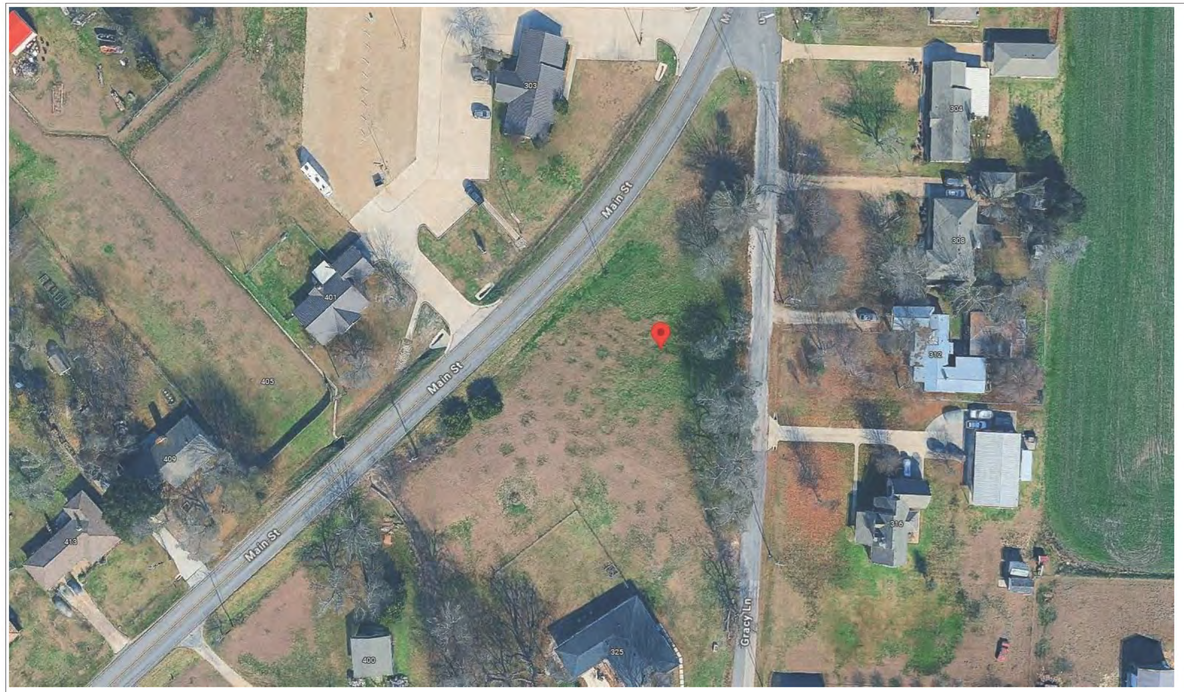
Modified by : **David Abbott** — Date 09-20-2026

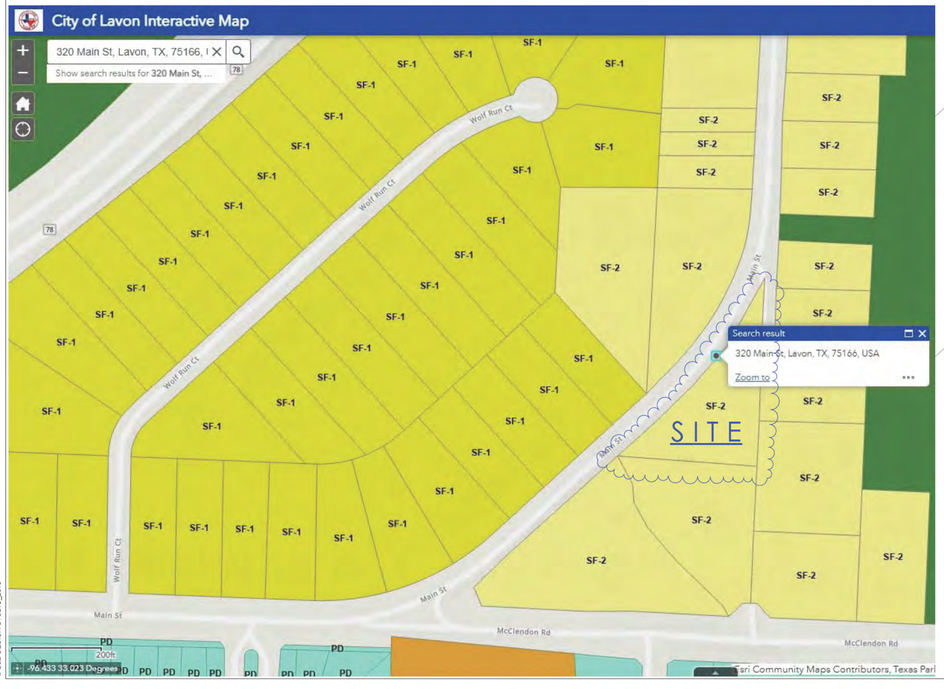
Checked by : **Babar Bhatti** — Date 09-21-2026

Drawing Scale :
As Shown

Layout D — A-02 — Revision Rev#

© B&B DESIGN STUDIO_2019







PROPOSED SITE PLAN

OWNER : GIRIDHAR VEERAMANENI
Cell # (916) - 220 - 2207
Email : Giridharv1443@gmail.com

ARCHITECTURE
DESIGN STUDIO
YOUR DREAM MY DESIGN

B&B Design Studio, LLC
3400 Mcmillian Road Wylie,TX 75098
Cell # 940-733-4995
Email : bnbdesignstudiousa@gmail.com

Revision History

RevID	ChID	Change Name	Date

Project :

320 MAIN ST
PLANNED DEVELOPMENT
LAVON TX 75166

Drawing Name :
PROPOSED SITE PLAN

Drawing Status :
CONCEPT

Modified by : **David Abbott** — Date 09-20-2026

Checked by : **Babar Bhatti** — Date 09-21-2026

Drawing Scale :
As Shown

Layout D — A-01 — Revision Rev#

© B&B DESIGN STUDIO_2019

EXHIBIT D: PLANNED DEVELOPMENT STANDARDS

(a) Development standards. Development shall be in accordance with the standards established in the § 9.03.132. Main Street District (M) with the following exceptions:

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling

(2) Home based business within a SF dwelling (i.e., home occupation)[1]

(3) Business service and sales[1]

(4) Financial institution[1]

(5) Insurance[1]

(6) Personal services[1]

(7) Professional service and sales[1]

(8) Real estate[1]

(9) Restaurant

(10) Retail sales[1]

(11) Technical service and sales[1]

(12) Church or place of worship

(13) Open Space Preserves

(14) Public parks and playgrounds

Notes:

[1]Conducted entirely within the interior of a building.

(c) Conditional uses.

(1) Bakery/confectionery retail establishment

(d) Site design.

(1) No outdoor storage permitted on-site.

(2) Existing trees over six-inches shall be preserved.

(3) No exterior loudspeakers, music, or amplified sound.

(4) No vehicular access shall be allowed to/from Gracy Steet.

Informational – Possible Building Elevation



11



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

October 1, 2026

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

Re: 320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: September 22, 2026

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

We have no further comments and recommend approval with the following special ordinance provisions, based on the applicant's request and known context:

(a) Development standards. Development shall be in accordance with the standards established in the § 9.03.132. Main Street District (M) with the following exceptions:

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling

(2) Home based business within a SF dwelling (i.e., home occupation)[1]

(3) Business service and sales[1]

(4) Financial institution[1]

(5) Insurance[1]

(6) Personal services[1]

(7) Professional service and sales[1]

(8) Real estate[1]

(9) Restaurant

(10) Retail sales[1]

(11) Technical service and sales[1]

(12) Church or place of worship

(13) Open Space Preserves

(14) Public parks and playgrounds

Notes:

[1]Conducted entirely within the interior of a building.

(c) Conditional uses.

(1) Bakery/confectionery retail establishment

(d) Site design.

(1) No outdoor storage permitted on-site.

(2) Existing trees over six-inches shall be preserved.

(3) No exterior loudspeakers, music, or amplified sound.

(4) No vehicular access shall be allowed to/from Gracy Steet.

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

September 10, 2026

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

Re: 320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: August 31, 2026

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

PLANNING + DESIGN COMMENTS

1. The proposed application is very similar to the prior rezoning application that was denied by City Council. Moving forward with this application may result in a similar decision. Consider engaging an engineer to evaluate site constraints and financial implications of possible site improvements relating to access, drainage, utilities, etc. Additional comments related to site design may be applicable upon involvement of a civil engineer.

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

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

Aug 07, 2025

Re:
320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: July 22, 2025

Comment Response Letter

Property Address: 320 Main St, Lavon, TX, 75166
Legal Description: Lot 2, Block A of the Bordeaux Addition
Acreage of Subject Property: 1.22 acres gross, .22 acres for road easement, 1.00 acre net.
Owners: Giridhar Veeramaneni and Sridevi Veeramaneni

If the zoning change is approved by the City Council, we will incorporate the following upon formal submittal of a Site Plan, Landscape Plan, and Building Elevations:

1) Revise the Site Plan to delineate the platted property boundary and add the current/ proposed zoning and the property legal description (Lot, Block, Addition name) to the title block. – acknowledged/will do.

2) The Main Street zoning district has a maximum front yard setback of 20 feet. Revise the Site Plan to relocate the proposed building to the front yard setback line. – acknowledged/will do.

3) The Main Street zoning district requires a masonry wall or dense landscaped screen along lot lines adjacent to residential uses. Revise the Site Plan to label the plant material along the southern and eastern property lines to indicate the density of the landscape screening proposed. – acknowledged/will do.

4) The zoning application description states "fencing will be erected where required to avoid disturbance." Revise the Site Plan to show the location of the proposed fencing and label the fence material. – acknowledged/will do.

5) Note that one loading space will be required for a restaurant use. – acknowledged/will do.

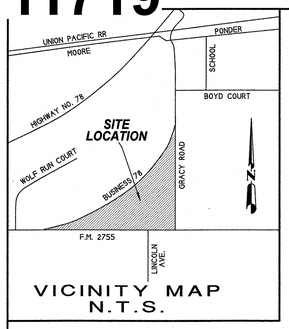
Additional comments will be forthcoming upon formal submittal and full detailed review of a complete Site Plan package. – acknowledged – we are committed to making changes as per the city's guidelines.

LETTER OF INTENT FOR REZONING already covers the section 2 of PLANNING + DESIGN COMMENTS from LJA. Please let me know if any further information is required.

08/07/2025

Giridhar Veeramaneni
Ph: [redacted]
Applicant and representative.

11719



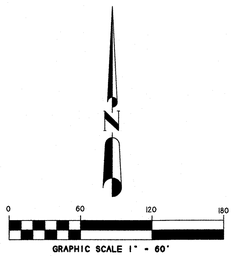
VICINITY MAP
N.T.S.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48085C0445 J dated June 2, 2009, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED IN DOC# 20171127001558410, O.P.R.C.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

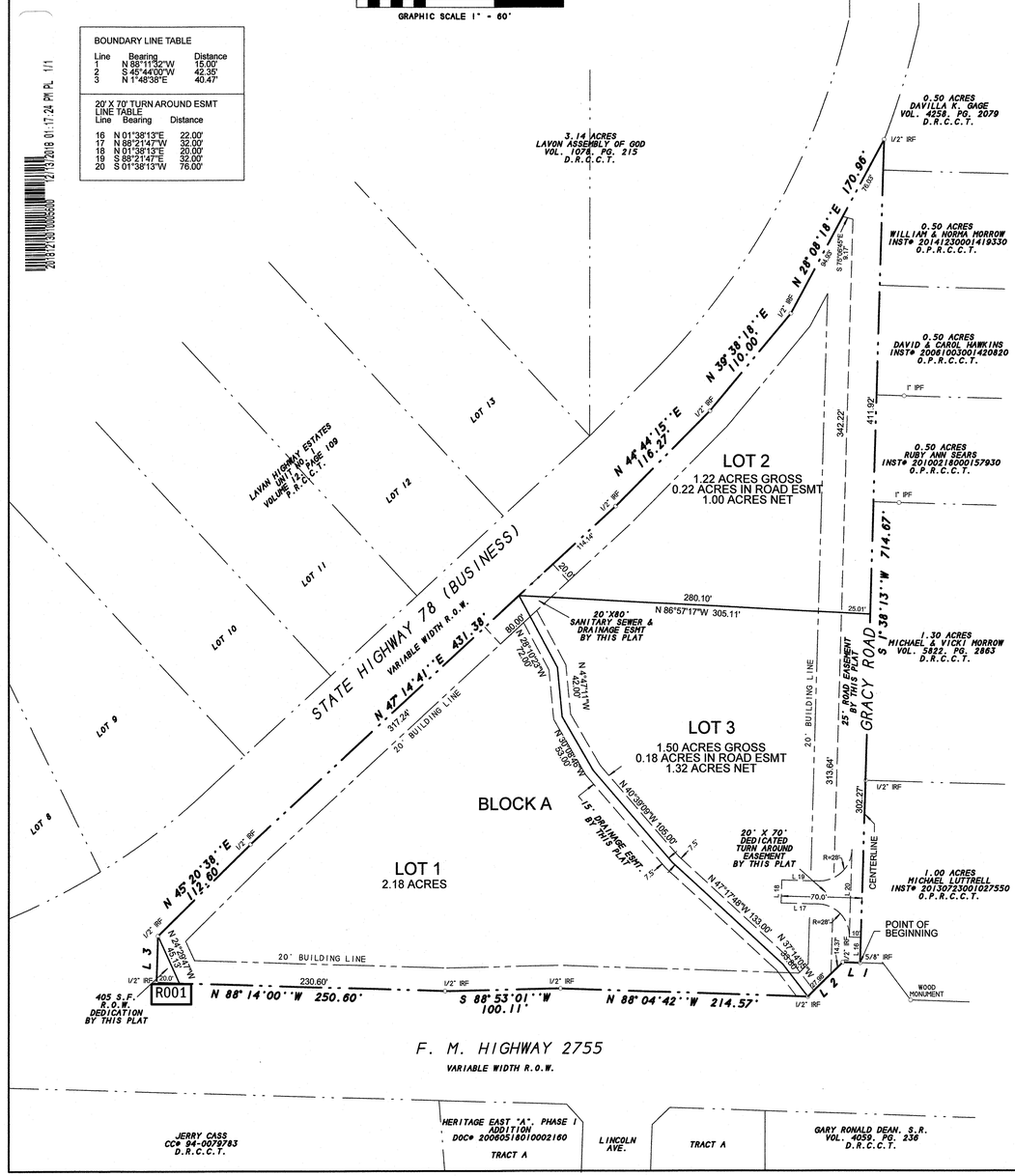


BOUNDARY LINE TABLE

Line	Bearing	Distance
1	N 88°11'32"W	15.00'
2	S 45°44'00"W	42.35'
3	N 1°48'38"E	40.47'

20' X 70' TURN AROUND ESMT LINE TABLE

Line	Bearing	Distance
16	N 01°38'13"E	22.00'
17	N 88°21'47"W	32.00'
18	N 01°38'13"E	20.00'
19	S 88°21'47"E	32.00'
20	S 01°38'13"W	76.00'



NOTES:

1. Each Lot purchaser shall provide on-site sewage facilities for each lot owner's needs.
2. Blocking the flow of water or construction inprovements in drainage easements, and filling or obstruction of the floodway is prohibited.
3. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
4. City of Lavon will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
5. City of Lavon will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. All lots must utilize alternative type On-Site Sewage Facilities. The existing OSSFs are alternative systems, suitable for the sites and existing structures. Any changes to any existing structures must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
7. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
8. Individual site evaluations and OSSF design plans (meeting all State and County Requirements) must be submitted and approved by Collin County for each lot prior to construction of any OSSF system.
9. Notice: Selling a portion of this addition by metes and bounds is a violation of County Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
10. Wood framed privacy fences are not permitted. Privacy screening such as a wood trellis or a non-sight obscuring decorative structure constructed of brick, iron, plants, tree, shrubs, etc. are allowed

Certificate of Approval

Recommended for Approval:

Chairman, Planning and Zoning Commission
City of Lavon, Texas — 9-25-2018 Date

Approved for Construction:

Mayor
City of Lavon, Texas — 10-16-2018 Date

Accepted:

Mayor
City of Lavon, Texas — 10-16-2018 Date

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing Final Plat of BORDEAUX ADDITION, an Addition to the City of Lavon, Texas, was submitted to the City Council on the 16 day of October, 20 18 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 furth authorized the Mayor to not acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this 30 day of November, 20 18.

City Secretary, City of Lavon, Texas

CITY OF LAVON, TEXAS

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HAROLD D. FETTY III 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 consideration therein stated.

Given upon my hand and seal of office this 26th day of November, 2018.

Notary Public in and for the State of Texas — My Commission Expires: 8-5-2020

JULIANNE GARCIA
Notary Public, State of Texas
Comm. Expires 08-05-2020
Notary ID 130767927

PROPERTY OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, RUDBAN CONSTRUCTION, INC is the owner of that certain lot, tract or parcel of land situated in the S.M. RANIER SURVEY, ABSTRACT NO. 740, City of Lavon, Collin County, Texas, and being all of a 4.91 acres tract of land as described in a Warranty deed from Randy Ray Gracy to Rudban Construction, Inc., dated November 22, 2017 and recorded in Document number 20171127001558410 of the Official Public Records of Collin County,Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the north right-of-way line of F.M. 2755 and in the center line of Gracy Road, and being at the west most southwest corner of a tract of land as described in a Deed to Michael J. Luttrell, as recorded in Document number 20130723001027550 of the Official Public Records of Collin County, Texas;

THENCE N. 88 deg. 11 min. 32 sec. W. along said right-of-way line, a distance of 15.00 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE S. 45 deg. 44 min. 00 sec. W. along said right-of-way line, a distance of 42.35 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 88 deg. 04 min. 42 sec. W. along said right-of-way line, a distance of 214.57 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE S. 88 deg. 53 min. 01 sec. W. along said right-of-way line, a distance of 100.11 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 88 deg. 14 min. 00 sec. W. along said right-of-way line, a distance of 250.60 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 01 deg. 48 min. 38 sec. E. along said right-of-way line, a distance of 40.47 feet to a 1/2" iron rod found for corner in the southeast right-of-way line of Main Street, SH 78 Business;

THENCE N. 45 deg. 20 min. 38 sec. E. along said right-of-way line, a distance of 112.60 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 47 deg. 14 min. 41 sec. E. along said right-of-way line, a distance of 431.38 feet to a 1/2" iron rod foud for corner at a turn in said right-of-way;

THENCE N. 44 deg. 44 min. 15 sec. E. along said right-of-way line, a distance of 116.27 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 39 deg. 38 min. 18 sec. E. along said right-of-way line, a distance of 110.00 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 28 deg. 08 min. 18 sec. E. along said right-of-way line, a distance of 170.96 feet to a 1/2" iron rod found for corner in the center of Gracy Road at the northeast corner of said Rudban Contruction, Inc. tract;

THENCE S. 01 deg. 38 min. 13 sec. W. along the center of Gracy Road and the east line of said tract, a distance of 714.67 feet to the POINT OF BEGINNING and containing 214.088 square feet or 4.91 acres of land.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, RUDY BANUELOS for RUDBAN CONSTRUCTION INC., owner of the above described property and do hereby adopt this plat designating the hereinabove described property as BORDEAUX ADDITION, Lots 1 thru 3, Block A, an addition to the City of Lavon, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodations of City of Lavon and all public utilities desiring to use or using same. All and any public utility and The City of Lavon shall have the right to remove and keep removed all or part of any building, fences, shrubbs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and City of Lavon and all public utilities shall have the right to construct, reconctruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat subject to all platting ordinances, rules, regulations andresolutions of City of Lavon, Texas.

WITNESS, my hand this the 26th day of November 20 18.

BY:

Rudy Banuelos (owner)
for RUDBAN Construction, Inc.

STATE OF TEXAS
COUNTY OF COLLIN

Before me, the undersigned authority, on this day personally appeared Rudy Banuelos, 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 stated.

Given upon my hand and seal of office this 26th day of November, 2018.

Notary Public in and for the State of Texas — My Commission Expires: 8-5-2020

JULIANNE GARCIA
Notary Public, State of Texas
Comm. Expires 08-05-2020
Notary ID 130767927

FROM:
R-6740-002-0380-1 / 4.91 AC
FOR TAX YEAR 2019

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/13/2018 01:17:24 PM
$31.00 DFOSTER
20181213010005600

2018-932

COUNTY COURT OF COLLIN COUNTY, TEXAS

S11719

FINAL PLAT

BORDEAUX ADDITION

Lots 1 thru 3, Block A

4.91 ACRES OR 214,088 S.F.
(3 LOTS)

S. M. RAINER SURVEY, ABSTRACT 740
CITY OF LAVON
COLLIN COUNTY, TEXAS

SYMBOL LEGEND

CTV TV RISER BOX	GAS GAS METER	WM WATER METER	FH FIRE HYDRANT	WV WATER VALVE	
ELEC ELECTRIC METER	ELEC ELECTRIC RISER BOX	PED PEDESTAL	LP LIGHT POLE	IRON ROD FOUND 1/2"IRF 5/8"	
FENCE		CENTERLINE		AIR COND	PROPANE TANK

SURVEY DATE APRIL 25, 2018
SCALE 1" = 60' FILE# 20180105P
CLIENT RUDBAN

OWNER:
RUDBAN CONSTRUCTION, LLC.
2707 WHISPERING OAKS
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

CITY OF LAVON TURN AROUND EASEMENT DEDICATION INSTRUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

For and in consideration of the sum of ten dollars ($10.00) in hand paid by the City of Lavon (**GRANTEE**), Texas, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the benefits that will accrue to my property, Pilikia 'Aina LLC, through Choya Tapp, President, (**GRANTOR**), of Collin County, Texas, as the owner of that certain tract of land in Collin County, Texas depicted by metes and bounds description in Exhibit "A", attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate same to the City of Lavon, Collin County, Texas for the use and benefit of the public as a perpetual access and turn around easement for the passage and accommodation of vehicular and pedestrian traffic, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances of the City of Lavon, Texas.

TO HAVE AND TO HOLD said easement unto the City of Lavon, its successors and assigns, and GRANTOR(S) hereby bind(s) itself (themselves), its (their) successors and assigns to warrant and forever defend, all and singular, said premises unto the City of Lavon, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that the City of Lavon shall have the right to remove upon said permanent easement, any fences, buildings or other obstructions as may be found upon said permanent easement.

IN ADDITION, the existing turn around easement as dedicated on Lot 3 of the Bordeaux Addition Plat shall be abandoned upon execution of this agreement.

It is further intended that the permanent easement herein granted to the City of Lavon shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR'S chain of title. The permanent easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

IN WITNESS WHEREOF, this dedication instrument is executed this 23 day of May, 2022.

BY: _____
~~PILIKIA~~ AINA, LLC
CHOYA TAPP (PRESIDENT)
GRANTOR

THE STATE OF TEXAS, COUNTY OF Collin BEFORE ME, on this day personally appeared Choya Tapp known to me or proved to me through Personally Known (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of May, 2022.

NOTARY SEAL

Notary Public, State of Texas

Notary's Name (Printed) Rae Norton

Notary's Commission Expires 7-2-2024

RAE NORTON
My Notary ID # 130713012
Expires July 2, 2024

BY: _____

CITY OF LAVON
VICKI SANSON (MAYOR)
GRANTEE

THE STATE OF TEXAS, COUNTY OF Collin BEFORE ME, on this day personally appeared Vicki Sanson known to me or proved to me through (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of May 2022.

NOTARY SEAL

Notary Public, State of Texas

Notary's Name (Printed) Rae Norton

Notary's Commission Expires 7-2-2022

RAE NORTON
My Notary ID # 130713012
Expires July 2, 2024

EXHIBIT A
LEGAL DESCRIPTION

PILIKIA 'AINA LLC
LAVON EASEMENT

Being a 0.05-acre (2293.4634 square foot) tract of land, situated in the S.M. Rainer Survey, Abstract 740 in Collin County, Texas, and being a part of Lot 3 of the Bordeaux Addition as recorded in Document Number 20181213010005600 of the Official Public Records of Collin County, being more particularly described by metes and bounds as follows:

COMMENCING at a point located at the southeast corner of said Lot 3, said point also located in the centerline of Gracy Rd;

THENCE N01°38'13"E, along the eastern line of Lot 3 and said centerline, 88.31 feet to the **POINT OF BEGINNING**;

THENCE, N88°21'47"W, 9.95 feet to a point;

THENCE, Northwesterly, 44.00 feet along a non-tangent curve to the left having a central angle of 90°, a radius of 28 feet, and a chord bearing N43°25'06"W, 39.64 feet to a point;

THENCE, N88°21'47"W, 32.00 feet to a point for corner;

THENCE, N01°38'13"E, 20.00 feet to a point for corner;

THENCE, S88°21'47"E, 32.00 feet to a point for corner;

THENCE, Northeasterly, 44.00 feet along a non-tangent curve to the left having a central angle of 90°, a radius of 28 feet, and a chord bearing N46°41'32"E, 39.64 feet to a point;

THENCE, S88°21'47"E, 9.95 feet to a point, said point being the eastern property line of Lot 3 and centerline of Gracy Rd;

THENCE, S01°38'13"W, along the eastern line of Lot 3 and said centerline, 76.00 feet to the **POINT OF BEGINNING**; containing 0.05 acres more or less.

BASIS OF BEARINGS:

FINAL PLAT:
BORDEAUX ADDITION, Document Number 20181213010005600

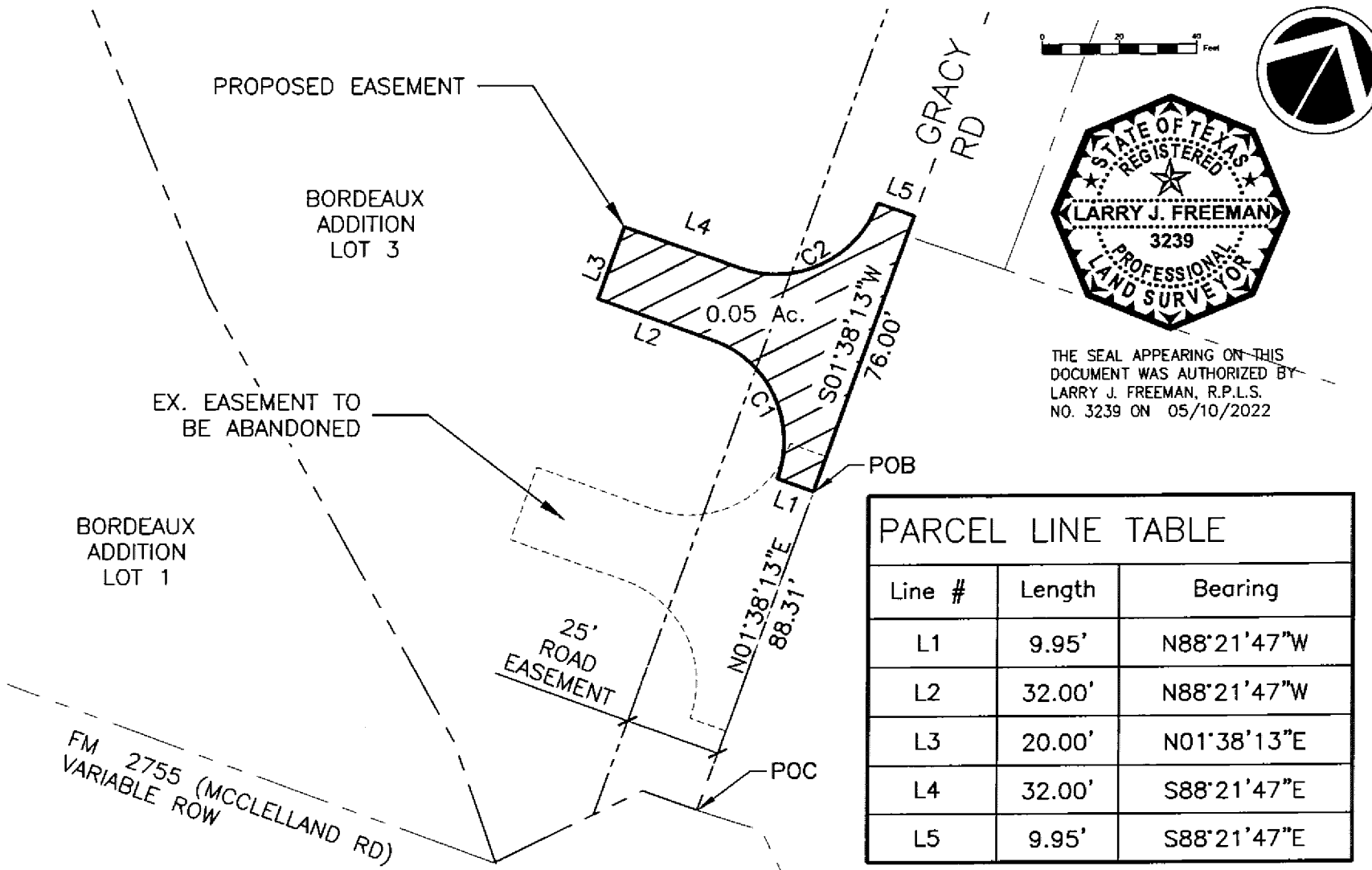
PREPARED UNDER MY PERSONAL SUPERVISION



LARRY J. FREEMAN, R.P.L.S. NO. 3239

DATE: 05.10.2022

2022 - 202200082577 05/24/2022 02:29 PM Page 4 of 5



PARCEL LINE TABLE		
Line #	Length	Bearing
L1	9.95'	N88°21'47"W
L2	32.00'	N88°21'47"W
L3	20.00'	N01°38'13"E
L4	32.00'	S88°21'47"E
L5	9.95'	S88°21'47"E

CURVE TABLE				
Curve #	Radius	Arc Length	Chord Bearing	Length
C1	28.00'	44.00'	N43°25'06"W	39.64'
C2	28.00'	44.00'	N46°41'32"E	39.64'

BASIS OF BEARINGS:
DEED:
BORDEAUX ADDITION (DOC NO 201812130005600 OPRCC)

PREPARED UNDER MY PERSONAL SUPERVISION

LARRY J. FREEMAN, R.P.L.S. NO. 3239

DATE: 05/10/2022

EXHIBIT B

STATE OF TEXAS REGISTERED LARRY J. FREEMAN 3239 PROFESSIONAL LAND SURVEYOR

THE SEAL APPEARING ON THIS DOCUMENT WAS AUTHORIZED BY LARRY J. FREEMAN, R.P.L.S. NO. 3239 ON 05/10/2022

SCALE: 1"=40' JOB#: 17024 DATE: MAY 2022 SHEET:1/1

CITY OF LAVON
BORDEAUX ADDITION
PILIKIA 'AINA, LLC
LAVON EASEMENT

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS
9330 LBJ FWY, SUITE 1225 DALLAS, TEXAS 75243 PH: 214.503.0655 TX. REG FIRM NO. 2927
TEXAS PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO.10184100

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2022000082577

eRecording - Real Property

EASEMENT

Recorded On: May 24, 2022 02:29 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $38.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2022000082577
Receipt Number:	20220524000569
Recorded Date/Time:	May 24, 2022 02:29 PM
User:	Jeovanna R
Station:	Station 7

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF COLLIN

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

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

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 October 27, 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 November 3, 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 change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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

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

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

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

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

_____

_____

_____

Signature: _____

Name (printed): _____

Address: _____

Phone: _____ Email Address: _____

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

Proposed Preliminary Concepts for Informational Purposes Only



DRAFT

(a) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling
(2) Home based business within a SF dwelling (i.e., home occupation)[1]
(3) Business service and sales[1]
(4) Financial institution[1]
(5) Insurance[1]
(6) Personal services[1]
(7) Professional service and sales[1]
(8) Real estate[1]
(9) Restaurant
(10) Retail sales[1]
(11) Technical service and sales[1]
(12) Church or place of worship
(13) Open Space Preserves
(14) Public parks and playgrounds

Notes: [1]Conducted entirely within the interior of a building.

(b) Conditional uses.

(1) Bakery/confectionery retail establishment

(d) Site design.

(1) No outdoor storage permitted on-site.
(2) Existing trees over six inches shall be preserved.
(3) No exterior loudspeakers, music, or amplified sound.
(4) No vehicular access shall be allowed to/from Gracy St.

RECEIVED
OCT 22 2026
By

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

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Request and Property Description: an application to change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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)*

1- Providing local residents with a destination within walking distance
2- Transforming the property into a clean, attractive, well maintained cafe.
3- Operating as a low-intensity commercial activity that serves as an ideal buffer between residential & commercial corridor

Signature: V. Sridevi

Name (printed): Sridevi Veeramaneni

Address: 320 Main St, Lavon Tx, 75166

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

RECEIVED
OCT 22 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 October 27, 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 November 3, 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 change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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*) The city of Lavon is growing, and many people want a coffee shop, and a coffee shop seemed to be their first choice compared to other businesses. Please check all the attached sheets for detailed reasoning.

Signature: [signature]

Name (printed): GIRIDHAR VEERAMANENI

Address: 320 Main st, Lavon TX, 75166

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

I AM IN FAVOR OF THE REQUEST

Reason for reapplying after being opposed twice by the council:

The city of Lavon is growing, and many people want a coffee shop, and a coffee shop seemed to be their first choice compared to other businesses. Please check all the attached sheets for detailed reasoning.

1) **Many people want a coffee shop:**
   For the past six or seven months, I have been visiting Lavon almost every week to get to know the local people as much as possible. For this I have been visiting both the churches on Main St, First Assembly Lavon and First Baptist Church and Lavon Artisans & Farmers Market. I have also attended Lavon's Fireworks celebration, in July, commemorating the 250th anniversary and got a chance to speak to a lot of people. Many people wanted a coffee shop and encouraged me to apply again and keep trying.

2) **Purpose:**
   The main purpose of this coffee shop is to serve specialty coffee to the members of both the churches, First Baptist Church Lavon and First Assembly Lavon, the Farmers Market, the City Hall, Police, Fire, PWD and the residents and visitors of the city.

3) **People visit from other cities:**
   Many people from other cities visit both the churches and the farmers market every week. They come from far away cities like Wylie, Murphy, Josephine, Richardson, Farmersville, Nevada ...etc., where the drive could take from half an hour to forty five minutes. After that they may spend about an hour or two in the church or in Farmers Market. It will be better if there is a coffee shop for them to take a break or hang around, if they want to, before going back to their cities.

4) **Symbiotic relationship between coffee shop and farmers' market:**
   Coffee shop will definitely boost the sale of famers' market, as people who come to the coffee shop may visit the farmers' market and vice versa. The vendors and the organizers could take a coffee break when required. It could even increase the membership of the churches.

5) **A nice quiet place for work or study:**
   It will be a nice quiet place to work or study over a coffee. Many people come to coffee shop not just for a coffee but also bring their laptops or books to work or study. As there

are two big churches nearby, it could be a nice place for their bible study. From my personal observation I can say that one in four books studied at a coffee shop is a bible.

6) **Some people are looking for change:**
Some people say that they want something different from shops with big brand names like Starbucks. They even gave examples of what kind of local shops they are looking for, which sell different kinds of specialty coffee.

7) **To serve the people who are already here:**
In general Lavon is busy with traffic and it's getting busier. Both the churches and the farmers market are usually busy on weekends. On weekdays there are many visitors to the City Hall and the churches. This coffee shop will be convenient for the people who are already visiting or working in the city.

8) **Potential to create about 10 new jobs for the local residents.**

9) **Privacy of the neighbors will be respected and protected:**
We make sure that the privacy of the neighboring residents, especially on Gracy St, will not be disturbed, by allowing access only from the Main Street. Fence and dense greenery will line the borders to respect their privacy. Please check the proposed site plan. Any changes required by the neighbors will be complied, as per the guidelines from the city.

About our family

Applicants: Giridhar Veeramaneni & Sridevi Veeramaneni
Occupation: Both of us work in IT as Computer Systems Analysts
Length of Stay: Have been living in Richardson, TX for 9 years.
Two daughters: Amrutha Rao Veeramaneni & [redacted]eeramaneni
Elder daughter Amrutha is currently studying in UT Austin, Major: Mathematics
Younger daughter [redacted] is currently in 8th grade, Douglas Otto Middle School, Plano, TX.
Both of our daughters are doing exceptionally well in school and the following are some of their achievements:
Amrutha: Winner of National History Day Competition, twice at state level and once at national level. Recognition from State Board of Education, Congratulatory note from Candy Noble, Texas State Representative, District 89. Dallas Regional Science & Engineering Fair, First prize winner. Plus, many other achievements.
[redacted]: Her artwork was chosen to participate in The Pride of Plano Exhibition at the Robinson Fine Arts Center.

SUMMARY of AMRUTHA RAO VEERAMANENI

ACADEMIC ACHIEVEMENT:
Plano East Senior High School, Plano, TX. GPA: **4.66**
SAT: **1510**
Admission:
University of Texas at Austin
Major: Mathematics

ACHIEVEMENTS:

National Level


National History Day Competition winner, second place, for website creation and presentation in Washington, DC – June 18, 2026.

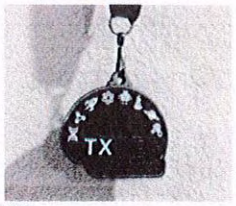
State Level



Texas History Day Competition winner, first place, twice, for website creation and presentation in Austin, TX – year 2025 and 2026.

County/Regional Level





Dallas Regional Science & Engineering Fair, First Prize Winner – Feb 18th, 2023.

Recognition: Received Congratulatory note from Texas State Representative, District 89, Candy Noble for her Senior Group Website at the National History Day Competition.
Recognition from State Board of Education.
Won several other awards in Quiz Competitions at school, county and state level and did lots of volunteer work as part of school activity.

CANDY NOBLE
STATE REPRESENTATIVE, DISTRICT 89
P.O. BOX 2910 • AUSTIN, TX 78768-2910

STATE BUSINESS
PENALTY FOR PRIVATE USE

AUSTIN TX 786
31 JUL 2025 AM 2

quadient
FIRST-CLASS MAIL
IMI
$000.74
07/30/2025 ZIP 78701
043M32205835

US POSTAGE

Amrutha Veeramaneni
3625 Gloucester Rd
Richardson, TX 75082

75082-004225

Dear Amrutha,

Congratulations on earning Honorable Mention for your Senior Group Website at the National History Day Competition! Plano East Senior High School is so blessed to have you. I wish you much success as you continue your academic career.

May God bless you!

Candy Noble

Candy Noble
State Representative, District 89

Gmail Giridhar Veeramaneni <giridharv1443@gmail.com>

Re: State Board of Education Recognition of NHD students

1 message

Giridhar Veeramaneni <g[redacted]
To: Giridhar Veeramaneni [redacted]

Thu, Oct 22, 2026 at 11:08 AM

From: "Texas History Day (THD)" <thd@tshaonline.org>

Date: October 21, 2026 at 12:44:42 PM CDT
To: [redacted]
Subject: State Board of Education Recognition of NHD students

Students, Teachers, Parents, and Administrators, The Texas State Board of Education at their November 20th meeting will be honoring the Texas students who won an award in their category at the national contest for National History Day 2026.

This is a **huge honor** and we hope you will be able to attend. We can provide a letter to your school to excuse the absence, if needed. **Please let me know if you will be attending by Wednesday, November 4th**. I need to let the representative for the State Board know the numbers of attendees.

Where: Barbara Jordan Building, Room 2.034
1601 N. Congress Ave, Austin
When: Friday, Nov. 20, 2026, at 8:45 AM

Please answer the following questions in your return email:

- Will the student being honored attend the ceremony?
- How many family members will attend with the student?
- Will the teacher attend?
- Will any school or district administrators attend?
- How many vehicles will need parking permits?
- Will all attendees be joining us for lunch after the ceremony?

Following the ceremony, TSHA will treat everyone in attendance to lunch at a nearby restaurant.

Looking forward to hearing back from you.
Let me know if you have any questions.

Sincerely,
Danny

--

Danny Corbett, M.Ed.
Texas History Day Coordinator
THD@tshaonline.org

Texas State Historical Association
Main: (512) 471-2600 | www.tshaonline.org
P.O. Box 5428| Austin TX 78763

https://tsha.wildapricot.org/sys/website/?pageId=18130
Support our Mission

THE LEGACY GALLERY

At The Robinson Fine Arts Center
1800 Alma dr. Plano TX, 75075



PRIDE OF PLANO

MAY 10 - AUGUST 2

M-W-TH-F : 9am-11am & 2pm-4pm

Tuesdays : 2pm-4pm

RECEPTION

Tuesday, May 14 from 6:30pm - 7:30pm (doors open at 6:20pm)

Dress: Sunday Best

DEAR [redacted] and family,

CONGRATULATIONS! Your student's artwork has been selected and installed at *The Legacy Gallery* as part of our annual *Pride of Plano Exhibit*. This show serves as our end of year exhibit and features one artwork per teacher in our district. Choosing one piece is very difficult for our staff, so to have a work selected is a true honor and we celebrate this by keeping up this exhibit all summer. We are so very proud of you and your accomplishment in the Visual Arts. As excited as we are to celebrate your work today, we are even more excited to see what artworks you make next. You are going to do great things!

Reception

A special part of this exhibit will be our reception on Tuesday, May 14th from 6:30-7:30pm. This will be an exclusive event with a string quartet, awards from professional artists in the area, charcuterie boards by Board Mama, and a fun photo station to take memorable pictures with your student artist and friends. Please make plans to attend this event so we can celebrate your student's success and they can be present for awards.

Colin McGrane

PLANO VISUAL ARTS

COLIN MCGRANE
Visual Arts Coordinator
Plano Independent School District

469-360-9655
colin.mcgrane@pisd.edu
1800 Alma dr. Plano, TX 75075

PRIDE OF PLANO

This achievement award is presented to

[redacted] Veeramaneni

in recognition of being an outstanding young artist chosen to participate in The Pride of Plano Exhibition at the Robinson Fine Arts Center

Allyson McCarter
Instructor

5-9-2024
Date

PLANO VISUAL ARTS

PLANO INDEPENDENT SCHOOL DISTRICT

ARTS AT THE HEART OF PLANO

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

RECEIVED
OCT 22 2026
By

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on October 27, 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 November 3, 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 change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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: Daniel Williams

Name (printed): Daniel Williams

Address: 301 Main St Lavon, TX 75166

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

RECEIVED
OCT 20 2026
By

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

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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*) I would love a local coffee shop and business is good for the community.

Signature: [signature]

Name (printed): Elisabeth Wesselink

Address: 301 Main St Lavon TX 75166

Phone: [redacted] Email Address: [redacted]

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

301 Main St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 84, 1.472 ACRES***

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

RECEIVED
OCT 20 2026
By

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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): Daniel Hernandez Torres

Address: 301 Main St Lavon 75166

Phone: [redacted] Email Address: [redacted]

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

405 Main St ***LAVON HIGHWAY ESTATES UNIT NO 1, LOT 12***

RECEIVED
OCT 20 2026
By

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

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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.

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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*) Good for the community to have a local owned shop. Good addition for the proposed future green space & parks.

Signature: [signature]

Name (printed): DANIEL KEELING

Address: 305 MAIN STREET

Phone: [redacted] Email Address: [redacted]

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

305 Main St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 89, 1.674 ACRES***

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

RECEIVED
OCT 20 2026
By

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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) Because I want a coffee shop next door.

Signature: Josh Griffin

Name (printed): Josh Griffin

Address: 401 Main St.

Phone: [redacted] Email Address: [redacted]

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

401 Main St ***LAVON HIGHWAY ESTATES UNIT NO 1, LOT 13***

RECEIVED
OCT 23 2026
By

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

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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): GREGORY PRICE

Address: 400 MAIN STREET

Phone: [redacted] Email Address: [redacted]

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

400 Main St ***BORDEAUX ADDITION, BLK A, LOT 1***

RECEIVED
OCT 26 2026
By

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

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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*) See attached

Signature: Angela Wellborn

Name (printed): Angela Wellborn

Address: 300 Gracy St Lavon TX 75166

Phone: [redacted] Email Address: [redacted]

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

300 Gracy St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 99, .5 ACRES***

October 26, 2026

To the Lavon City Council and City Leadership

Re: Proposed Zoning Change — 320 Main Street (Business 78), Lavon, Texas

Dear Members of the City Council,

I am writing to express my concerns and opposition to the proposed zoning change from single-family residential to a planned development district for approximately 1.22 acres at 320 Main Street (Business 78), Lot 2, Block A, Bordeaux Addition, generally south of Main Street and Gracy Street, in Lavon, Collin County, Texas (CCAD Property ID 279-0105).

Lavon is more than just a place to me. It is the town where I was raised, where I own property, and where I work. I have a personal connection to this community and appreciate the people who serve our city and help guide its future.

I understand that Lavon is growing rapidly and that growth and change are inevitable. I am not opposed to growth; I believe it is necessary for a community to thrive. However, growth should be thoughtfully planned and should consider its effect on the people who already call this community home.

My concern is specific to this proposed zoning change because the property sits near my mother's home and a home I own next door to hers. Changing the zoning to a planned development district could allow uses that significantly alter the character of this area. Depending on what is permitted, development could obstruct our view of Main Street and permanently change the surroundings of our homes.

This area includes established homes and churches, and I question whether this property is the most appropriate location for the proposed change. I

respectfully ask the city to consider alternative locations for commercial development that would support Lavon's growth without unnecessarily affecting nearby residences and the character of the neighborhood.

I understand residents' concerns about rapid growth, increasing traffic, and other proposed developments, including the potential data center. Although growth will continue, I believe it should be managed responsibly, with consideration for both Lavon's future and the people who have invested their lives, homes, and livelihoods here.

I respect our city leadership and recognize that these decisions are not easy. At the same time, residents deserve to have their concerns heard when proposed zoning changes may directly affect their homes and quality of life.

I respectfully ask the City Council to reconsider whether a planned development district is appropriate for this property and to evaluate its potential effects on nearby homes, the existing character of the area, traffic along Main Street, and the uses this zoning change could permit.

I support Lavon's future and want to see our community thrive. My opposition is not opposition to growth, but a request that growth be thoughtfully planned and appropriately located while respecting established neighborhoods and longtime residents.

Thank you for your time, service, and consideration. I sincerely hope the voices of residents, property owners, and those with longstanding ties to Lavon will be meaningfully considered before a decision is made.

Respectfully,

Angela Wellborn

RECEIVED
OCT 26 2026
By

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

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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*) I have lived in this quiet neighborhood for nearly 60 yrs. We don't need business traffic in this area, Businesses should be out on the Hwy 78 in one of your strip Centers, Not where people live - Thank you.

Signature: Norma Morrow

Name (printed): Norma Morrow

Address: 304 Gracy Lane

Phone: [redacted] Email Address: _____

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

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

RECEIVED
OCT 27 2026
By

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

Reasons: (*attach separate sheet(s) as needed*) SEE ATTACHED

Signature: [signature]

Name (printed): Vicki L. Morrow

Address: 316 Gracy St

Phone: [redacted] Email Address: [redacted]

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

316 Gracy St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 102, 1.3 ACRES***

Vicki Morrow
316 Gracy St.
Lavon, TX 75166
October 27, 2026

To: Members of the Planning and Zoning Commission
Lavon, TX

Subject: Formal Opposition to the Third Request to Rezone 320 Main St. from Single-Family Residential to Commercial

Dear Members of the Planning and Zoning Commission:

I am writing to express my strong opposition to the proposed rezoning of the property located at [property address], directly across the street from my home, from single-family residential to commercial use.

This is the third time the property owner has submitted this same rezoning request. The previous two requests were denied, and the residents directly affected by this proposal remain opposed. The concerns that led to the previous denials have not disappeared simply because the request has been submitted again. I respectfully urge the Commission to consider its prior decisions and the continued concerns of the homeowners who would be most directly affected.

The character of our neighborhood deserves to be preserved.

Our neighborhood is an established single-family residential area. With the exception of two churches, all properties in our area are single-family homes. This consistent pattern of development defines our neighborhood and provides the residential environment that homeowners have chosen and invested in. Introducing commercial zoning into this setting would represent a significant departure from the area's established character.

Commercial development could bring increased traffic, noise, lighting, signage, parking demands, and other activity that may be incompatible with the surrounding homes. Because this property is directly across the street from my residence, the effects would not be abstract or distant. They could directly affect our daily lives and our ability to peacefully enjoy our property.

The safety of our children and residents must be a priority.

Our concerns extend beyond the general impacts of commercial development. There are six small children living on our street. Our road was originally a turn road for farming equipment, and it has no curbs or sidewalks. It is a road that we use as residents of a quiet neighborhood, where we enjoy taking walks and riding bicycles.

The possibility of increased traffic from a commercial property raises serious concerns about pedestrian and bicycle safety, particularly for the young children who live here. Without sidewalks or curbs to separate pedestrians from vehicles, additional traffic could create risks for children playing, walking, or riding their bicycles, as well as for adults who use the road for recreation and exercise.

I ask the Commission to consider whether introducing commercial activity and its associated traffic into this setting is appropriate without a thorough evaluation of the road's capacity, traffic patterns, sight lines, and pedestrian safety. The safety of the people who live here, especially our youngest residents, should not be overlooked in a zoning decision.

Additional Concerns Regarding Traffic Patterns and the Residential Environment

Although the proposed business would front or be situated on another portion of the property, the way the property is laid out already results in unintended traffic coming through our street. This is an existing concern for residents, and introducing a commercial business on a property that backs up to our street could increase that traffic further. Customers, employees, delivery vehicles, and others associated with the business could add to the traffic that already finds its way into our neighborhood. These potential impacts deserve careful evaluation, particularly given that our street was originally designed as a turn road for farming equipment and has no curbs or sidewalks.

This concern is directly connected to the safety of the six small children who live on our street, as well as the residents who enjoy walking and bicycling here. Increased traffic would not simply be an inconvenience; it could further compromise the quiet residential setting and create additional safety concerns for people who share the road.

The proposed commercial development would also affect the views from our homes and the surrounding residential properties. Our current views are part of the environment we

enjoy as residents of this neighborhood. Commercial buildings, parking areas, signage, lighting, and related infrastructure could substantially change that setting. While I recognize that development can change a property, the Commission should consider whether a commercial use is compatible with the homes immediately surrounding this site and the existing residential character of the area.

The Long-Term Precedent and Consequences of Commercial Rezoning

What happens when the original business closes? The property would remain commercially zoned, subject to the applicable zoning regulations, even if the business that prompted this request no longer operates. A future owner could seek to establish a different business or use the property for another permitted commercial purpose. The residents who live here could then face a new set of impacts, potentially without having the same opportunity to address the original concerns that prompted this objection.

This raises a fundamental question: Should the long-term zoning of an established residential property be changed to accommodate the immediate financial objectives of one property owner when that decision could affect the neighborhood for decades to come?

Our concern is not limited to one proposed business. It is about the lasting implications of changing the zoning designation itself. We cannot know what business might occupy this property in the future, what its operating characteristics might be, or whether its impacts would be greater than those of the business currently proposed.

The Commission has an opportunity to consider not only the immediate application but also the long-term consequences for the surrounding neighborhood. I respectfully ask that the Commission carefully consider whether this change is consistent with the city's broader planning objectives and whether it could create a precedent for further commercial encroachment into an otherwise residential area.

Preserving the property's existing single-family residential zoning would maintain consistency with the surrounding homes and avoid introducing uncertainty about the range of commercial uses that could occupy this property in the future.

A private investment goal should not outweigh the broader interests of the community.

I understand that the property owner hopes to generate passive income to help pay for his children's college education. That is an understandable personal goal, and many property owners seek opportunities to generate income from their investments. However, the desire to earn income does not, by itself, establish that commercial rezoning is appropriate or in the best interests of the surrounding neighborhood.

The owner purchased a property that was not zoned for the commercial use he now seeks. Existing zoning is an important consideration in determining appropriate land use, not simply an obstacle to be removed when a different use might be more financially advantageous.

There are other options available to the owner that would allow him to pursue his financial objectives while respecting the property's existing zoning. He could construct a single-family home and sell or rent it, or sell the property to someone whose plans are consistent with its residential classification. These alternatives would allow the property to be put to productive use without introducing a potentially incompatible commercial use into our neighborhood.

The owner does not reside in our city and does not have the same day-to-day connection to our neighborhood as the residents who would live with the consequences of this decision. Regardless of where an applicant resides, however, the Commission's responsibility is to evaluate whether a proposed zoning change serves sound planning objectives and the broader public interest, rather than simply the financial preferences of an individual property owner.

The previous denials and continued opposition deserve serious consideration.

This is the third request for the same rezoning, following two previous denials. The residents directly affected have not changed their position, and our concerns remain unresolved. Unless the application or circumstances have materially changed, I respectfully question what new information justifies a different outcome.

Repeated applications should not diminish the importance of the Commission's previous decisions or the concerns of the residents who have consistently opposed this change. I ask the Commission to review the reasons for the prior denials and determine whether the current proposal addresses the concerns that led to those decisions.

I also ask the Commission to consider the precedent that approval could establish for future requests to introduce commercial uses into established residential neighborhoods. Protecting the integrity of residential zoning is important not only for current homeowners but also for future residents who expect the neighborhood to remain consistent with its designated use.

My request to the Commission

I respectfully ask the Planning and Zoning Commission to evaluate this application in light of the city's comprehensive plan, the compatibility of the proposed zoning with surrounding properties, the two previous denials, and the safety concerns associated with increased traffic on a road without curbs or sidewalks.

Our neighborhood is more than a collection of properties. It is a place where families live, children ride bicycles, neighbors take walks, and residents enjoy a residential environment. These qualities are worth protecting. The potential consequences of commercial zoning deserve careful consideration before a decision is made that could permanently change the character and daily experience of our neighborhood.

For these reasons, I urge the Commission to **deny the third request to rezone this property from single-family residential to commercial and retain its current residential classification**.

Thank you for your time, your consideration, and your service to our community. Please include this letter in the official record for the rezoning application and give serious consideration to the concerns of the residents most directly affected.

Sincerely,

Vicki Morrow
316 Gracy St.
Lavon, TX 75166
[redacted]

RECEIVED
OCT 27 2026
By

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

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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): Jonathon Hickman

Address: 308 Gracy st

Phone: [redacted] Email Address: [redacted]

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

308 Gracy St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 100, .511 ACRES***

RECEIVED
OCT 27 2026
By

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

Reasons: (attach separate sheet(s) as needed)
NO ONE wants a commercial property next to family residences.

Signature: [signature]
Name (printed): Ruby Sears
Address: 312 Gracy, Lavon
Phone: [redacted] Email Address: [redacted]

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

312 Gracy St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 101, .5 ACRES***

Kim Dobbs

From: PrintCraft 3D <[redacted]
Sent: Friday, October 23, 2026 5:26 AM
To: Kim Dobbs
Subject: Coffee Shop @ 320 Main

Subject: Zoning Change
Address: 320 Main Street, Lavon, TX 75166
Proposal: Coffee Shop

Good morning!
I am writing in support of the coffee shop proposal.
This would be a wonderful location and such a benefit to the community (and coffee lovers like me).

Hope to see this go through!

Lesli Ochoa

No Address provided

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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): Nilda Roman

Address: 370 Rock Acre Dr. Lavon, TX 75166

Phone: [redacted] Email Address: [redacted]

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

RECEIVED
OCT 26 2026
By _____

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

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

Reasons: (*attach separate sheet(s) as needed*) It will help the Lavon & Artisans farmers Market

Signature: [signature]

Name (printed): Kaitlyn Parks

Address: 193 Rock Rose Cir. LAVON, TX 75166

Phone: [redacted] Email Address: [redacted]

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

RECEIVED
OCT 26 2026
By

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

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

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

Signature: Bryan Talkish

Name (printed): Bryan Talkish

Address: 698 Cottage Pl., Lavon, TX 75166

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

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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): Kevin D Frank

Address: 790 Fannin Dr Lavon TX 75166

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

RECEIVED
OCT 20 2026
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Check one: ☒ **I am in favor of the request.** ☐ **I am opposed to the request.**

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

Signature: Patti A. Hooper

Name (printed): Patti A. Hooper

Address: 213 Main St. Lavon, TX 75166

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

RECEIVED
OCT 22 2026
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

Reasons: (*attach separate sheet(s) as needed*) It would be nice to have additional local business presence in our community

Signature: [signature]

Name (printed): Joseph Mendoza

Address: 9985 County Rd 540

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

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

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

Signature: Kim Depper

Name (printed): Kim Depper

Address: 316 Nixon Dr Fate TX 75087

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

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

Reasons: (*attach separate sheet(s) as needed*) In support of local small businesses thriving & bringing more business to the area.

Signature: [signature]

Name (printed): Adrian D. Owen

Address: [redacted]

Phone: [redacted] Email Address: [redacted]

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P.O. Box 340
Lavon, Texas 75166

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

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

Reasons: (*attach separate sheet(s) as needed*) We would love to have a coffee shop to our Lavon's Farmer's Market.

Signature: [signature]

Name (printed): TAMARA SHROYER

Address: 3956 BERNESE DR., MCKINNEY 75071

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

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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*) Lavon needs more local coffee and food businesses.

Signature: Miranda Conn

Name (printed): Miranda Conn

Address: 17301 Chaparral Trot, Rockwall TX 75187

Phone: [redacted] Email Address: [redacted]

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

RECEIVED
OCT 26 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 October 27, 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 November 3, 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 change the zoning from Single-Family 2 (SF-2) District to Planned Development (PD) with base zoning of Main Street (M) District, generally to edit the permitted uses and place restrictions on site design, on 1.22 acres of property at 320 Main St. (Bus. 78) on Lot 2, Block A of the Bordeaux Addition, generally located south of the intersection of Main St. and Gracy St., City of Lavon, Collin County, Texas (CCAD Property ID 2790105).

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): Robert Moreno

Address: 1026 Candice Circle, Rockwall TX 75032

Phone: [redacted] Email Address: _____

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

RECEIVED
OCT 26 2026
By _____

CITY OF LAVON
Agenda Brief

MEETING: November 3, 2026 **ITEM: 7 - D**

Item:

Discussion and action regarding a petitioners' committee request under Section 12.04(B) of the City Charter for the Lavon City Council to review the City Attorney's determination and certification under Section 12.02(D) that six proposed recall affidavits or petitions are legally insufficient for failing to state any specific or adequate grounds for recall under section 12.02(A).

Background:

On September 9, 2026, a citizen filed six affidavits to start the process to recall the mayor and each member of the city council under Chapter 12 of Lavon's Home Rule Charter.

The stated grounds for recall generally accuse each official of "incompetency and misconduct in office regarding the execution of powers vested in the elective council." Each member submitted a written response as allowed by the charter.

Under section 12.02(C), the city attorney determined the proposed affidavits and petitions were legally insufficient because they do not cite any specific conduct or violation as a basis or ground for recall. The charter specifically provides "[g]rounds for recall should relate to and affect the administration of the official's office and be of a substantial nature directly affecting the rights and interests of the public."

The citizen then requested city council review of the city attorney's determination section 12.04(B). That section provides the council's review must occur at the next council meeting after the request.

Code Excerpts:

CITY OF LAVON - HOME RULE CHARTER

The Home Rule Charter of the City of Lavon was approved by the voters of the City in a citywide election on November 8, 2022. The Home Rule Charter can be found on the City of Lavon website here: https://ecode360.com/42124164 .

Staff Notes:

Pursuant to the Home Rule Charter, upon review, the City Council shall take action to either approve or to disapprove the City Attorney's determination and certification.

Attachment: City Attorney Determination and Certification Re September 9, 2026 Recall Submittal

October 22, 2026

Via Email: [redacted]***@outlook.com***
Ms. Erika Jones
[redacted]
Lavon, Texas 75166

Re: Review of Proposed Recall Petitions under Section 12.02(D)

Ms. Jones:

I am the city attorney for the City of Lavon. On September 9, 2026, you filed six documents with the City of Lavon each entitled "Recall Petition," which were addressed to Lavon City Secretary Rae Norton. There is a request directed at each sitting member of the Lavon City Council (i.e., the Mayor and Councilmember Places 1 through 5) seeking to begin the process to recall all six members of the city council under Chapter 12 of Lavon's Home Rule Charter. The stated grounds for recall accuse each council member of "incompetency and misconduct in office regarding the execution of powers vested in the elective council."

Under Section 12.02(B) of the Home Rule Charter of the City of Lavon, each council member had the opportunity to respond to the grounds for recall in the affidavits. All six officials elected to do so and each filed written responses to the affidavits with the city secretary.[1] These documents were submitted to me as city attorney for review under section 12.02(C).[2] I must now issue an opinion as to the legality of the proposed petitions under section 12.02(D).[3]

The charter specifically provides "[g]rounds for recall should relate to and affect the administration of the official's office and be of a substantial nature directly affecting the rights and interests of the public."[4] The term "should"—at its root and origin—is the past tense of "shall," and normally describes an obligation or duty.[5] I acknowledge use of the term to "suggest that something is the proper, reasonable, or best thing to do."[6] But I do not believe

[1] *Id*. § 12.02(B).

[2] *Id*. § 12.02(C).

[3] *Id*. § 12.02(D).

[4] *Id*. § 12.02(A).

[5] *See* https://www.merriam-webster.com/dictionary/should and https://dictionary.cambridge.org/us/dictionary/english/should.

[6] *See* https://www.britannica.com/dictionary/should.

the charter's drafters or Lavon's voters intended this language to be a mere suggestion. A respected treatise on municipal law explains that "[i]f the charter or law applicable specifies grounds for which the power of removal may be exercised it has been held that no other ground may be invoked."[7] Accordingly, this language in the last sentence of section 12.02(A) imposes a strict requirement on all Lavon recall petitions.

Language requiring removal grounds to affect an official's "administration of office" and be of a "substantial nature" is used in numerous jurisdictions across the United States to define what is good or sufficient cause to remove or terminate a public employee or official.[8] Disagreements over policy decisions can never satisfy this standard. Unless an official expressly violates a law, their conduct does not touch the administration of their office. And to meet the "substantial nature" threshold, the alleged conduct must be a serious offense that directly compromises public rights, safety, or interests. A legally permissible approach or decision on a policy issue—even one with which you strongly disagree—does not inherently harm the public or render an official unsuited for the role. I believe one important purpose of this standard is to shield officials from removal for disagreements on policy issues.

I have carefully reviewed the charter, each councilmember's response, and Texas cases interpreting similar provisions concerning the sufficiency of recall petitions. Lavon's charter provides me clear, unequivocal authority to review the legal sufficiency of the six proposed recall petitions. The affidavits' general allegations of "incompetency" and "misconduct" do not satisfy the charter's requirement that the grounds "relate to and affect the administration of the official's office." Nor are these grounds "of a substantial nature directly affecting the rights and interests of the public." Accordingly, it is my opinion, and I hereby certify under Section 12.02(D), that these grounds are legally insufficient under the last sentence of Section 12.02(A) of the Home Rule Charter of the City of Lavon.

Thank you for your attention to this matter.

Sincerely,

MESSER FORT, PLLC

FREDRICK "FRITZ" W. QUAST

FQ/fq

[7] 4 McQuillin Mun. Corp. § 12:330, Sufficiency of cause (3d ed.)

[8] *Id.*