AGENDA
APRIL 28, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
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 the items be placed on a future agenda or referred to city staff.
5. **ITEMS FOR CONSIDERATION**

   A. Discussion and action regarding the minutes of the March 24, 2026 meeting.

   B. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034).

   1) Presentation of proposed application.
   2) **PUBLIC HEARING** continued from March 24, 2026 to receive comments regarding the proposed application.
   3) Discussion and action regarding the proposed application.

   C. Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034).

   D. Discussion and action regarding the final plat of Elevon, Section 3, Phase 3A-3 consisting of 141 residential lots, 1 amenity center lot, and 9 common areas on approximately 48.059 acres of land, preliminary platted as Elevon Section 3A, north of Elevon Parkway, east of Elevon, Section 3A-1, in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property ID 1290034).

   E. Discussion and action regarding the preliminary plat of the 205-78 Addition consisting of two commercial lots on 5.133 acres out of the W.A.S. Bohannan Survey, Abstract No. 121, situated south and west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083, 2826863, 2882966, and 2664025).

   F. Discussion and action regarding the site plan and landscape plan of a commercial project on Lot 1 of the proposed 205-78 Addition at 1030 S. SH 78 on 2.414 acres out of the W.A.S. Bohannan Survey,

Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and east of the intersection of SH 78 and Atlantis Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863).

G. Discussion and action regarding the replat of Lot 9 of Whitson Estates at 11060 County Road 484, consisting of 2.02 acres of land to form two lots northwest of the intersection of CR 484 and CR 485, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property ID 1812293).

H. Staff report regarding Planning and Zoning Commission recommendations to the City Council.

6. SET FUTURE MEETINGS AND AGENDAS

Board Members and staff may request items be placed on a future agenda or request a special meeting.

- May 26, 2026 regular meeting

7. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted at City Hall and on the City's website at www.cityoflavon.com on or before 6:00 p.m. on April 22, 2026.

/ Rae Norton /

Rae Norton, City Secretary

Notice is hereby given that members of the City Council, Economic Development Corporation Board, and Parks and Recreation Board may attend the meeting. The Commission 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, Any action regarding such matters will be conducted in Open Session.

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

MINUTES
MARCH 24, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
SPECIAL MEETING
6:30 PM

ATTENDING: DEBORAH NABORS, VICE CHAIR, SEAT 2
JOHNATHAN CLIFTON, SEAT 3
HENRY VALLEJO, SEAT 4

ABSENT: JOANE MCCLENDON, SEAT 1
DAVID ROSENQUIST, CHAIRMAN, SEAT 5

1. **MS. NABORS CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MS. NABORS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. CLIFTON DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
   - Breakfast with the Bunny Saturday, March 28, 2026.
4. **CITIZEN COMMENTS**

   Grant Urquhart voiced concern regarding a road condition outside of the city limits on SH 78 north of FM 6.
5. **ITEMS FOR CONSIDERATION**

   A. Discussion and action regarding the Minutes of the February 24, 2026 meeting.

   MOTION: APPROVE THE MINUTES OF THE FEBRUARY 24, 2026 MEETING.
   MOTION MADE: VALLEJO
   SECONDED: CLIFTON
   APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

   B. Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. 2004-09-05, as amended, to a new PD for mixed uses for commercial and multifamily development on 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, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

   Presentation of proposed amendment.

   Abra Nusser, LJA Engineering, presented amendment details including slides for reference. Matt Johnson, Petro Hunt, detailed the project including site information and project details.

   PUBLIC HEARING to receive comments regarding the proposed amendment.

   At 7:32 p.m. Ms. Nabors opened the public hearing and invited comments for or against the amendment. The following people offered input and comments: Jason Ricks, Mike Burke, Shawn Harrison, Mary Jane Newton, Patricia Burns, Carmen Tomsu, Cheryl Underwood, Jeannie Rawlinson, Ashley Rawlinson, Christine LeGare, Candace Urquhart, Sydni Farrar, and Tammy Fred. Comments

were provided regarding traffic, drainage, infrastructure, property values, parking and public safety. The development team and city planning consultants addressed questions and comments. There being no further comments, Ms. Nabors closed the public hearing at 8:55 p.m.

Discussion and action regarding the proposed amendment.

Vice Chairman Nabors, Mr. Vallejo and Mr. Clifton acknowledged entitlements approved in 2004 for the subject property and shared overall positive feedback regarding the project. The commission expressed concerns with the with applicants and city planning team regarding density in relation to parkland dedication, the reduction of tree standards, public safety on Geren Dr. and setting precedent with subdivision variances going forward.

Ms. Dobbs reported that the public hearing notice was published in the newspaper and posted on the website, zoning change signs were placed on the property, and fifty-seven (57) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. Four (4) notices were returned in favor of and six (6) notices, one of which was received after packet posting, were returned in opposition to the application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO AMEND ARTICLE 9.03 ZONING ORDINANCE TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD), IN THE GRAND HERITAGE PD ESTABLISHED BY ORDINANCE NO. 2004-09-05, AS AMENDED, TO A NEW PD FOR MIXED USES FOR COMMERCIAL AND MULTIFAMILY DEVELOPMENT ON 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, SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DRIVE, AND TRADITIONS DRIVE ACKNOWLEDGING THE APPLICATION IS SUFFICIENTLY CONSISTENT WITH THE COMPREHENSIVE PLAN, AND RECOMMENDING APPROVAL OF AN ASSOCIATED WAIVER OF THE SUBDIVISION CODE FOR A REDUCTION IN PARKLAND DEDICATION ALL BEING SUBJECT TO THE REDUCTION OF THE AMOUNT OF DIFFERENCE BETWEEN REQUIRED CODE MINIMUMS AND THE FOLLOWING STANDARDS VIA A REVISED APPLICATION WITH REGARD TO 1) REDUCTION IN RESIDENTIAL DENSITY OR AN INCREASE IN THE AMOUNT OF PARKLAND DEDICATION PROVIDED, 2) TREE REQUIREMENTS FOR MULTI-FAMILY SUBAREAS, 3) TREE REQUIREMENTS FOR PARKING AREAS, AND 4) COVERED AND ENCLOSED PARKING STANDARDS FOR MULTI-FAMILY SUBAREAS.

MOTION:	NABORS
SECONDED:	CLIFTON
APPROVED:	UNANIMOUS (Absent: McClendon, Rosenquist)

C. Discussion, action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, on 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, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE BEAR CREEK COMMERCIAL ADDITION, ALSO REFERRED TO AS THE HERITAGE SQUARE PROJECT, ON 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, SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DRIVE, AND TRADITIONS DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS

MOTION: NABORS
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

D. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-02-08 for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759, 1290034, 1290132, 1290169).

At 9:30 p.m. Ms. Nabors opened the public hearing and continued it to a meeting to be held on April 28, 2026 at 6:30 p.m.

E. Discussion and action the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 1290203, 1290169, and 1290034).

No action taken.

F. Discussion and action regarding the replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of Grand Heritage Blvd. and S. SH 78 in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).

Ms. Dobbs provided information regarding the replat of the Grand Heritage Club Common Addition.

MOTION: RECOMMEND APPROVAL OF THE REPLAT OF THE GRAND HERITAGE CLUB COMMON ADDITION LOT 1R, BLOCK S, COMMON AREA NO. 4 AND LOT 1R, BLOCK R, COMMON AREA NO. 3 ON 3.782 ACRES NORTHWEST AND NORTHEAST OF THE INTERSECTION OF GRAND HERITAGE BLVD. AND S. SH 78 IN THE VICINITY OF 200 GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: VALLEJO
SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

G. Discussion and action regarding a replat of the SB Lavon Addition Lot 42R on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).

Ms. Dobbs provided information regarding the revised replat.

MOTION: RECOMMEND APPROVAL OF A REPLAT OF THE SB LAVON ADDITION LOT 42R ON 1.750 ACRES TO REVISE LOT LINE FOR ADDITIONAL 0.329 ACRES TO BE JOINED TO AN ADJACENT LOT IN A SEPARATE REPLAT, AT 783 S. SH 78, NORTHWEST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: CLIFTON
SECONDED: VALLEJO
APPROVED: UNANIMOUS (Absent: McClendon, Rosenquist)

H. Staff report regarding Planning and Zoning Commission recommendations to the City Council and discussion regarding the Comprehensive Plan Update.

Ms. Dobbs provided a report regarding City Council action and the update to the Comprehensive Plan.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting – April 28, 2026

THE MEETING WAS ADJOURNED AT 9:35 P.M.

DULY PASSED AND APPROVED on this 28th day of April 2026.

_____
David Rosenquist, Chairman

Attest:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: April 28, 2026 **ITEM: 5 - B**

Item:

Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. **2022-02-08** for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034).

1) Presentation of proposed application.
2) **PUBLIC HEARING** continued from March 24, 2026 to receive comments regarding the proposed application.
3) Discussion and action regarding the proposed application.

Application Information

Owner(s): RLS Elevon, LLC, Far East Lavon, LP, East Lavon Partners, LP

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

Location: North of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows

Description: Approximately 104.8 acres, Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759 and 1290034)

Current Zoning: Planned Development – PD

Request: Amend the Planned Development – PD

Background

The subject property is approximately 104 acres, located generally north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows. The applicant is requesting a zoning amendment to permit a reduced lot depth and upgraded fencing requirements for specific lot types in a planned active adult community. The applicant states that the reduced lot depth provides for 20' common areas, maintained by the homeowner's association, behind the lots.

Staff Notes:

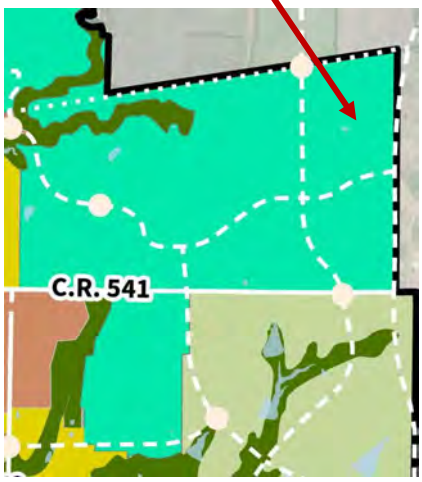
The proposed application is consistent with the Future Land Use Plan and the Comprehensive Plan. The requisite public hearing notice was published in the newspaper and posted on the website and zoning change signs were placed on the property. In accordance with state and local laws, thirteen (13) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. No notices were returned in favor of or in opposition to the proposed zoning change.

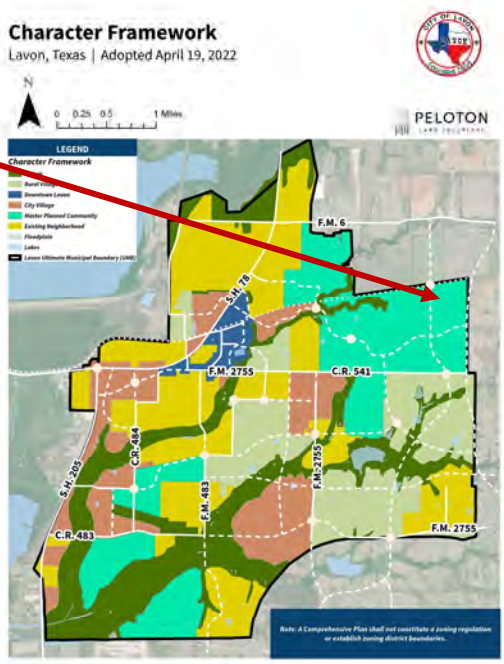
Approval is recommended.

Attachments:

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

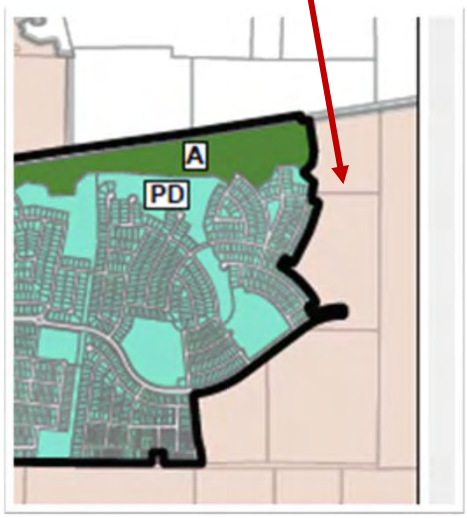
Future Land Use Plan

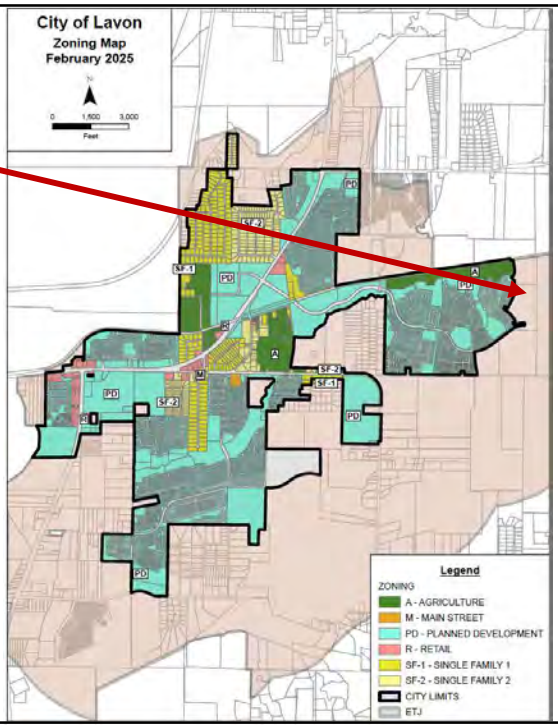




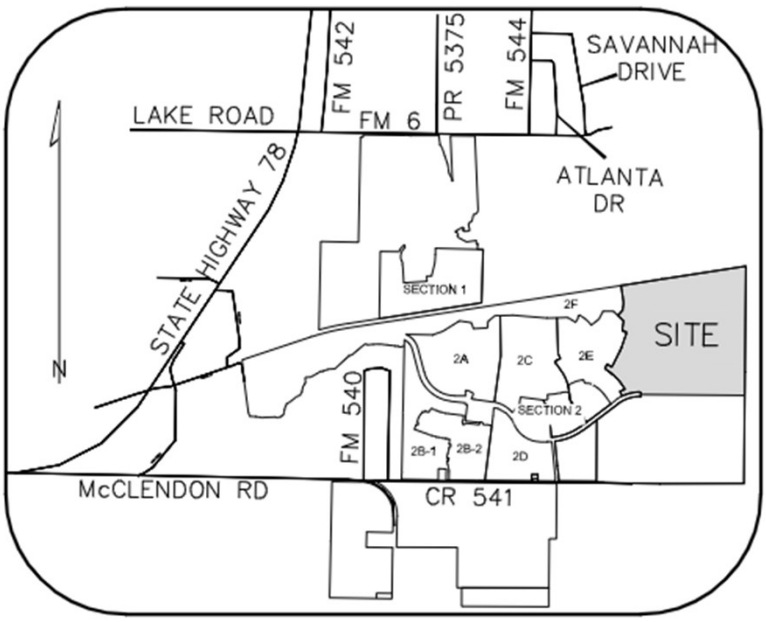
6

Zoning Map





7



VICINITY MAP (N.T.S.)

8

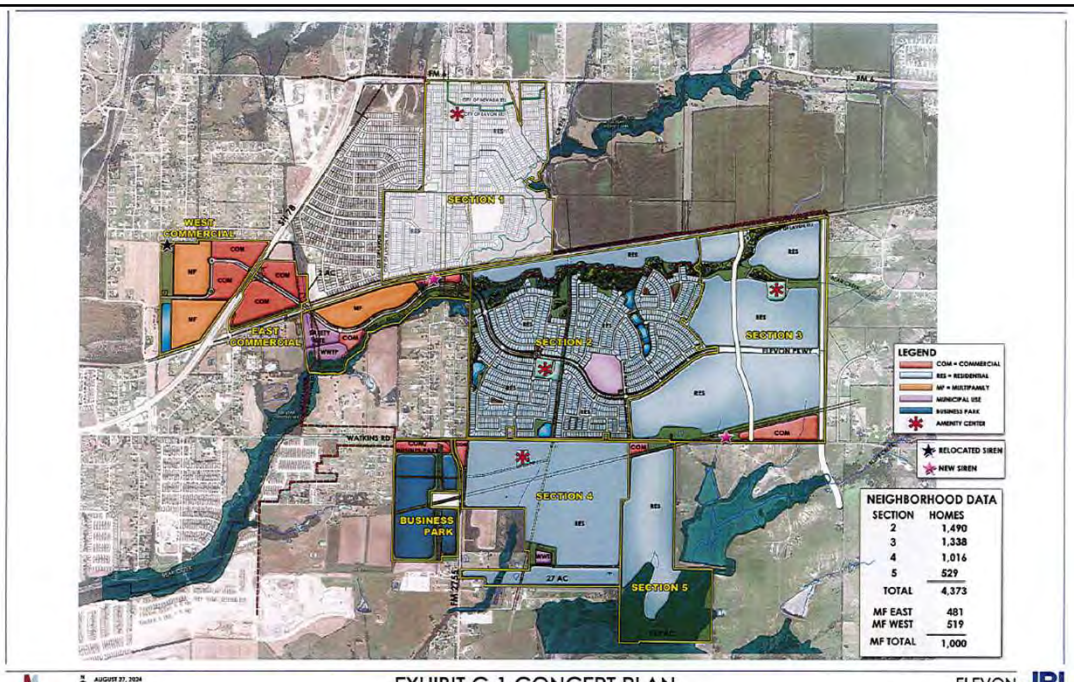
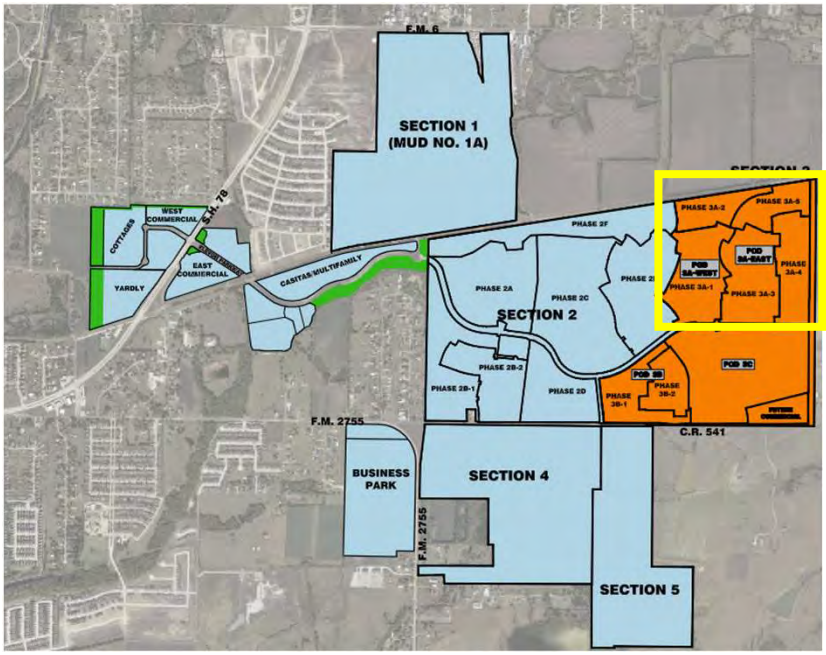


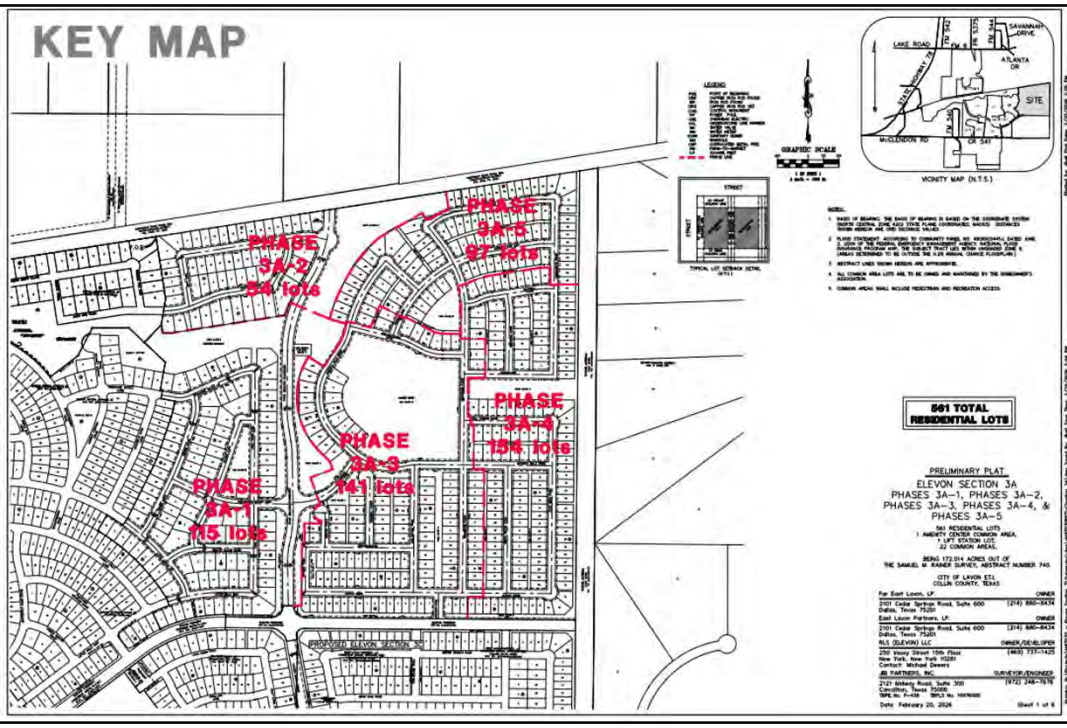
EXHIBIT C-1 CONCEPT PLAN

ELEVON
LAVON/COLLIN COUNTY, TEXAS

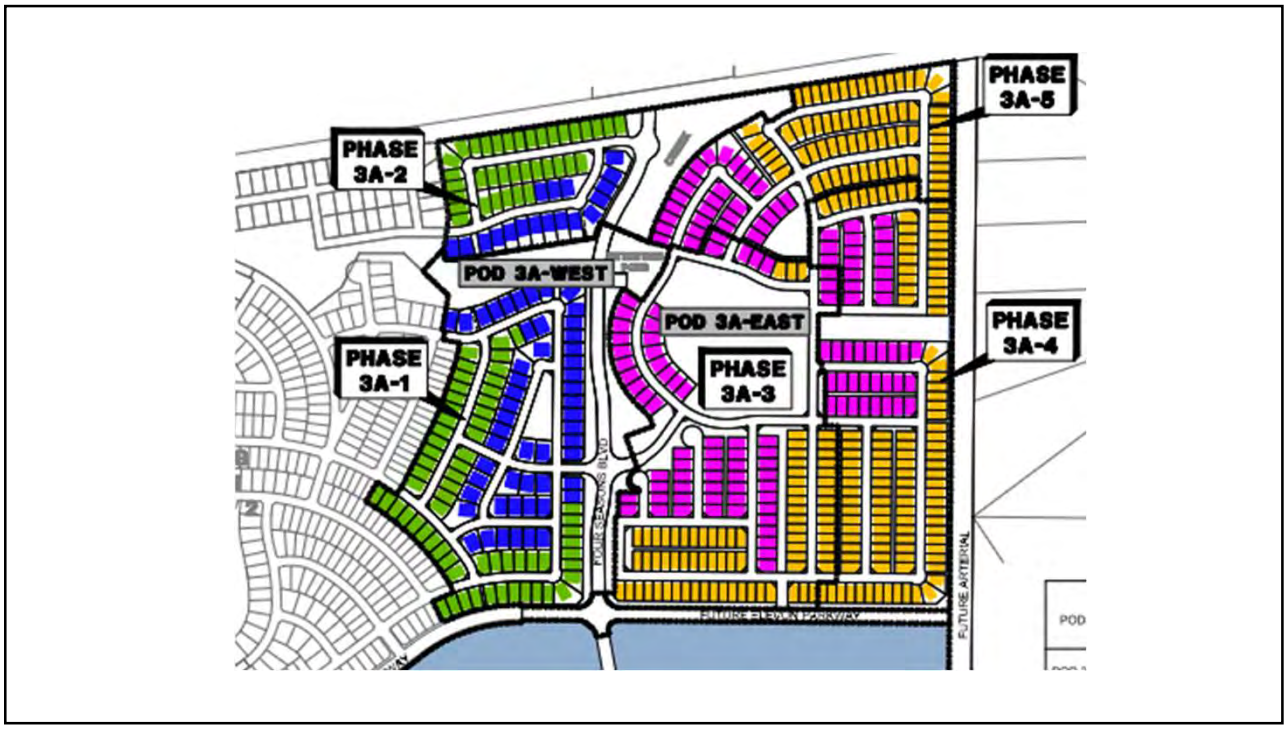
9


F.M. 6
SECTION 1
(MUD NO. 1A)
WEST COMMERCIAL
S.H. 78
COTTAGES
YARDLY
EAST COMMERCIAL
CASITAS-MULTIFAMILY
PHASE 2F
PHASE 2A
PHASE 2C
SECTION 2
PHASE 2B-2
PHASE 2B-1
PHASE 2D
PHASE 3A-2
PHASE 3A-5
POD 3A-WEST
POD 3A-EAST
PHASE 3A-4
PHASE 3A-1
PHASE 3A-3
POD 3B
POD 3C
PHASE 3B-2
PHASE 3B-1
F.M. 2755
C.R. 541
BUSINESS PARK
SECTION 4
SECTION 5

10


KEY MAP
PHASE 3A-2 24 lots
PHASE 3A-5 97 lots
PHASE 3A-4 154 lots
PHASE 3A-3 141 lots
PHASE 3A-1 115 lots
561 TOTAL RESIDENTIAL LOTS
PRELIMINARY PLAT
ELEVON SECTION 3A
PHASES 3A-1, PHASES 3A-2,
PHASES 3A-3, PHASES 3A-4, &
PHASES 3A-5
VICINITY MAP (N.T.S.)
SITE

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PHASE 3A-2
PHASE 3A-5
POD 3A-WEST
POD 3A-EAST
PHASE 3A-4
PHASE 3A-1
PHASE 3A-3
POWERSPORTS BLVD
FUTURE ARTERIAL
FUTURE FLEWELLEN PARKWAY

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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

KHovnanian DFW Division, LLC	03-02-2026
Applicants Name	Date
JBI Partners - Daniel Dewey, P.E.	469-964-9222
Representative or Agent	Phone Number
2121 Midway Road, Suite 300	Carrollton, Texas 75007
Street	City, State, Zip

Located on the north side of Elevon Parkway, east of Elevon Section 2 and west of Lavon View Drive

Location of Property

104.008 acre parcel of land located in Collin County a part of the S.M. Rainer Survey ABS A0740	PD
Legal Description of Property	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) Amendment for new lot types into ex. PD
- ☐ Special or Conditional Use Permit
- ☐ Retail (R)
- ☐ Main Street (M)
- ☐ Business Park (B)
- ☐ Other: _____

Signature of Applicant or Representative: _____

For Office Use Only

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

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

Rev 12-04-2023

CITY OF LAVON

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

Authorization of Representation

Date: 3/3/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, East Lavon Partners, 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 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 Carter W. Hunt,
on this the 3rd day of March, 2026.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0
(notary seal)

Notary Public in and for Dallas County, Texas

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: 3/3/2026

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, East Lavon Partners, 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 _____

Before me, the undersigned authority, appeared Carter W. Hunt, on this the 3rd day of March, 2026.

ASHLEY GRANT (Notary Seal)
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant

Notary Public in and for Dallas County, Texas

Rev 12-04-2023

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

PLANNED DEVELOPMENT DISTRICT
CONSENT FORM

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CONSENT AGREEMENT

EXECUTED AND DELIVERED to be effective as of the date of the last signature below:

I, East Lavon Partners, LP, Owner of 104 acres of the property that is described in **Exhibit A** hereto ("Property") and is the subject of the application filed voluntarily for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the design and construction standards within the project and upon the Property, as set forth in the City's zoning regulations, including but not limited to any Planned Development District Ordinance applicable to the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and my Property (such design and construction standards hereinafter referred to as the "Regulations"). I agree that the Regulations are covenants that touch and concern the land and that it is my intent that such terms, provisions, covenants, and agreements contained within the Regulations shall run with the land and shall be binding upon the parties identified below, their successors and assigns, and all subsequent owners of the Property.

Owner
Date: 3/3/2026

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of March, 2026 by Carter W. Hunt.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant
Notary Public, State of Texas

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I, Allen Jones, the duly authorized representative of Owner and the developer of the Property, described in **Exhibit A** hereto, and for which an application was voluntarily filed for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the Regulations (as defined above) within the project and upon the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and the Property.

Developer
Date: 3/3/2024

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of March, 2026 by Allen Jones.

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2026
Notary ID 131700550

Notary Public, State of Texas

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION
(TRACT 1-104.008 ACRES)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 216.85 acre tract of land described in deed to East Lavon Partners, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 216.85 acre tract, said point being the northwest corner of a right-of-way dedication to the City of Lavon, as recorded in Document Number 2025000041987, 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 west line of said right-of-way dedication recorded in Document Number 2025000041987 as follows:

South 00 degrees 32 minutes 19 seconds West, 2,429.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 32 seconds West, 500.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northeast corner of Elevon Parkway (a variable width right-of-way);

THENCE along the north right-of-way line of Elevon Parkway as follows:

North 89 degrees 29 minutes 28 seconds West, 1,762.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet and whose chord bears North 66 degrees 46 minutes 52 seconds West, 57.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 5.35 feet along a curve to the left, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet and whose chord bears North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bears

North 24 degrees 18 minutes 50 seconds West, 51.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner, said point being in the south line of said 68.006 acre tract,

THENCE North 89 degrees 12 minutes 19 seconds East, 51.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of that called 68.006 acre tract described in deed to K. HOVNANIAN HOMES-DFW, LLC;

THENCE along the east line of said 68.006 acre tract as follows:

North 00 degrees 30 minutes 32 seconds East, 401.23 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

South 89 degrees 29 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 205.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

South 89 degrees 29 minutes 28 seconds East, 115.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 32.20 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

Northwesterly, 56.01 feet along a curve to the left, having a central angle of 14 degrees 15 minutes 49 seconds, a radius of 225.00 feet, a tangent of 28.15 feet and whose chord bears North 06 degrees 37 minutes 22 seconds West, 55.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 69 degrees 51 minutes 57 seconds West, 49.99 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 170.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 69 degrees 51 minutes 57 seconds East, 155.68 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 52.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 45 degrees 08 minutes 35 seconds West, 84.21 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

Northwesterly, 407.95 feet along a curve to the right, having a central angle of 47 degrees 13 minutes 10 seconds, a radius of 495.00 feet, a tangent of 216.36 feet and whose chord bears North 23 degrees 06 minutes 03 seconds West, 396.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 30 minutes 32 seconds East, 17.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 259.52 feet along a curve to the right, having a central angle of 33 degrees 24 minutes 51 seconds, a radius of 445.00 feet, a tangent of 133.57 feet and whose chord bears North 17 degrees 12 minutes 58 seconds East, 255.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 56 degrees 04 minutes 37 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 55 minutes 23 seconds East, 162.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 109.80 feet along a curve to the left, having a central angle of 19 degrees 21 minutes 27 seconds, a radius of 325.00 feet, a tangent of 55.43 feet and whose chord bears North 24 degrees 14 minutes 40 seconds East, 109.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 14 degrees 33 minutes 56 seconds East, 51.47 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 75 degrees 26 minutes 04 seconds West, 116.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 16 degrees 41 minutes 00 seconds East, 65.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for found for corner;

Northeasterly, 97.84 feet along a curve to the right, 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 North 21 degrees 55 minutes 26 seconds East, 97.77 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 25 degrees 42 minutes 41 seconds East, 119.00 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 785.89 feet along a curve to the right, having a central angle of 60 degrees 50 minutes 57 seconds, a radius of 740.00 feet and whose chord bears North 56 degrees 08 minutes 10 seconds East, 749.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 24 minutes 31 seconds East, 58.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 35 minutes 29 seconds West, 16.47 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 24 minutes 31 seconds East, 78.20 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 35 minutes 29 seconds West, 137.85 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 60.006 acre tract, said point being in the north line of said 216.85 acre tract, said point also being in the south right-of-way line of said Northeast Texas Rural Rail Transportation District;

THENCE North 81 degrees 12 minutes 20 seconds East, 788.80 feet along the north line of said 216.85 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to the POINT OF BEGINNING and containing 4,530,567 square feet or 104.008 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.

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

PLANNED DEVELOPMENT DISTRICT
CONSENT FORM

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

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

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

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CONSENT AGREEMENT

EXECUTED AND DELIVERED to be effective as of the date of the last signature below:

I, East Lavon Partners, LP, Owner of 104 acres of the property that is described in **Exhibit A** hereto ("Property") and is the subject of the application filed voluntarily for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the design and construction standards within the project and upon the Property, as set forth in the City's zoning regulations, including but not limited to any Planned Development District Ordinance applicable to the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and my Property (such design and construction standards hereinafter referred to as the "Regulations"). I agree that the Regulations are covenants that touch and concern the land and that it is my intent that such terms, provisions, covenants, and agreements contained within the Regulations shall run with the land and shall be binding upon the parties identified below, their successors and assigns, and all subsequent owners of the Property.

Owner
Date: 3/3/2026

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of March, 2026 by Carter W. Hunt.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant
Notary Public, State of Texas

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I, Allen Jones, the duly authorized representative of Owner and the developer of the Property, described in **Exhibit A** hereto, and for which an application was voluntarily filed for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the Regulations (as defined above) within the project and upon the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and the Property.

Developer
Date: 3/3/2024

STATE OF TEXAS §
§
COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of March, 2026 by Allen Jones.

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2026
Notary ID 131700550

Notary Public, State of Texas

EXHIBIT A
LEGAL DESCRIPTION OF PROPERTY

LEGAL DESCRIPTION
(TRACT 1-104.008 ACRES)

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BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 216.85 acre tract, said point being the northwest corner of a right-of-way dedication to the City of Lavon, as recorded in Document Number 2025000041987, 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 west line of said right-of-way dedication recorded in Document Number 2025000041987 as follows:

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Northwesterly, 5.35 feet along a curve to the left, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet and whose chord bears North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

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North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner, said point being in the south line of said 68.006 acre tract,

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THENCE North 81 degrees 12 minutes 20 seconds East, 788.80 feet along the north line of said 216.85 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to the POINT OF BEGINNING and containing 4,530,567 square feet or 104.008 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.

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

PLANNED DEVELOPMENT DISTRICT
CONSENT FORM

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

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[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

CONSENT AGREEMENT

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I, Far East Lavon, LP, Owner of 104 acres of the property that is described in **Exhibit A** hereto ("Property") and is the subject of the application filed voluntarily for creation or an amendment of a planned development district in the City of Lavon, Texas, do with my signature hereby affirm the City's intent expressed in the introductory paragraph and consent and covenant to uphold the design and construction standards within the project and upon the Property, as set forth in the City's zoning regulations, including but not limited to any Planned Development District Ordinance applicable to the Property, in order to further the expressed objectives and to uphold the architectural integrity of the community and my Property (such design and construction standards hereinafter referred to as the "Regulations"). I agree that the Regulations are covenants that touch and concern the land and that it is my intent that such terms, provisions, covenants, and agreements contained within the Regulations shall run with the land and shall be binding upon the parties identified below, their successors and assigns, and all subsequent owners of the Property.

Owner
Date: 3/3/2026

STATE OF TEXAS §
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COUNTY OF Dallas §

This instrument was acknowledged before me on the 3rd day of March, 2026 by Carter W. Hunt.

ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant
Notary Public, State of Texas

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Developer
Date: 3/3/2026

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SHENGYUN XUE
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EXHIBIT A
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THENCE along the north right-of-way line of Elevon Parkway as follows:

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Northwesterly, 5.35 feet along a curve to the left, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet and whose chord bears North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bears

North 24 degrees 18 minutes 50 seconds West, 51.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner, said point being in the south line of said 68.006 acre tract,

THENCE North 89 degrees 12 minutes 19 seconds East, 51.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of that called 68.006 acre tract described in deed to K. HOVNANIAN HOMES-DFW, LLC;

THENCE along the east line of said 68.006 acre tract as follows:

North 00 degrees 30 minutes 32 seconds East, 401.23 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

South 89 degrees 29 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 205.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

South 89 degrees 29 minutes 28 seconds East, 115.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 32.20 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

Northwesterly, 56.01 feet along a curve to the left, having a central angle of 14 degrees 15 minutes 49 seconds, a radius of 225.00 feet, a tangent of 28.15 feet and whose chord bears North 06 degrees 37 minutes 22 seconds West, 55.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 69 degrees 51 minutes 57 seconds West, 49.99 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 170.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 69 degrees 51 minutes 57 seconds East, 155.68 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 52.13 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 45 degrees 08 minutes 35 seconds West, 84.21 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

Northwesterly, 407.95 feet along a curve to the right, having a central angle of 47 degrees 13 minutes 10 seconds, a radius of 495.00 feet, a tangent of 216.36 feet and whose chord bears North 23 degrees 06 minutes 03 seconds West, 396.50 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 30 minutes 32 seconds East, 17.80 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 259.52 feet along a curve to the right, having a central angle of 33 degrees 24 minutes 51 seconds, a radius of 445.00 feet, a tangent of 133.57 feet and whose chord bears North 17 degrees 12 minutes 58 seconds East, 255.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 56 degrees 04 minutes 37 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 33 degrees 55 minutes 23 seconds East, 162.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 109.80 feet along a curve to the left, having a central angle of 19 degrees 21 minutes 27 seconds, a radius of 325.00 feet, a tangent of 55.43 feet and whose chord bears North 24 degrees 14 minutes 40 seconds East, 109.28 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 14 degrees 33 minutes 56 seconds East, 51.47 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 75 degrees 26 minutes 04 seconds West, 116.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner;

North 16 degrees 41 minutes 00 seconds East, 65.94 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for found for corner;

Northeasterly, 97.84 feet along a curve to the right, 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 North 21 degrees 55 minutes 26 seconds East, 97.77 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 25 degrees 42 minutes 41 seconds East, 119.00 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northeasterly, 785.89 feet along a curve to the right, having a central angle of 60 degrees 50 minutes 57 seconds, a radius of 740.00 feet and whose chord bears North 56 degrees 08 minutes 10 seconds East, 749.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 24 minutes 31 seconds East, 58.83 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 35 minutes 29 seconds West, 16.47 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 85 degrees 24 minutes 31 seconds East, 78.20 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 04 degrees 35 minutes 29 seconds West, 137.85 feet a one-half inch iron rod with yellow cap stamped "JBI" found for corner at the northeast corner of said 60.006 acre tract, said point being in the north line of said 216.85 acre tract, said point also being in the south right-of-way line of said Northeast Texas Rural Rail Transportation District;

THENCE North 81 degrees 12 minutes 20 seconds East, 788.80 feet along the north line of said 216.85 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to the POINT OF BEGINNING and containing 4,530,567 square feet or 104.008 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.

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

Notice is hereby given that the Planning and Zoning Commission will hold a public hearing at a meeting starting at 6:30 PM on **March 24, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold a public hearing at a meeting starting at 6:30 PM on **April 7, 2026** at Lavon City Hall. At such times and place, the Commission and the City Council will receive testimony and consider:

> **Request and Property Description**: an application to amend Article 9.03 Zoning Ordinance to amend the Planned Development District (PD), in the Elevon PD established by Ordinance No. **2026-02-01**, for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East, north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, (CCAD Property IDs 2961759, 1290034, 1290132, 1290169).

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

March 20, 2026

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

Re: Elevon Section 3A East Zoning Amendment Narrative

Dear Ms. Dobbs

Per City Ordinance 9.03.034, a request narrative has been prepared for the tract known as Elevon Section 3 as part of the zoning amendment submittal.

(A) Contact Information of the owner and applicant:

Applicant Information:
Daniel Dewey, P.E.
JBI Partners
972-738-0243
ddewey@jbipartners.com

Pod 3A East (Phases 3A-3, 3A-4 & 3A-5) Owner & Developer Information:
RLS (Elevon) LLC – Owner
Far East Lavon, LP – Owner
East Lavon Partners, LP – Owner
K.Hovnanian Homes-DFW, LLC – Developer
Michael Dewers
469-737-1425

(B) Acreage of subject property:
104.008 acres

(C) Existing zoning district:
PD (Ordinance No. 2026-02-01)

(D) Proposed zoning district:
PD Amendment

(E) Description of request:
Zoning amendment request is to allow the use of Lot Types B1-B4 in what is labeled Pod 3A East on Exhibit C – Concept and Lot Type Plan of the PD document. Pod 3A East consists of Phases 3A-3, 3A-4 and 3A-5 which will make up the active adult community brought to Elevon by the homebuilder K. Hovnanian Homes. The new lot types being proposed will allow for the same lot widths as previously approved by with a reduced lot depth of 110' from the 120' currently allowed. The lot depth is reduced in the active adult phases to allow for a 20' common area behind the lots. The proposed fencing regulations for this type of use is also included in the PD amendment request.

(F) Comprehensive plan consistency - use, character, and design:
The proposed active adult product will be consistent with the uses, character, and design of the rest of the Elevon neighborhood but will also differ in that it brings an open concept to community living with added amenities, an increase of greenspace areas and walking trails compared to the standard subdivision and unique fencing options. This product will also be reserved for residents 55 and up. K.Hovnanian Homes was also a homebuilder in Elevon Section 2 and the home options will be similar to what was offered in that existing phase.

(G) Special consideration or unique characteristics of the property/proposed development (if any):
The standard lot depth in Elevon is 120', the proposed product type will take 10' from each lot and add a 20' common area buffer behind the houses that will be landscaped and maintained by the HOA. Sidewalks behind the houses are not being proposed in the 20' rear lot common areas, only on the larger green space north of Elevon Parkway.
The fencing requirements for this product will differ from the standard lots in that it will only allow for a four-foot ornamental fence at the rear property line if the homeowner chooses to take on that expense. Homeowners will have direct access to the rear yard green space areas.
The lots that back up to perimeter roads will follow the standard screening regulations as outlined in the Development Agreement and Elevon CCRs.
All homes will still be oriented towards the street.

(H) Detailed justification and/or supporting documentation as to why the applicant is requesting to rezone the subject property to a specific zoning district:
Supporting concepts of the greenspace areas between the lots are attached.

(I) Description of development and/or zoning change impacts on drainage, water utilities, sanitation, sanitary sewer utilities, roadways, and traffic:
The zoning amendment will not have an impact on the public facilities. There added greenspace areas will increase the permeable areas within this development.

(J) Description of development and/or zoning change impacts on city services, such as building inspection, development, police, and fire:
The development is consistent with the development agreement with the City at the time of annexation, and the impacts to the city services and benefits of the residential development for the City have been known and understood.

(K) Architecturally or historically significant features that are proposed or existing to remain (if any):
None.

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.

CITY OF LAVON

ORDINANCE NO.

Planned Development Zoning – Elevon, Section 3, Pod 3A East

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ITS COMPREHENSIVE ZONING ORDINANCE BY CHANGING THE ZONING CLASSIFICATION FROM AGRICULTURAL DISTRICT TO PLANNED DEVELOPMENT DISTRICT FOR MIXED USES ON APPROXIMATELY 360 ACRES OF LAND, GENERALLY ON THE NORTH SIDE OF COUNTY ROAD 541 AND EAST OF THE LAVON RANCHETTES ADDITION, AND DESCRIBED AS PART OF THE 472.8955 ACRE TRACT IN THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, COLLIN COUNTY, TEXAS, BEING MORE PARTICULARLY DESCRIBED IN EXHIBIT "B" AND DEPICTED IN EXHIBIT "A"; AMENDING THE OFFICIAL ZONING MAP; PROVIDING A PENALTY OF $2,000 PER DAY; PROVIDING SEVERABILITY, SAVINGS, AND CUMULATIVE/ REPEALER CLAUSES; PROVIDING AN EFFECTIVE DATE; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; AND PROVIDING FOR PUBLICATION.

WHEREAS, the City of Lavon, Texas (hereinafter referred to as "**City**") is a Home Rule Municipality operating under the laws of the State of Texas; and

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

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

WHEREAS, owners of the Property hereinafter defined have submitted an application to change the zoning from Agricultural (A) to Planned Development (PD) District, consisting of residential, commercial, and parks/open space areas, on approximately 360 acres of land, generally located on the north side of County Road 541 and east of the Lavon Ranchettes Addition, and described as part of the 360.154-acre tract in the Samuel M. Rainer Survey, Abstract No. 740, Collin County, Texas, located north of CR 541, east of Lavon Ranchettes, and south of the NETEX right of way as more particularly described in **Exhibit "B"** and depicted in **Exhibit "A"** (the "**Property**"); and

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

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

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

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

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

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

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

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

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

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

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

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

Exhibit C:	Concept and Lot Type Plan
Exhibit D:	Development Standards
Exhibit E:	Parks/Open Spaces and Trails

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

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

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

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

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

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

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

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

_____
Vicki Sanson, Mayor

ATTEST:

_____
Rae Norton, City Secretary

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Exhibit A. Location Map

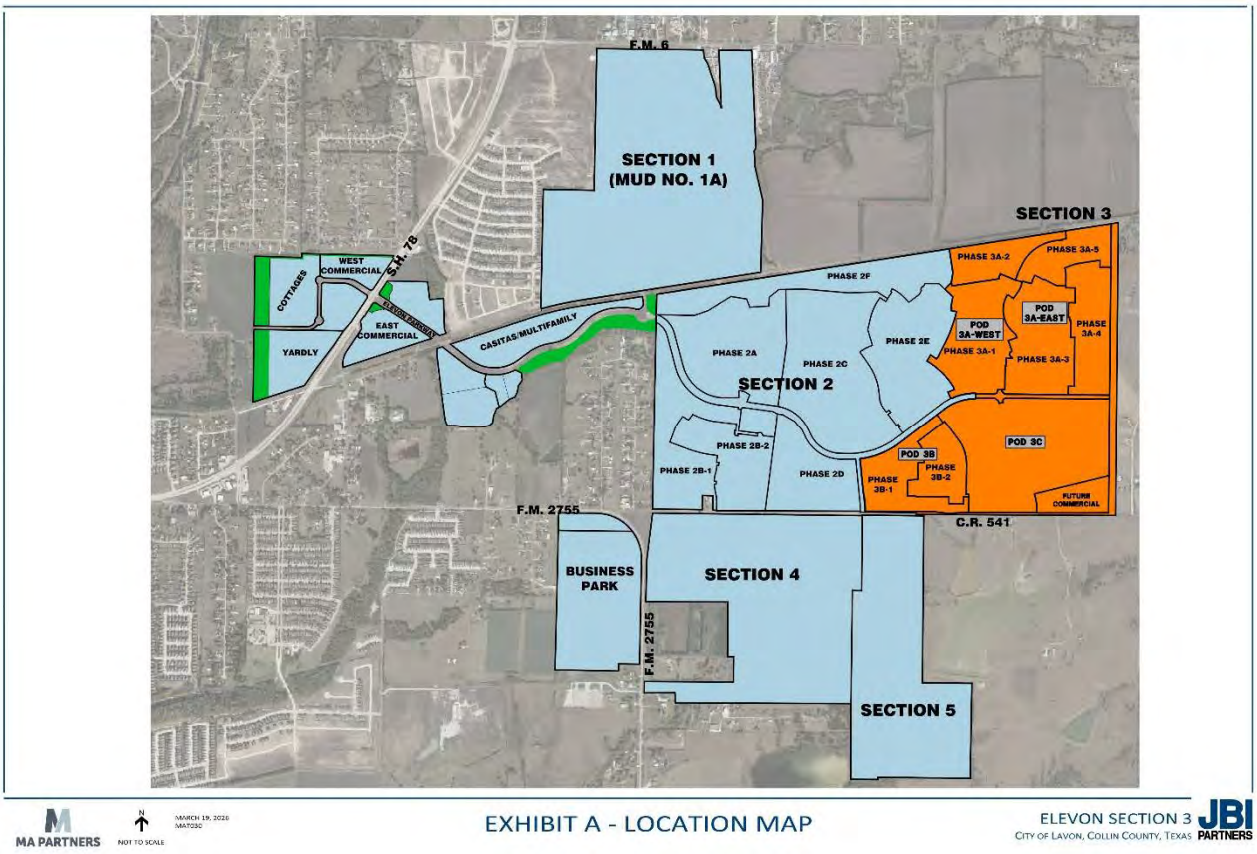


Exhibit B. Legal Description

(360.154 ACRES)
Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, being a part of that called 180.339 acre tract of land described in deed to Petro-Hunt, L.L.C. as recorded in Volume 5588, Page 3612, Official Public Records of Collin County, Texas, and also being all of that called 216.85 acre tract of land described in deed to East Lavon, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the south line of said 180.339 acre tract, said point being in the north right-of-way line of County Road 541, said point also being the southeast corner of Lot 1X, Block I, Elevon Parkway, as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

THENCE along the east line of said Lot 1X as follows:
North 00 degrees 31 minutes 57 seconds East, 66.59 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 231.51 feet along a curve to the left, having a central angle of 12 degrees 41 minutes 36 seconds, a radius of 1,045.00 feet, a tangent of 116.23 feet and whose chord bears North 05 degrees 48 minutes 51 seconds West, 231.03 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 55.96 feet along a curve to the right, having a central angle of 06 degrees 32 minutes 37 seconds, a radius of 490.00 feet, a tangent of 28.01 feet and whose chord bears North 08 degrees 53 minutes 20 seconds West, 55.93 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the east right-of-way line of Noble Grove, a variable width right-of-way as recorded in Document Number 2023-687, Official Public Records of Collin County, Texas;

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

THENCE along the south line of said Lot 1X as follows:
Northeasterly, 733.92 feet along a curve to the left, having a central angle of 30 degrees 02 minutes 09 seconds, a radius of 1,400.00 feet, a tangent of 375.60 feet and whose chord bears North 67 degrees 55 minutes 57 seconds East, 725.54 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
North 52 degrees 54 minutes 52 seconds East, 981.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 563.09 feet along a curve to the right, having a central angle of 37 degrees 57 minutes 22 seconds, a radius of 850.00 feet, a tangent of 292.31 feet and whose chord bears North 71 degrees 53 minutes 33 seconds East, 552.85 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Southeasterly, 122.12 feet along a curve to right, having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet and whose chord bears South 56 degrees 52 minutes 18 seconds East, 122.08 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

North 08 degrees 49 minutes 28 seconds West, 409.67 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being in the north line of said 472.8955 acre tract, said point also being in the south right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

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

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

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

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

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

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

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

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

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

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

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

PORTION OF 360.154 ACRE TRACT, POD 3A EAST LEGAL DESCRIPTION
(104.008 ACRES)

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, being a part of that called 216.85 acre tract of land described in deed to East Lavon Partners, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas, and being a part of that called 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 216.85 acre tract, said point being the northwest corner of a right-of-way dedication to the City of Lavon, as recorded in Document Number 2025000041987, 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 west line of said right-of-way dedication recorded in Document Number 2025000041987 as follows:

South 00 degrees 32 minutes 19 seconds West, 2,429.04 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

South 00 degrees 30 minutes 32 seconds West, 500.31 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the northeast corner of Elevon Parkway (a variable width right-of-way);

THENCE along the north right-of-way line of Elevon Parkway as follows:

North 89 degrees 29 minutes 28 seconds West, 1,762.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet and whose chord bears North 66 degrees 46 minutes 52 seconds West, 57.52 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 5.35 feet along a curve to the left, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet and whose chord bears North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

Northwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bears North 24 degrees 18 minutes 50 seconds West, 51.48 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one-half inch iron rod with yellow cap stamped "JBI found for corner, said point being in the south line of said 68.006 acre tract,

THENCE North 89 degrees 12 minutes 19 seconds East, 51.03 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner, said point being the southeast corner of that called 68.006 acre tract described in deed to K. HOVNANIAN HOMES-DFW, LLC;

THENCE along the east line of said 68.006 acre tract as follows:

North 00 degrees 30 minutes 32 seconds East, 401.23 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

South 89 degrees 29 minutes 19 seconds East, 50.00 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 205.00 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

South 89 degrees 29 minutes 28 seconds East, 115.00 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

North 00 degrees 30 minutes 32 seconds East, 32.20 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

Northwesterly, 56.01 feet along a curve to the left, having a central angle of 14 degrees 15 minutes 49 seconds, a radius of 225.00 feet, a tangent of 28.15 feet and whose chord bears North 06 degrees 37 minutes 22 seconds West, 55.87 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

South 69 degrees 51 minutes 57 seconds West, 49.99 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 170.00 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

North 69 degrees 51 minutes 57 seconds East, 155.68 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

North 20 degrees 08 minutes 03 seconds West, 52.13 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 45 degrees 08 minutes 35 seconds West, 84.21 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

Northwesterly, 407.95 feet along a curve to the right, having a central angle of 47 degrees 13 minutes 10 seconds, a radius of 495.00 feet, a tangent of 216.36 feet and whose chord bears North 23 degrees 06 minutes 03 seconds West, 396.50 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 00 degrees 30 minutes 32 seconds East, 17.80 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

Northeasterly, 259.52 feet along a curve to the right, having a central angle of 33 degrees 24 minutes 51 seconds, a radius of 445.00 feet, a tangent of 133.57 feet and whose chord bears North 17 degrees 12 minutes 58 seconds East, 255.86 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

South 56 degrees 04 minutes 37 seconds East, 120.00 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 33 degrees 55 minutes 23 seconds East, 162.85 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

Northeasterly, 109.80 feet along a curve to the left, having a central angle of 19 degrees 21 minutes 27 seconds, a radius of 325.00 feet, a tangent of 55.43 feet and whose chord bears

North 24 degrees 14 minutes 40 seconds East, 109.28 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 14 degrees 33 minutes 56 seconds East, 51.47 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

North 75 degrees 26 minutes 04 seconds West, 116.00 feet to a one-half inch iron rod with yellow cap stamped “JBI found for corner;

North 16 degrees 41 minutes 00 seconds East, 65.94 feet to a one-half inch iron rod with yellow cap stamped “JBI” set for found for corner;

Northeasterly, 97.84 feet along a curve to the right, 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 North 21 degrees 55 minutes 26 seconds East, 97.77 feet a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 25 degrees 42 minutes 41 seconds East, 119.00 feet a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

Northeasterly, 785.89 feet along a curve to the right, having a central angle of 60 degrees 50 minutes 57 seconds, a radius of 740.00 feet and whose chord bears North 56 degrees 08 minutes 10 seconds East, 749.48 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 85 degrees 24 minutes 31 seconds East, 58.83 feet to a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 04 degrees 35 minutes 29 seconds West, 16.47 feet a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 85 degrees 24 minutes 31 seconds East, 78.20 feet a one-half inch iron rod with yellow cap stamped “JBI” found for corner;

North 04 degrees 35 minutes 29 seconds West, 137.85 feet a one-half inch iron rod with yellow cap stamped “JBI” found for corner at the northeast corner of said 60.006 acre tract, said point being in the north line of said 216.85 acre tract, said point also being in the south right-of-way line of said Northeast Texas Rural Rail Transportation District;

THENCE North 81 degrees 12 minutes 20 seconds East, 788.80 feet along the north line of said 216.85 acre tract and along the south right-of-way line of said Northeast Texas Rural Rail Transportation District to the POINT OF BEGINNING and containing 4,530,567 square feet or 104.008 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.

Exhibit C. Concept and Lot Type Plan

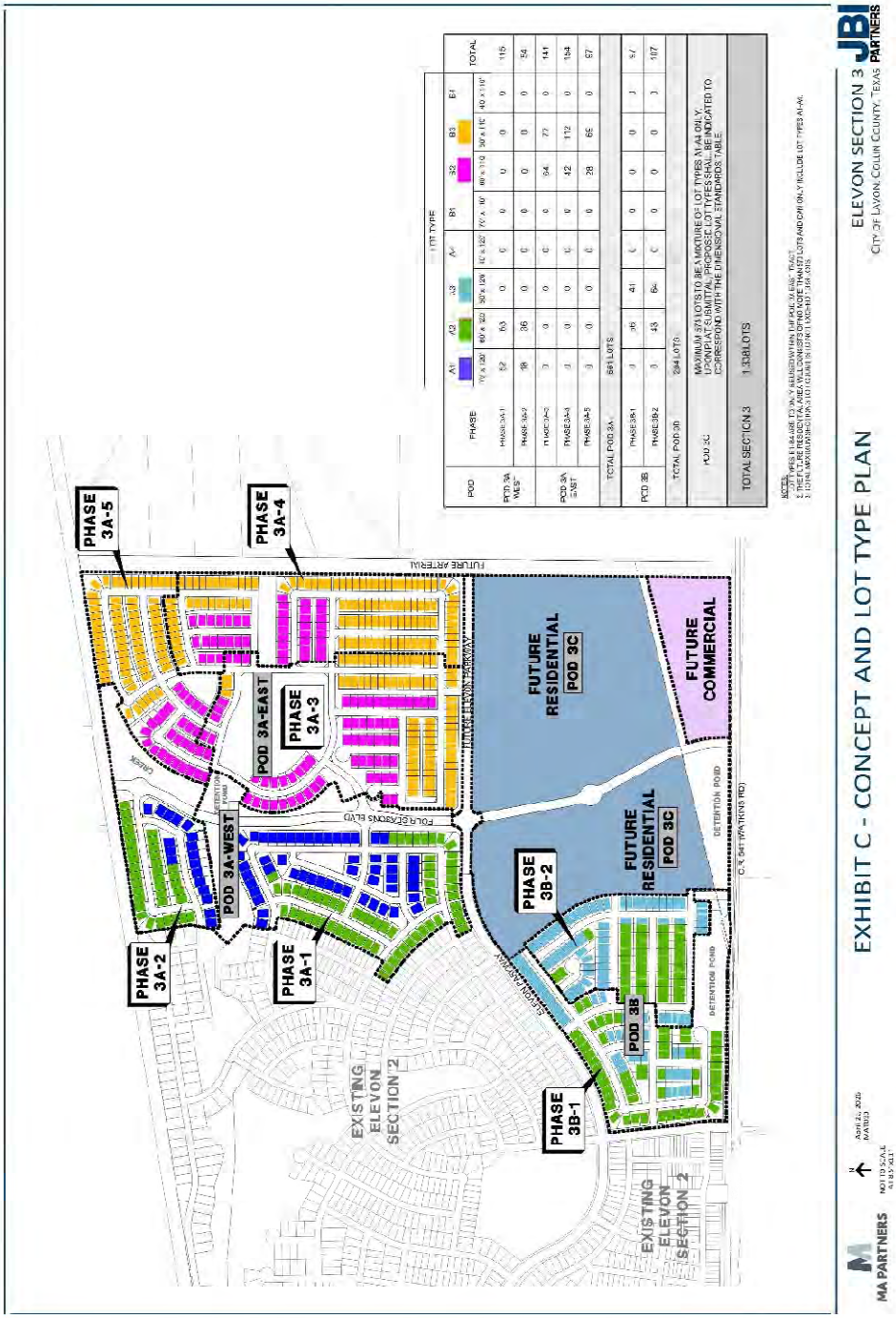


Exhibit D. Development Standards

Definitions

Property

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

Lot Coverage

Percentage of area covered by impervious surface of structure foundations.

D.2.1. Conflicts

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

D.3. Exhibits

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

D.4. Residential

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

D.4.1. Locations and Types

The locations of park/open space area shall be as generally depicted on *Exhibit E – Parks/Open Spaces and Trails Plan*).

D.4.2. Lot Type Adjustments **for Pods A and B**

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

designee without consideration by the Planning and Zoning Commission and City Council):

- The number of lots per Lot Type shall be permitted to deviate within five percent of each Lot Type's total allocated in the *Lot Type Count Table* below.
- Lot Type adjustments that exceed the five percent threshold of change but that increase lot sizes and/or decrease the total number of lots within a particular Lot Type beyond five percent shall be permitted. Lot Types larger than Lot Type A1 (in minimum lot size, minimum lot width, and minimum lot depth) are permitted to be added under this Administrative Modification, with associated revised exhibits and the addition of associated standards, as long as all other compliance is achieved and maximum lot coverage is established at 75 percent for the new Lot Type(s).
- Any changes to Lot Types per this standard shall generally conform to the other standards and exhibits included herein and shall not adversely or substantially change or affect access, circulation, parks/open space, pedestrian or trail connections, amenities, and/or engineering related items as determined by the City Administrator or her designee.

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

D.4.2.1 Lot Type Count Table ***for Phases 3A-1 & 2 and Phases 3B-1 & 2***

A1	A2	A3	A4
70	198	105	0
Lot Count Total: 373			

D.4.2.2 Lot Type Count Table ***for Phases 3A-3, 4 & 5***

B1	B2	B3	B4
0	134	258	0
Lot Count Total: 392			

D.4.3. Permitted Uses

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

Single Family Detached Dwelling
Home-based Business within a SF Dwelling
Amenity Center and all related improvements ***
Real Estate Model Home
Accessory Structure with Restrictions
SF Swimming Pool
SF Hobby Shed Temporary Concrete Batch Plant*
Temporary Buildings Incidental to Elevon's Infrastructure Construction**

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

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

**** The Elevon development is required to have at least two amenity centers. The primary amenity center is located within Section 2. A secondary amenity center is planned to be in Section 4 (south of C.R. 541). A third amenity center could be added to Section 3 within the future residential area shown on Exhibit E – Parks/Open Spaces and Trails plan but is not required.*

D.4.4. Dimensional Standards

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

Lot Type	A1	A2	A3	A4	B1	B2	B3	B4
Minimum Lot Area	8,400 sf	7,200 sf	6,000 sf	4,800 sf	7,700 sf	6,600 sf	5,500 sf	4,400 sf
Minimum Lot Width	70'	60'	50'	40'	70'	60'	50'	40'
Minimum Lot Width of Corner Lots	70'	60'	50'	40'	70'	60'	50'	40'
Minimum Lot Depth	120'	120'	120'	120'	110'	110'	110'	110'
Minimum Dwelling Unit Area	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf	1,100 sf
Minimum Front Yard Setback	10'	10'	10'	10'	10'	10'	10'	10'
Minimum Side Yard Setback*	5'	5'	5'	5'	5'	5'	5'	5'
Minimum Side Yard Corner	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street	10' for side yards adjacent to a street
Minimum Rear Yard Setback	10'	10'	10'	10'	10'	10'	10'	10'
Maximum Lot Coverage	75%	75%	75%	75%	75%	75%	75%	75%
Maximum Main Structure Height 2 ½ - Story	40'	40'	40'	40'	40'	40'	40'	40'
Maximum Accessory Structure Height	30'	30'	30'	30'	30'	30'	30'	30'

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

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

D.4.5. Design Standards

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

D.4.5.1. Garages

Garages may be front, side or rear facing and must have a minimum of 20’ from the garage door to the property line it faces.

D.4.5.2. Architecture

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

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

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

and

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

D.4.5.3. Rear Yard Fencing Requirements for Lots within Pod 3A East

The tract designated as Pod 3A East on *Exhibit C – Concept and Lot Type Plan* consisting of Phases 3A-3, 3A-4 and 3A-5 shall comply with the following rear yard fencing requirements:

(a) Internal lots shall be limited to an optional four-foot ornamental fence at the rear property line.

(b) Lots adjacent to perimeter streets shall follow standards listed in Section D.7. Landscaping and Screening.

D.5. Commercial

The following regulations shall apply to tracts designated as Commercial on *Exhibit C – Concept Plan:*

1. Uses:
    A. Permitted uses shall be in accordance with D.5.2. found below.
2. Development Standards: Development shall be in accordance with the standards established in the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this Agreement for 10 years, unless otherwise identified below.
    A. Maximum Building Size: 30,000 square feet. Should a larger building be proposed, a Conditional Use Permit shall be required.
    B. Building Placement, Orientation and Site Design:
        1. Minimum Front Yard setback is 25 feet
        2. Prior to the issuance of any building permit, a site plan shall be submitted for review and approval to the City in accordance with the Zoning Ordinance and the Concept Plan.
        3. Minimum Lot Area: 10,000 square feet.
        4. There is no Minimum Building Size.
        5. Maximum Height is 45 feet with the exception of hotel uses, which shall be 65 feet. Proximity slope shall be provided: for the first 50 feet adjacent to single family residential, the maximum height shall be 30 feet.

D.5.1. LOCATION

The location of Commercial shall be as generally depicted on *Exhibit C –Concept Plan*.

D.5.2. USES

D.5.2.1. Permitted Uses

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

- Amusement Establishment
- Bakery/Confectionary Retail Establishment
- Business Service and Sales
- Church or Place of Worship
- Commercial Greenhouse or Nursery
- Community Recreational Use
- Community Swimming Pool
- Day Care and Education Facility (Privately-owned)

- Dry-cleaning Retail Establishment
- Educational Facility (Public)
- Alcohol: mixed beverage sales (on-premises consumption)*
- Alcohol: wine and malt beverage sales (on-premises consumption)*
- Exercise and Sports Establishment
- Federal, State or City Owned or Controlled Facilities
- Financial Institution
- Franchise-holding Facilities and Utilities
- Home and Residence Services
- Hotel
- Insurance
- Medical and State Licensed Health Services
- Merchandise Rental
- Municipal Uses
- Nursery, Garden, Landscape Materials Sales
- Nursing Home or Assisted Living Facility
- Outdoor or Drive-Thru Sales or Service
- Open Space Preserves
- Personal Services
- Pharmacy
- Professional Service and Sales
- Public Parks and Playgrounds
- Public Recreational Facilities
- Real Estate Services
- Restaurant
- Retail Sales
- Technical Service and Sales
- Vehicle Parking Garage

* 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 nonalcohol, food sales, or off-premises consumption. Alcohol related uses shall meet all requirements for distance as specified in Division 10 of the Zoning Ordinance.

Drive thru's shall be permitted with a minimum setback from existing residential property of 100 feet.

D.5.2.2.Conditional Uses

- Automobile Fueling Station
- Automobile Service Establishment
- Bed and Breakfast
- Car Wash
- Alcohol: mixed beverage package store (on- and/or off-premises consumption)*
- Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*
- Alcohol: brewpub (on- and/or off-premises consumption)*
- Establishments with greater than 75% revenue from alcohol sales
- Pet Grooming and Care Services
- Private Clubs and Organizations (indoor)
- Storage, self-service
- Veterinarian Service, Animal Clinic

* 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 nonalcohol, food sales, or off-premises consumption. Alcohol related uses shall meet all requirements for distance as specified in Division 10 of the Zoning Ordinance.

D.5.3. DIMENSIONAL STANDARDS

The tract designated as Commercial on *Exhibit C – Concept Plan* shall comply with the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this Agreement for 10 years.

D.5.4. DESIGN STANDARDS

The tract designated as Commercial on Exhibit C – Concept Plan shall comply with the Retail District (R) in the City's Code of Ordinances as it exists on the date of the adoption of this Agreement for 10 years.

D.6. Park/Open Space/Trails

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

D.6.1. Locations and Types

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

The public trail along the eastern future arterial road will be constructed with the arterial road by others.

D.6.2. Permitted Uses

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

Sports Court
Community Recreational Use
Community Swimming Pool
Open Space Preserves
Public and Private Parks and Playgrounds
Public and Private Recreational Facilities
Trails and any other lifestyle amenities

D.6.3. Dimensional Standards

The following dimensional standards shall apply:

The minimum park/open space area for the Property shall be 30 acres. In order for the open space to be counted towards meeting the minimum requirement, each area must be at least 0.25 acres in size or contain natural features such as creeks, varied topography, or stands of trees, or contain recreational elements (i.e. hike & bike trail, etc.), as well as being readily accessible to the residents through sidewalks and with parking as applicable. In order for the Common Area lot to be considered a Pocket Park, each area must be at least 0.50 acres in size and meet the minimum requirements described in D.6.4.

D.6.4. Design

For each pocket park:

- Minimum area 0.5 acres.
- Pocket parks shall have street frontage on at least two sides.
- A minimum five-foot sidewalk or trail shall be provided around the perimeter of each space, adjacent to streets. The sidewalk or trail may meander through the pocket park.
- Shaded areas for seating shall be provided.
- Benches for seating shall be provided.
- Within the development, there will be other amenities including a splash pad, playground equipment, sports court, gazebo, fishing pier, picnic tables, and other recreation facilities.
- Pocket Parks shall be provided at the approximate locations as shown on Exhibit E – Parks/Open Spaces and Trails.

For each park/open space:

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

Where Standards are not specified, Park/Open Spaces and Trails tracts shall comply with the Elevon Development Agreement. Where the Standards are not specified in the Elevon Development Agreement, common area lots containing Park/Open Spaces and Trails shall comply with the Zoning and Subdivision Ordinances.

D.7. Landscaping and Screening

D.7.1. Community Buffers

1. Primary Roads, P6D & M4D:
    A. A minimum 20-foot wide landscape buffer shall be provided along both sides of the primary road. Berms and retaining walls may be constructed within the buffer. The berms may encroach up to three feet into the right-of-way and shall not exceed a 3:1 slope. A visibility triangle of 30 feet by 30 feet shall be provided at all primary road intersections.
    B. A mix of shade and ornamental trees shall be planted within the required landscape buffer. Shade trees shall be planted one per 60 liner feet. Threes may be grouped when necessary to preserve topographical features or if special circumstances are present.
    C. Pervious ground cover shall be planted throughout the buffer. Ground cover includes, but is not limited to shrubs, grasses, and/or mulched planter beds.

2. Residential Collector Streets, C4U and C2D:
    A. Where single family lots back or side a Collector Street, a minimum 10-foot wide landscape buffer with one shade tree per 60 linear feet of street frontage shall be provided within the buffer. Trees may be grouped when necessary to preserve topographical features or if special circumstances are present. A minimum visibility triangle of 30 feet by 30 feet shall be provided at all non-primary road intersections.
    B. Ground cover shall be planted throughout the buffer. Ground cover includes, but is not limited to, shrubs, grasses, and/or mulched planter beds.
    C. A minimum five-foot wide, concrete sidewalk shall be provided within the buffer and/or street right-of-way on both sides of the street. Developer shall install the sidewalk where homes do not front or side the street, and builder shall install the required sidewalks on the front and/or side of lots with the construction of each home.
    D. In those instances where homes front the Collector Street, the landscape buffer will not be required.
    E. Road types shall be specified for future phases on associated preliminary plat(s) for review, subject to review and approval by the City Engineer.

D.7.2. Buffer Vegetation:

1. Shade Trees: Shade trees shall be three-inch caliper in size, measured 12 inches above the planting surface, at the time of planting. Trees may be located within the buffer or street right-of-way, if approved by the Public Works Director. Shade trees include Live Oak, Red Oak, Bur Oak, Chinquapin Oak, Bald Cypress, Cedar Elm, Southern Magnolia, Chinese Pistache, Pecan Texas Ash, Eastern Red Cedar, or otherwise as approved by the City Manager or designee.
2. Shrubs: Shrubs shall be a minimum three gallons in size at the time of planting and shall attain a minimum height of three feet within two growing seasons.

D.7.3. Irrigation:

1. Irrigation: Landscape buffers shall be irrigated with irrigation systems. Trees and shrubs shall be irrigated by drip irrigation lines. Other landscaping may be irrigated by spray irrigation.

D.7.4. Perimeter Screening:

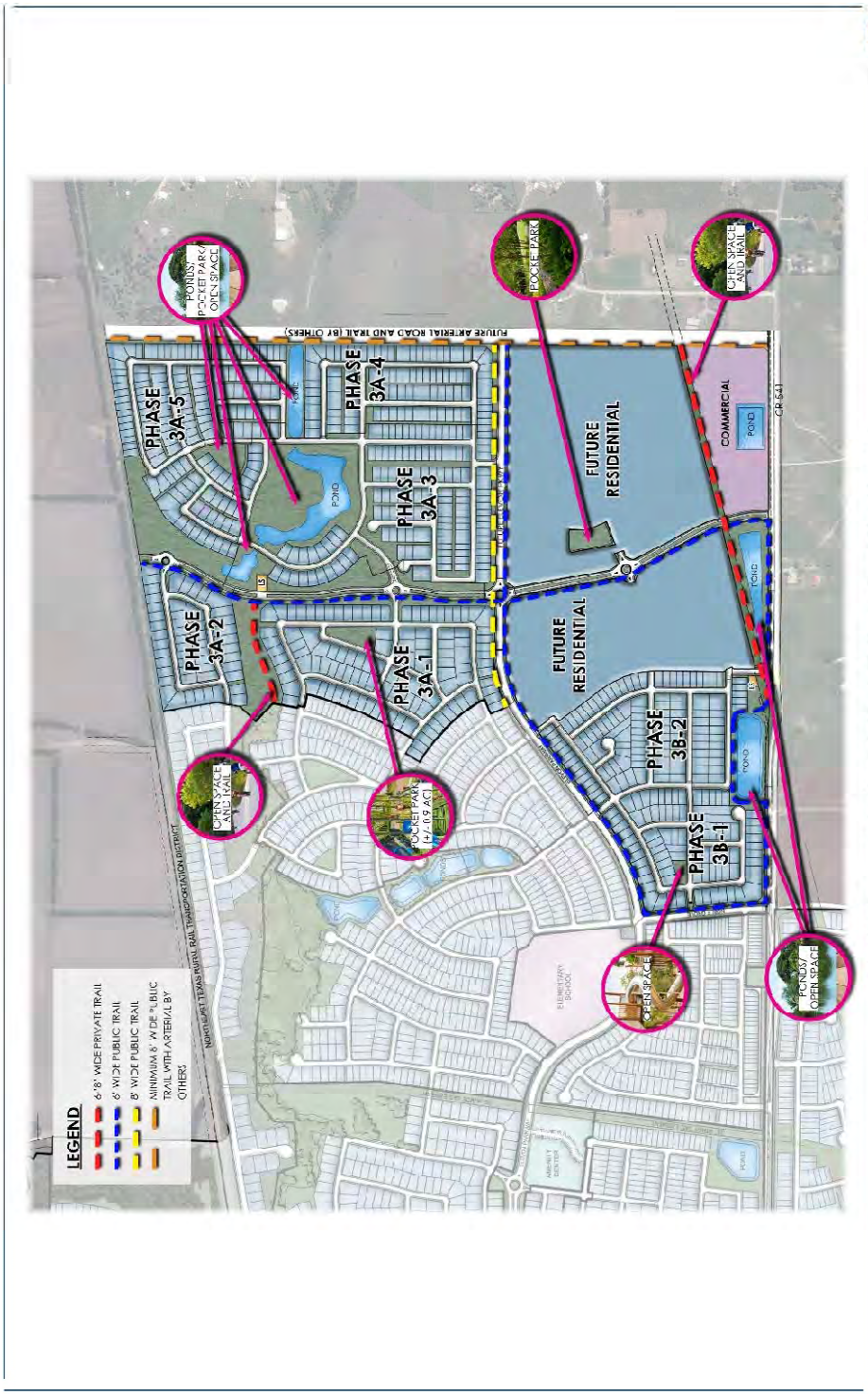
1. Primary Streets, P6D & M4D:
    A. Screening shall be six feet tall and constructed with one or a combination of brick, stone, ornamental open fencing and landscaping.
    B. Masonry columns will be a maximum of every 100 feet.
2. Collector Streets, C4U & C2D:
    A. Screening shall be six feet tall and constructed with one or a combination of the following, brick, stone, board on board cedar fencing, ornamental

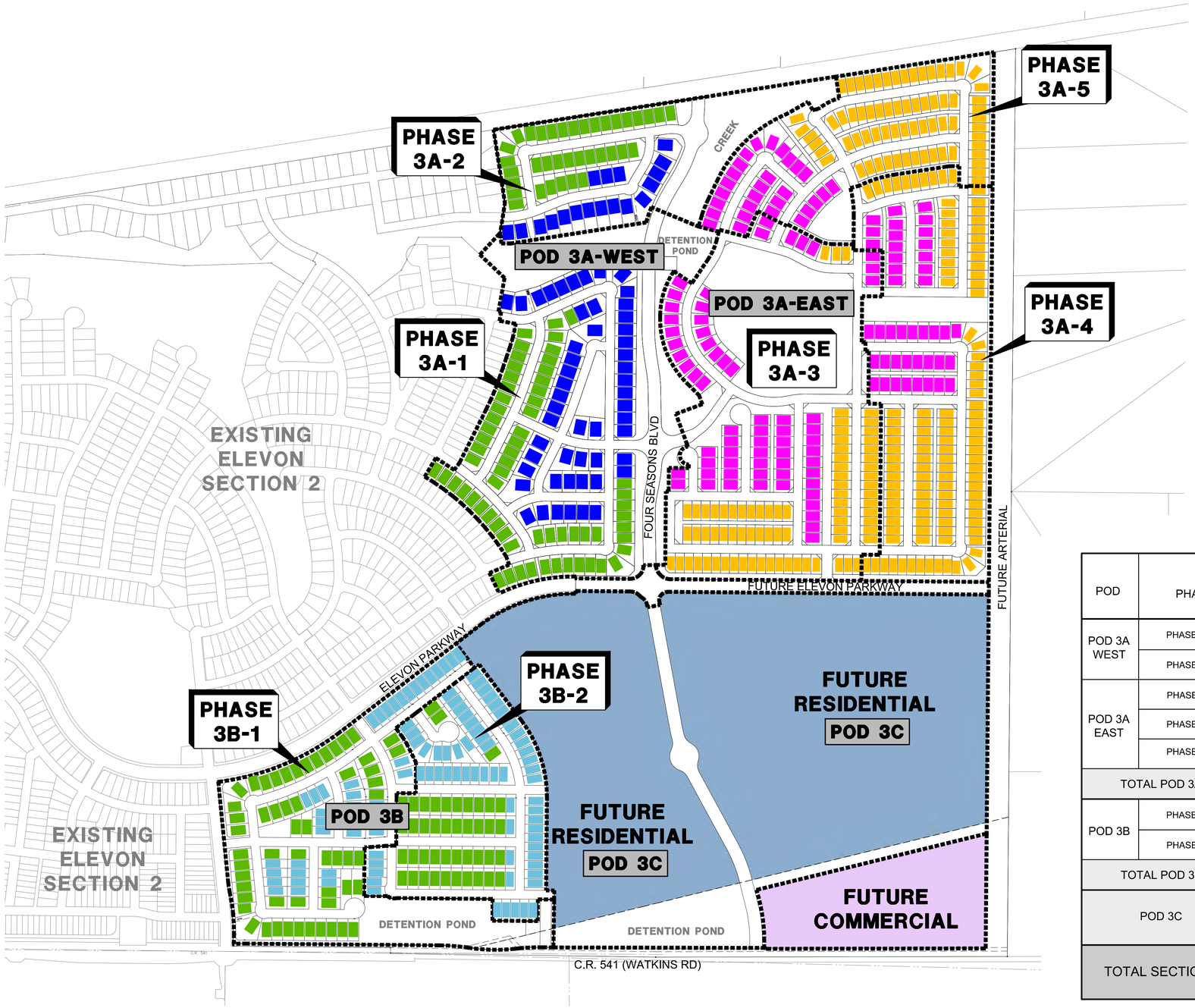
open fencing and landscaping. Board on board cedar fencing shall not comprise more than 50 percent of screening materials.

B. Masonry columns will be a maximum of every 100 feet.

3. Where rear yard fencing is adjacent to a street, the HOA/POA shall maintain the fencing.

Exhibit E. Parks/Open Spaces and Trails





POD	PHASE	LOT TYPE A1 70' x 120'	A2 60' x 120'	A3 50' x 120'	A4 40' x 120'	B1 70' x 110'	B2 60' x 110'	B3 50' x 110'	B4 40' x 110'	TOTAL
POD 3A WEST	PHASE 3A-1	52	63	0	0	0	0	0	0	115
	PHASE 3A-2	18	36	0	0	0	0	0	0	54
POD 3A EAST	PHASE 3A-3	0	0	0	0	0	64	77	0	141
	PHASE 3A-4	0	0	0	0	0	42	112	0	154
	PHASE 3A-5	0	0	0	0	0	28	69	0	97
TOTAL POD 3A		561 LOTS								
POD 3B	PHASE 3B-1	0	56	41	0	0	0	0	0	97
	PHASE 3B-2	0	43	64	0	0	0	0	0	107
TOTAL POD 3B		204 LOTS								
POD 3C		MAXIMUM 573 LOTS TO BE A MIXTURE OF LOT TYPES A1-A4 ONLY. UPON PLAT SUBMITTAL, PROPOSED LOT TYPES SHALL BE INDICATED TO CORRESPOND WITH THE DIMENSIONAL STANDARDS TABLE.								
TOTAL SECTION 3		1,338 LOTS								

NOTES:
1. LOT TYPES B1-B4 ARE TO ONLY BE USED WITHIN THE POD 3A EAST TRACT.
2. THE FUTURE RESIDENTIAL AREA WILL CONSISTS OF NO MORE THAN 573 LOTS AND CAN ONLY INCLUDE LOT TYPES A1-A4.
3. TOTAL MAXIMUM SECTION 3 LOT COUNT IS TO NOT EXCEED 1,338 LOTS.

MA PARTNERS

N

NOT TO SCALE AT 8.5"x11"

April 22, 2026
MAT030

EXHIBIT C - CONCEPT AND LOT TYPE PLAN

ELEVON SECTION 3
CITY OF LAVON, COLLIN COUNTY, TEXAS

JBI PARTNERS

Elevon Amenities and Pocket Parks Inventory

(Updated: 4-20-2026)

ELEVON SECTION 2	
Amenities	
Existing & Under Construction	**Future ***
Primary Amenity Center	Additional Shaded Seating
Splash Pad	Sport Courts
Tot Lot (2-5yr Playground)	
Dog Park	
Playground (2-12yr)	
Pond Overlook	
Shade Structures	
Picnic Tables	
Benches	
Trellis	
Trail System	
Pocket Parks	
Phase	**Final Plat Lot & Block**
Elevon Parkway (Recorded Plat)	1X & 2X, Block M
Phase 2A (Recorded Plat)	14X, Block B (Standard Park & Dog Park)
Phase 2B-1 (Recorded Plat)	73X, Block A
Phase 2B-2 (Recorded Plat)	32X, Block I
Phase 2C (Recorded Plat)	1X, Block N & 64X, Block L
Phase 2E (Recorded Plat)	1X, Block K

Note: Additional common areas within Section 2 qualify as pocket parks based on size, street frontage and sidewalk/shaded areas provided, however only the common areas that include the listed amenities from the table above were included in the list.

ELEVON SECTION 3	
Amenities	
Existing & Under Construction	**Future ***
	Amenity Center (Active Adult)
	Sport Courts
	Food Truck Area
	Open Play Field
	Pond Overlook
	Trellis
	Benches
	Picnic Tables
	Playground
	Trail System
	Shaded Seating
Pocket Parks	
Phase	**Final Plat Lot & Block**
Phase 3A-1 (Approved Plat)	CA3, Block E
Phase 3B-1 (Approved Plat)	CA28, Block A

Note: Additional common areas are planned for in the remainder phases of Section 3. Only common areas from approved final plats are listed.

ELEVON SECTION 4	
Amenities	
Existing & Under Construction	**Future ***
	Secondary Amenity Center
	Benches
	Trellis
	Trail System
	Playground
	Pond Overlook
	Shaded Seating
	Open Play Field
Pocket Parks	
2 common areas in the Section 4 preliminary plat are planned to be pocket parks	

ELEVON SECTION 5	
Amenities	
Existing & Under Construction	**Future ***
	Playground
	Picnic Tables
	Trellis
	Trail System
	Benches
	Shaded Seating
	Open Play Field
Pocket Parks	
2 common areas in the Section 5 preliminary plat are planned to be pocket parks	

*** Potential future amenities are listed for plannning purposes only and are based on current concept plans. Future amenities listed may change or be eliminated at final design. The open space requirements listed in the Elevon Development Agreement will be met with the completion of all proposed pocket parks and open space areas. The open space requirements from the approved development agreement are listed below.**

Elevon Development Agreement Open Space Requirements

1. The open space will be dispersed throughout the community. In order for the open space to be counted towards meeting the minimum requirement, it must be at least 0.25 acres in size or contain natural features such as creeks, varied topography, or stands of trees, or contain recreational elements (i.e. hike & bike trail, etc.), as well as being readily accessible to the residents through sidewalks and with parking as applicable.
2. The open space shall be owned by the Homeowners Association/Property Owners Association or the City.
3. At least one primary amenity center and at least one secondary amenity center shall be provided for residents. The amenity centers collectively shall include at a minimum, air-conditioned space, swimming pool(s), fitness center(s), and family lifestyle-oriented facilities.
4. At least one dog park shall be provided. The dog park shall be at least one acre in size.
5. At least six pocket parks shall be provided. The pocket parks shall meet or exceed the following minimum specifications:
   a. A minimum size of 1/2 acre each.
   b. Pocket parks shall have street frontage on at least two sides.
   c. A minimum five-foot sidewalk or trail shall be provided around the perimeter of the space adjacent to streets. The sidewalk may meander through the pocket park.
   d. Shaded areas for seating shall be provided.
   e. Benches for seating shall be provided.
   f. Within the development, there will be other amenities including a splash pad, playground equipment, sports court, gazebo, fishing pier, picnic tables, and other recreation facilities.
6. A master trail plan, as depicted in Exhibit C-2 Open Space Plan, of the Development Agreement–, shall be provided by the Developer working with the City in general accordance with a Regional Trail System. The trails shall be built in conjunction with the adjacent development, constructed of concrete, and shall be at least six (6) to eight (8) feet wide.











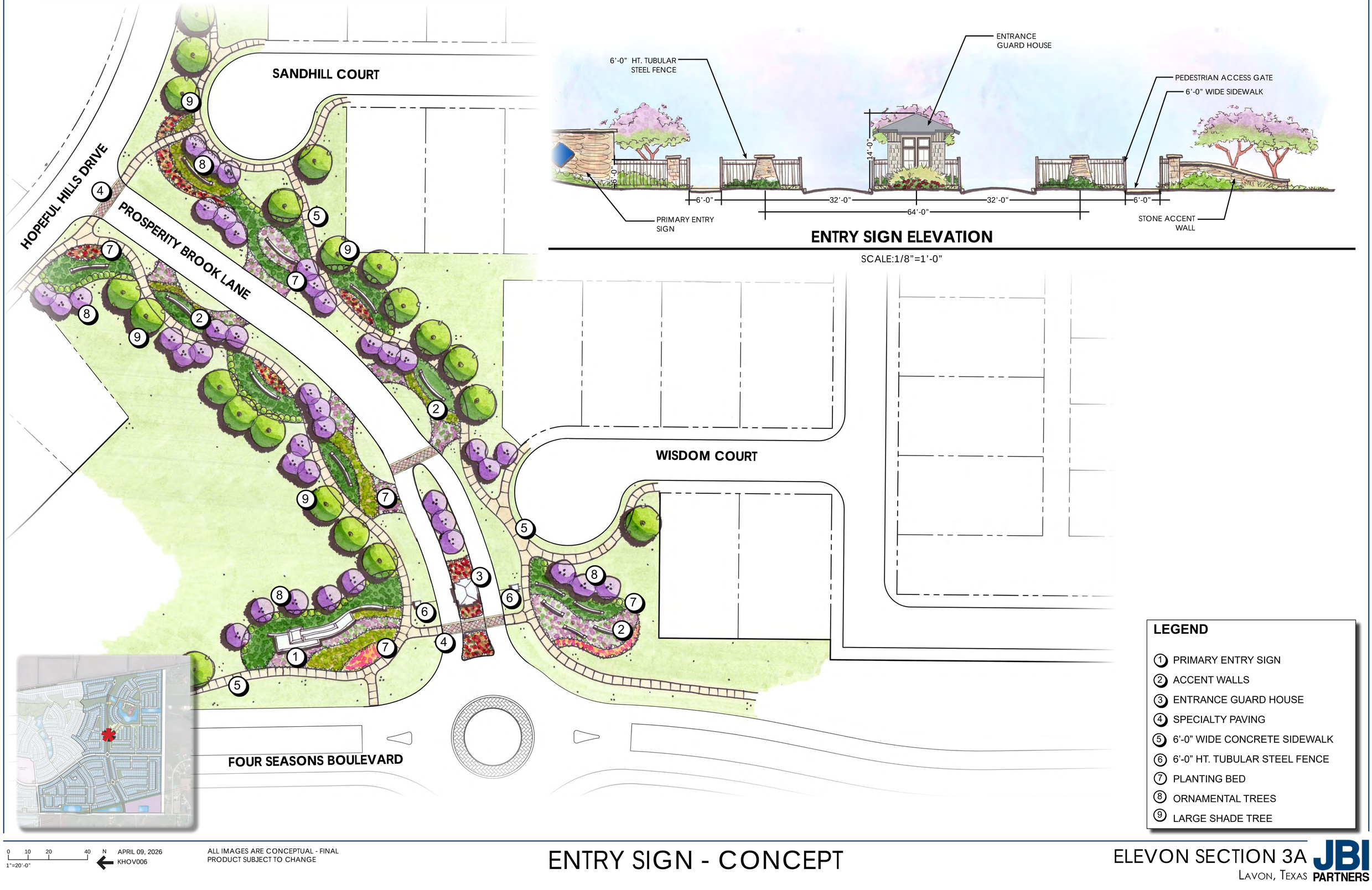
FEBRUARY 13, 2026
KHOV006

ALL IMAGES ARE CONCEPTUAL - FINAL
PRODUCT SUBJECT TO CHANGE

ENTRY SIGN - RENDERING

ELEVON SECTION 3A
LAVON, TEXAS

JBI PARTNERS



ENTRY SIGN ELEVATION

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

LEGEND

1. PRIMARY ENTRY SIGN
2. ACCENT WALLS
3. ENTRANCE GUARD HOUSE
4. SPECIALTY PAVING
5. 6'-0" WIDE CONCRETE SIDEWALK
6. 6'-0" HT. TUBULAR STEEL FENCE
7. PLANTING BED
8. ORNAMENTAL TREES
9. LARGE SHADE TREE

0 10 20 40 N
1"=20'-0"

APRIL 09, 2026
KHOV006

ALL IMAGES ARE CONCEPTUAL - FINAL PRODUCT SUBJECT TO CHANGE

ENTRY SIGN - CONCEPT

ELEVON SECTION 3A
LAVON, TEXAS

JBI PARTNERS

SUN-KISSED TRAIL

JOYOUS DRIVE

HOPEFUL HILLS DRIVE

MESMERIZE POINT



LEGEND

1. 6'-0" WIDE CONCRETE SIDEWALK
2. PLANTING BED
3. ORNAMENTAL TREE
4. LARGE SHADE TREE
5. LANDSCAPE DRAIN
6. OPTIONAL 4' HT. ORNAMENTAL FENCE BY LOT OWNER.

0 15 30 60 N
1"=30'-0"

APRIL 09, 2026
KHOV006

ALL IMAGES ARE CONCEPTUAL - FINAL PRODUCT SUBJECT TO CHANGE

PHASE 3A-3 LINEAR PARK CONCEPT

ELEVON SECTION 3A
LAVON, TEXAS

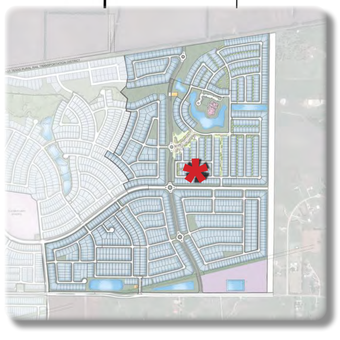
JBI PARTNERS

WHISPER DRIVE

JOURNEY TRAIL

SUN-KISSED TRAIL

JOYOUS DRIVE



LEGEND

1. 6’-0” WIDE CONCRETE SIDEWALK
2. ORNAMENTAL TREE
3. LARGE SHADE TREE
4. OPTIONAL 4’ HT. ORNAMENTAL FENCE BY LOT OWNER.

0 15 30 60
1”=30’-0”

N

APRIL 09, 2026
KHOV006

ALL IMAGES ARE CONCEPTUAL - FINAL PRODUCT SUBJECT TO CHANGE

PHASE 3A REARYARD COMMON AREAS CONCEPT

ELEVON SECTION 3A
LAVON, TEXAS

JBI PARTNERS



20’ Common Area Between Lots - Standard



20’ Common Area Between Lots - With Optional Ornamental Fence

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

April 23, 2026

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

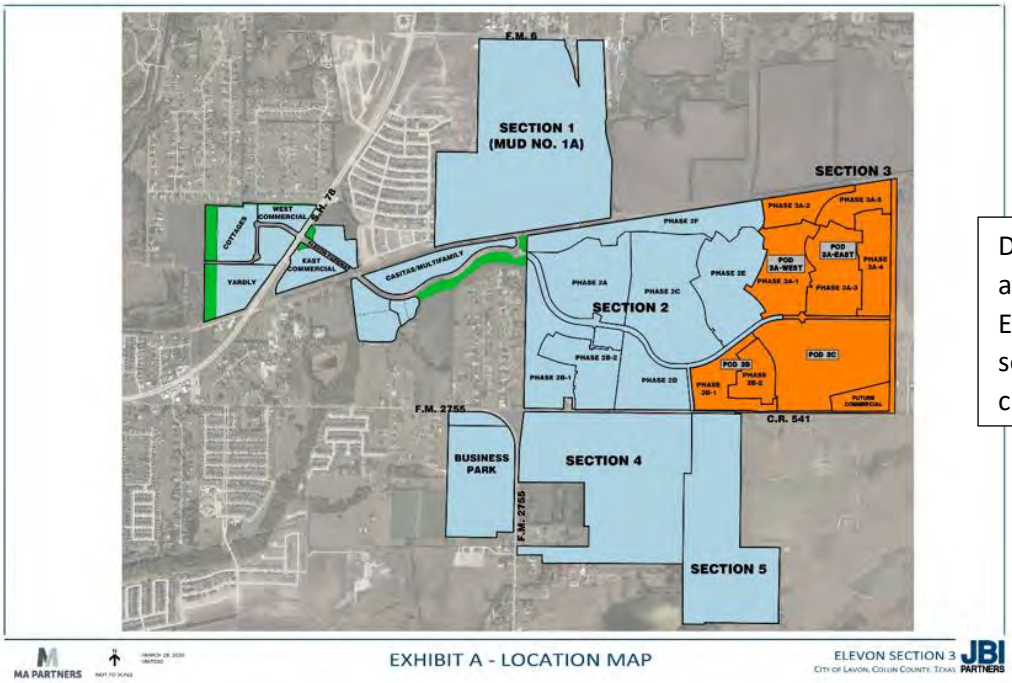
Re: Elevon – Section 3
PD Amendment
LJA Job No. NTP-40467
MyGov Submittal: April 21, 2026

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.

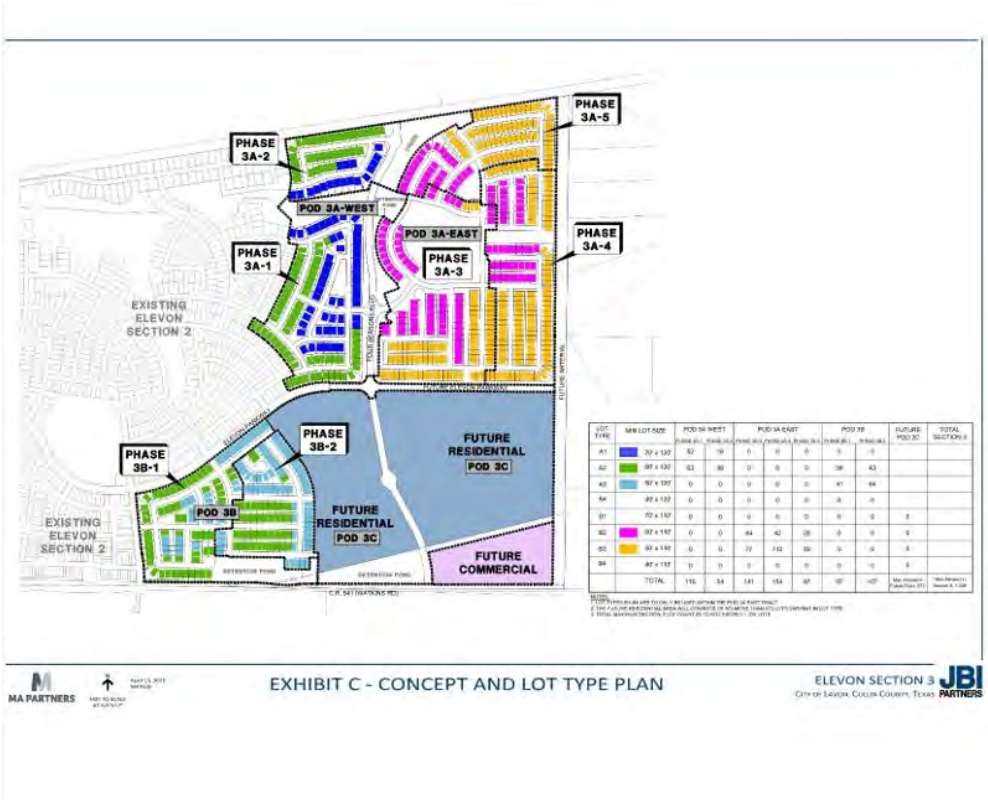
PLANNING + DESIGN COMMENTS

1. Per the discussion with JBI Partners on 4/23, revise Exhibit A: Location Map and Exhibit C: Concept and Lot Type Plan to clearly indicate the Section 3A East boundary **only**, since this is the only section that is proposed to be amended. Refer to the corrections below.

Exhibit A. Location Map



Draw a heavy line weight around the Section 3A East boundary. All other sections should be changed to blue.



Draw a heavy line weight around the Section 3A East boundary. All other sections should be shown similar to how Section 2 is shown (in gray and with or without lot layouts, depending on plat status).

2. Revise the Exhibit C: Concept and Lot Type Plan table to remove the columns for Pods 3A West, 3B, and 3C since these pods are not part of the amendment request.
3. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod

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

Quality check by:

Abra R Nusser

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

April 21, 2026

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

Re: Elevon Section 3 PD Amendment

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 17, 2026 from LJA for the third submittal review of the Elevon Section 3 PD zoning amendment submittal. We have addressed the comments and are resubmitting the revised PD amendment word document and exhibits for review.
Below is a summary of how each comment is addressed.

Planning + Design Comments

1. **Repeat comment**: Per the 12/23/25 discussion, provide an updated inventory of parks and open space that have been constructed, what amenities were included, and what parks, open space, and amenities are remaining to fulfill the requirements of the approved DA.

   Applicant response: An inventory list of existing amenities and pocket park locations is now included with this submittal.
   Currently Section 2 is the only section that has parks built. Section 3 parks within Phases 3A- 1 and 3B-1 are currently being bid. Section 4 parks have not been designed yet. Section 5 parks within Phase 2 are currently being bid. A list of the proposed future amenities is also included but may change if layout changes occur.

   Thank you for the inventory list.

   a) Please revise the Elevon DA Agreement Open Space Requirements list to add 5f from the DA. Reference the full standard below.

   5. At least six pocket parks shall be provided. The pocket parks shall meet or exceed the following minimum specifications:
      a. A minimum size of 1/2 acre each.
      b. Pocket parks shall have street frontage on at least two sides.
      c. A minimum five-foot sidewalk or trail shall be provided around the perimeter of the space adjacent to streets. The sidewalk may meander through the pocket park.
      d. Shaded areas for seating shall be provided.
      e. Benches for seating shall be provided.
      f. Within the development, there will be other amenities including a splash pad, playground equipment, sports court, gazebo, fishing pier, picnic tables, and other recreation facilities.

   Corrected. The inventory list document did include item 5f from the DA but the excel row width was not large enough for the text to show through. We have corrected the formatting, and item 5f is now shown in the latest inventory list pdf. The revised document is included with this submittal.

b) FYI: Should food truck areas/park be proposed, refer to the City's mobile food unit regulations (§ 7.04.003) below.

(e) Zoning.

1. **A mobile food unit shall be permitted to operate only in nonresidentially zoned districts, except as provided herein. Any property owner desiring to allow a mobile food unit (operating individually of a mobile food park) intending to operate: (A) on any property for more than one (1) day; and/or (B) on residential property, shall obtain a temporary use permit from the city. The operator of a mobile food unit may apply for the temporary use permit on behalf of the property owner, but must include the signature of the property owner. The mobile food unit shall have a copy of such permit available during operation. Vending mobile food units, including but not limited to ice cream trucks, shall be allowed in residential districts, provided that they are not stopped for longer than thirty (30) minutes when vending.**
2. **Unless otherwise approved in the conditional use permit, a mobile food park may be permitted to operate only in nonresidentially zoned districts.**
3. **The operation of a mobile food park shall require a conditional use permit issued by the city.**
4. **The operation of a mobile food park shall require a site plan approved by the city.**
5. **City-sponsored events may be exempt from this article.**

Understood. We have passed this information along to the landscape group working on the amenities package for this phase.

2. **Repeat comment:** Exhibit C has been corrected to include the lot type plan for Phase 3A-3, 3A-4, and 3A-5. The table and table notes do not indicate the same maximum number of lots allowed in the future Pod 3C. Revise Exhibit C Lot Type table and table notes to indicate the maximum allowed number of lots in Future Pod 3C is 573 lots. Please coordinate comment 4, below, with what is proposed for Future Pod 3C.

Applicant response: Note number two has been corrected to 573 lots as is shown on the table.

Revise the table to remove the last two columns ("Future Pod 3C" and "Total Section 3"). Add the rows and recommended Pod 3C language, shown below, to the bottom of the table.

Pod 3C	Maximum 573 lots to be a mixture of lot types A1-A4 and B1-B4. Lot types A4 and B4 shall be a maximum of 15% of lot mix. Upon plat submittal, proposed lot types shall be indicated to correspond with the Dimensional Standards table.
Section 3 Total	1,338 lots

We acknowledge the concern regarding the lot mix; however, we respectfully note that this is the first instance this specific request has been raised. The previous comment during the last review cycle requested a correction to the lot count in the notes to ensure consistency with the provided table which we corrected in our last submittal.

During the initial preparation of the zoning amendment, we consulted with Kim, regarding the required application signatures. Given that the original Section 3 Zoning PD Document encompasses tracts under various ownership, we were advised that signatures are only required from the owners of the tract directly affected by the amendment request.
To clearly define this scope, we made sure to:

- *Modify Concept C to specifically illustrate the location of Pod 3A East.*
- *Appended the legal description for Pod 3A East to the Zoning document.*
- *Focused the amendment request strictly on adding Lot Types B1–B4 to allow for a 110' lot depth within Pod 3A East.*

Recent review cycles have included comments concerning tracts outside the current amendment's scope—specifically, the request to limit 40' lots in the future Pod 3C. We wish to maintain the integrity of the original Section 3 PD Zoning approval for areas not subject to this amendment. We request that the table in Exhibit C remain as previously approved for those areas. Furthermore, the proposed 15% limitation on 40' lots in Pod 3C would conflict with the lot mix already authorized in the approved Section 3C Preliminary Plat.

We would also like to note that the layout revisions for Pod 3A East (which necessitated the re-review of the Section 3A Preliminary Plat and Phase 3A-3 Final Plat) were intentionally designed to reduce higher-density lot types. While the previous approved Section 3A Preliminary Plat included 132 – 40' lots within Pod 3A East (Phases 3A-3, 3A-4, and 3A-5), the current submittal has reduced the 40' lot count to zero. Given this significant reduction in 40' lots within the subject tract, we believe further preemptive eliminations of 40' lots in future phases are unnecessary at this time.

3. Revise development standard D.4.5.3.(b) to state the following, "Lots adjacent to perimeter streets shall follow standards listed in Section D.7.Landscaping and Screening."
   The text has been added to D.4.5.3.(b) of the PD Zoning document. The revised document is included with this submittal.

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

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

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

April 17, 2026

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

Re: Elevon – Section 3
PD Amendment
LJA Job No. NTP-40467
MyGov Submittal: April 13, 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. **Repeat comment:** Per the 12/23/25 discussion, provide an updated inventory of parks and open space that have been constructed, what amenities were included, and what parks, open space, and amenities are remaining to fulfill the requirements of the approved DA.

   Applicant response: An inventory list of existing amenities and pocket park locations is now included with this submittal.

   Currently Section 2 is the only section that has parks built. Section 3 parks within Phases 3A-1 and 3B-1 are currently being bid. Section 4 parks have not been designed yet. Section 5 parks within Phase 2 are currently being bid. A list of the proposed future amenities is also included but may change if layout changes occur.

   Thank you for the inventory list.

   a. **Please revise the Elevon DA Agreement Open Space Requirements list to add 5f from the DA. Reference the full standard below.**

      5. At least six pocket parks shall be provided. The pocket parks shall meet or exceed the following minimum specifications:
         a. A minimum size of 1/2 acre each.
         b. Pocket parks shall have street frontage on at least two sides.
         c. A minimum five-foot sidewalk or trail shall be provided around the perimeter of the space adjacent to streets. The sidewalk may meander through the pocket park.
         d. Shaded areas for seating shall be provided.
         e. Benches for seating shall be provided.
         f. Within the development, there will be other amenities including a splash pad, playground equipment, sports court, gazebo, fishing pier, picnic tables, and other recreation facilities.

   b. **FYI: Should food truck areas/park be proposed, refer to the City's mobile food unit regulations (§ 7.04.003) below.**
      (e) Zoning.
      1. A mobile food unit shall be permitted to operate only in nonresidentially zoned districts, except as provided herein. Any property owner desiring to allow a mobile food unit (operating individually of a mobile food park)

intending to operate: (A) on any property for more than one (1) day; and/or (B) on residential property, shall obtain a temporary use permit from the city. The operator of a mobile food unit may apply for the temporary use permit on behalf of the property owner, but must include the signature of the property owner. The mobile food unit shall have a copy of such permit available during operation. Vending mobile food units, including but not limited to ice cream trucks, shall be allowed in residential districts, provided that they are not stopped for longer than thirty (30) minutes when vending.

2. **Unless otherwise approved in the conditional use permit, a mobile food park may be permitted to operate only in nonresidentially zoned districts.**
3. **The operation of a mobile food park shall require a conditional use permit issued by the city.**
4. **The operation of a mobile food park shall require a site plan approved by the city.**
5. **City-sponsored events may be exempt from this article.**

2. **Repeat comment:** Exhibit C has been corrected to include the lot type plan for Phase 3A-3, 3A-4, and 3A-5. The table and table notes do not indicate the same maximum number of lots allowed in the future Pod 3C. Revise Exhibit C Lot Type table and table notes to indicate the maximum allowed number of lots in Future Pod 3C is 573 lots. Please coordinate comment 4, below, with what is proposed for Future Pod 3C.

   Applicant response: Note number two has been corrected to 573 lots as is shown on the table.

   Revise the table to remove the last two columns ("Future Pod 3C" and "Total Section 3"). Add the rows and recommended Pod 3C language, shown below, to the bottom of the table.

Pod 3C	Maximum 573 lots to be a mixture of lot types A1-A4 and B1-B4. Lot types A4 and B4 shall be a maximum of 15% of lot mix. Upon plat submittal, proposed lot types shall be indicated to correspond with the Dimensional Standards table.
Section 3 Total	1,338 lots

3. Revise development standard D.4.5.3.(b) to state the following, "Lots adjacent to perimeter streets shall follow standards listed in Section D.7.Landscaping and Screening."

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

Quality check by:

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

JBI PARTNERS

April 13, 2026

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

Re: Elevon Section 3 PD Amendment

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 6, 2026 from LJA for the second submittal review of the Elevon Section 3 PD zoning amendment submittal. We have addressed the comments and are resubmitting the revised PD amendment word document and exhibits for review. Below is a summary of how each comment is addressed.

Planning + Design Comments

1. **Repeat Comment:** Per the 12/23/25 discussion, provide an updated inventory of parks and open space that have been constructed, what amenities were included, and what parks, open space and amenities are remaining to fulfill the requirements of the approved DA.
   Awaiting submittal.
   An inventory list of existing amenities and pocket park locations is now included with this submittal.

   Currently Section 2 is the only section that has parks built. Section 3 parks within Phases 3A-1 and 3B-1 are currently being bid. Section 4 parks have not been designed yet. Section 5 parks within Phase 2 are currently being bid. A list of the proposed future amenities is also included but may change if layout changes occur.

2. Exhibit C has been corrected to include the lot type plan for Phase 3A-3, 3A-4, and 3A-5. The table and table notes do not indicate the same maximum number of lots allowed in the future Pod 3C. Revise Exhibit C Lot Type table and table notes to indicate the maximum allowed number of lots in Future Pod 3C is 573 lots. Please coordinate comment 4, below, with what is proposed for Future Pod 3C.
   Note number two has been corrected to 573 lots as is shown on the table.

3. The Preliminary Concepts Renderings show the linear park exhibit for the space interior to the block between Mesmerize Point and Sun-Kissed Trail. Revise to provide the concept for the other mews areas on the other blocks. Also, provide the standards or determination for when the common area ornamental fence would be optional.
   A preliminary concept rendering for the smaller rearyard common area lots is now included on the renderings package. Ornamental fence is optional for all interior lots. The lots backing up to perimeter streets will follow the screening requirements. For lots backing up to ponds and creek, the developer has stated they will require the ornamental fence.

4. Revise Section D4 of the PD to specify standards for Future Pod 3C. Staff recommends the larger lot types.
   We currently do not have a builder signed up for Pod 3C so the bubble plan was left for this area on the Zoning PD exhibits. The lots allowed in this area are lot types A1-A4 as indicated in the lot type table. However, we won't know the lot widths until a builder moves forward with this tract so would like to leave the option to choose lot widths open. The lots in Pod 3C are to not exceed 573 in order to stay below the max allowed for all of Section 3.

5. There are substantive comments on the review of the Preliminary Plat, such as block length and the minimum lot depth, that need to be addressed and are related to this PD request. Revise the PD request to coordinate with the Revised Preliminary Plat comments, as applicable, and vice versa.
   The PD amendment submittal includes the latest preliminary plat layout. No further edits are being proposed.

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

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

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

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

April 6, 2026

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

Re: Elevon – Section 3
PD Amendment
LJA Job No. NTP-40467
MyGov Submittal: March 20, 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. **Repeat comment:** Per the 12/23/25 discussion, provide an updated inventory of parks and open space that have been constructed, what amenities were included, and what parks, open space, and amenities are remaining to fulfill the requirements of the approved DA.

   We are working with our landscape department and the development team on the inventory list. Our goal is to have a draft of the inventory ready for review by next week. This comment was not initially part of the PD review, the inventory list was offered by JBI as a way to track the amenities required by the DA. We have prioritized the PD document related comments first but are working on putting together the inventory list as was promised.

   Awaiting submittal.

2. Exhibit C has been corrected to include the lot type plan for Phase 3A-3, 3A-4, and 3A-5. The table and table notes do not indicate the same maximum number of lots allowed in the future Pod 3C. Revise Exhibit C Lot Type table and table notes to indicate the maximum allowed number of lots in Future Pod 3C is 573 lots. Please coordinate comment 4, below, with what is proposed for Future Pod 3C.

A4	40' x 120'	0	0	0	0	0	0	0		
B1	70' x 110'	0	0	0	0	0	0	0	0	
B2	60' x 110'	0	0	64	42	28	0	0	0	
B3	50' x 110'	0	0	77	112	69	0	0	0	
B4	40' x 110'	0	0	0	0	0	0	0	0	
	TOTAL	115	54	141	154	97	97	107	Max Allowed in Future Pods: 573	Max Allowed in Section 3: 1,338

NOTES:
1. LOT TYPES B1-B4 ARE TO ONLY BE USED WITHIN THE POD 3A EAST TRACT.
2. THE FUTURE RESIDENTIAL AREA WILL CONSISTS OF NO MORE THAN 965 LOTS VARYING IN LOT TYPE.
3. TOTAL MAXIMUM SECTION 3 LOT COUNT IS TO NOT EXCEED 1,338 LOTS.

3. The Preliminary Concepts Renderings show the linear park exhibit for the space interior to the block between Mesmerize Point and Sun-Kissed Trail. Revise to provide the concept for the other mews areas on the other blocks. Also, provide the standards or determination for when the common area ornamental fence would be optional.

4. Revise Section D4 of the PD to specify standards for Future Pod 3C. Staff recommends the larger lot types.

5. There are substantive comments on the review of the Preliminary Plat, such as block length and the minimum lot depth, that need to be addressed and are related to this PD request. Revise the PD request to coordinate with the Revised Preliminary Plat comments, as applicable, and vice versa.

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

Comments prepared and compiled by:



Amber Pollan, AICP
Assistant Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
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

March 20, 2026

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

Re: Elevon Section 3 PD Amendment

Dear Ms. Dobbs

JBI Partners received your comments via email form on March 17, 2026 from LJA for the first submittal review of the Elevon Section 3 PD zoning amendment submittal. We have addressed the comments and are resubmitting the revised PD amendment word document and exhibits for review.
Below is a summary of how each comment is addressed.

Planning + Design Comments

1. Provide a Request Narrative that meets all the items listed in Lavon City Code 9.03.034(c)(3) and that provides the following information:
   a. Summarize the proposed changes from the existing PD and why the changes are proposed.
   b. Provide a more detailed description and concept illustration of the product type being proposed.
   c. Information as to if or how the homes would have access to the green space mews and if they would have sidewalks, gates from homes, limitations to fences or fence heights, if the "front" or orientation of the home would be affected, and any other relevant information to the proposed active adult product type.
   A narrative as outlined in Section 9.03.034 is now provided along with concept plans showing the interaction between the homes and green space areas.

2. Provide a red-line version of the proposed PD Ordinance to indicate any changes from the approved prior PD Ordinance.
   A red-line version of the PD Ordinance in Word format is now provided.

3. Provide an updated Lot Type Plan for Pod 3A-East as part of "Exhibit C – Concept and Lot Type Plan". Revise Exhibit C to show/label where each lot type is proposed and update the lot count in the associated Exhibit C table.
   The proposed layout, lot types and current lot counts have been added to Exhibit C for the Pod 3A-East area.

4. The proposed Planned Development Ordinance includes Lot Types A1-A4 and B1-B4 with lot depths that have a minimum of 110 or 120 feet. Some lots on cul-de-sacs or elbows include lot depths at the lot line that are less than 110 feet. Review to verify that all lots meet the Lot Type standard of the PD and are accurately depicted on a Lot Type Plan.
   We have provided a highlighted version of the preliminary plat showing all lot lines that are below the approved minimum depth. We have identified that some lot lines at elbows (knuckles) do not meet the minimum depth from one side but are generally at the required depth at the center of the lot and always meet the minimum depth requirement on the opposite lot line side. This has been the case in previous plats approved by the City in Section 2 as well as Section 3, Phase 3A-1 which is currently under construction. We have spoken with Kim, and she will be reviewing the

highlighted plan of the elbow lot lines that currently do not meet the requirement.
In the revised preliminary plat we have adjusted the elbow lots where possible to limit the amount of lot lines that don't meet the requirement, there are now less lots that don't meet the requirement than the previous plat submitted. The remaining lot lines that don't meet the requirement would require shifting the street layout to allow for additional room at the back of the lots.

5. **Repeat Comment:** Per the 12/23/25 discussion, provide an updated inventory of parks and open space that have been constructed, what amenities were included, and what parks, open space and amenities are remaining to fulfill the requirements of the approved DA.
   Submit and updated inventory of parks and open space that lists parks, open space, and amenities within existing and future Elevon Development sections.
   We are working with our landscape department and the development team on the inventory list. Our goal is to have a draft of the inventory ready for review by next week.
   This comment was not initially part of the PD review, the inventory list was offered by JBI as a way to track the amenities required by the DA. We have prioritized the PD document related comments first but are working on putting together the inventory list as was promised.

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

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

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

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

March 16, 2026

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

Re: Elevon – Section 3
PD Amendment
LJA Job No. NTP-40467
MyGov Submittal: March 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

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    a. Summarize the proposed changes from the existing PD and why the changes are proposed.

    b. Provide a more detailed description and concept illustrations of the product type being proposed.

    c. Information as to if or how the homes would have access to the green space mews and if they would have sidewalks, gates from homes, limitations to fences or fence heights, if the “front” or orientation of the home would be affected, and any other relevant information to the proposed active adult product type.

2. Provide a red-line version of the proposed PD Ordinance to indicate any changes from the approved prior PD Ordinance.

3. Provide an updated Lot Type Plan for Pod 3A-East as part of “Exhibit C – Concept and Lot Type Plan.” Revise Exhibit C to show/label where each lot type is proposed and update the lot count in the associated Exhibit C table.

4. The proposed Planned Development Ordinance includes Lot Types A1-A4 and B1-B4 with lot depths that have a minimum of 110 or 120 feet. Some lots on cul-de-sacs or elbows include lot depths at the lot line that are less than 110 feet. Review to verify that all lots meet a Lot Type standard of the PD and are accurately depicted on a Lot Type Plan.

5. **Repeat comment:** Per the 12/23/25 discussion, provide an updated inventory of parks and open space that have been constructed, what amenities were included, and what parks, open space, and amenities are remaining to fulfill the requirements of the approved DA.

    Submit an updated inventory of parks and open space that lists parks, open space, and amenities within existing and future Elevon Development sections.

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

Comments prepared and compiled by:

Amber Pollan

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

Quality check by:

Abra R Nusser

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: April 28, 2026 **ITEM: 5 - C**

Item:

Discussion and action regarding the preliminary plat of the Elevon Section 3A Addition, Phases 3A-1, 3A-2, 3A-3, 3A-4, and 3A-5 consisting of 561 residential lots, 1 amenity center common area, 1 wastewater lift station lot, and 22 common areas on 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034).

Application Information

Owner(s): RLS Elevon, LLC, Far East Lavon, LP, East Lavon Partners, LP

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

Location: North of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows

Description: Approximately 172.014 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated adjacent to and east of Elevon, Section 2, Phase 2E north of the extension of Elevon Parkway in the City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034)

Current Zoning: Planned Development – PD

Request: Revised Preliminary Plat

Background

The applicant is seeking approval of the preliminary plat of a subdivision consisting of 561 residential lots (reduced from 603 previously approved), 1 amenity center lot, 1 wastewater lift station lot, and 22 open space lots (increased from 14 previously approved) on 172.014 acres. The proposed preliminary plat is revised to provide for reduced lot depths and layout for an active adult community.

The site will be developed in accordance with the PD zoning. The project is proposed to be developed in multiple phases.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

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

The preliminary plat is prepared in accordance with the approved zoning and in accordance with the City's Subdivision Ordinance.

The proposed project contains block lengths that exceed the length permitted in the zoning and subdivision regulations and for which a waiver will be considered by the City Council pending the recommendation of the preliminary plat approval.

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

Sewer
The development will be served by the City of Lavon.

Roads
There are multiple access points. A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails
The site will contain appropriate pedestrian connections and open space common areas to be maintained by the homeowners association.

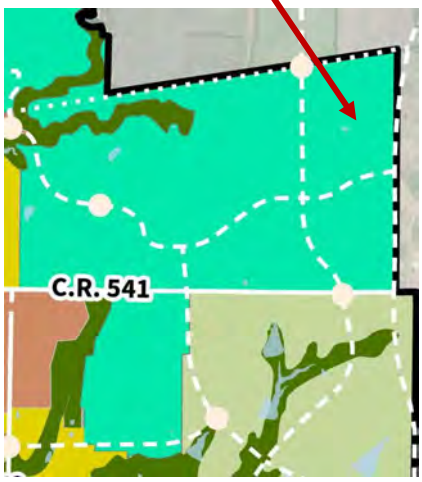
Floodplain and Drainage
The conceptual drainage plans have been reviewed by the city engineer.

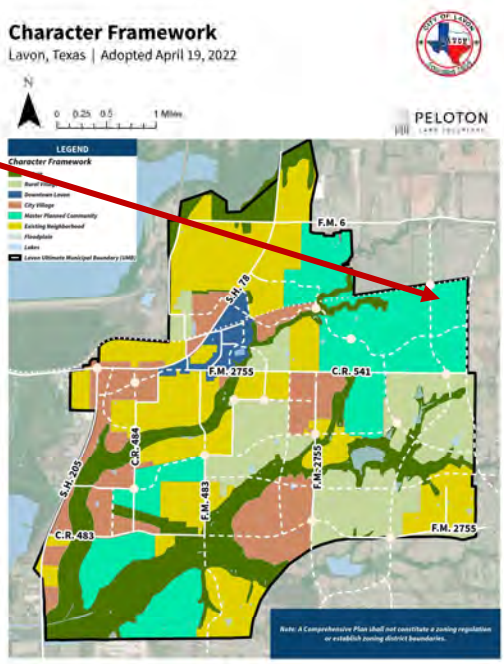
Staff Notes:

The application and plans generally satisfy the criteria for approval. Approval is recommended, subject to City Council approval of the block length waiver requests and final approval of the city engineer and planner.

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

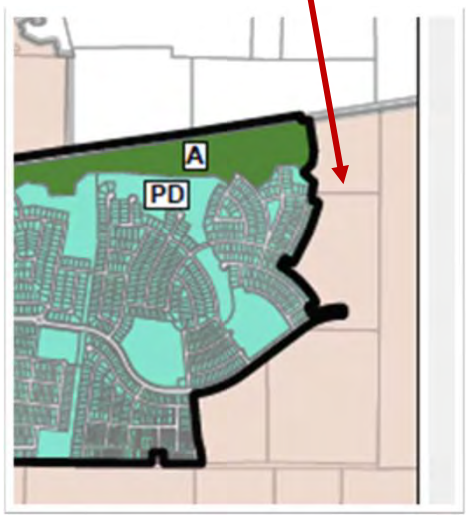
Future Land Use Plan

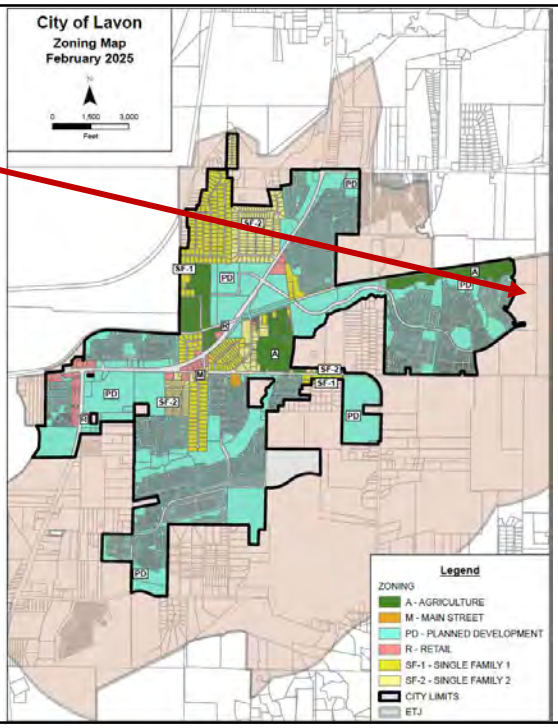




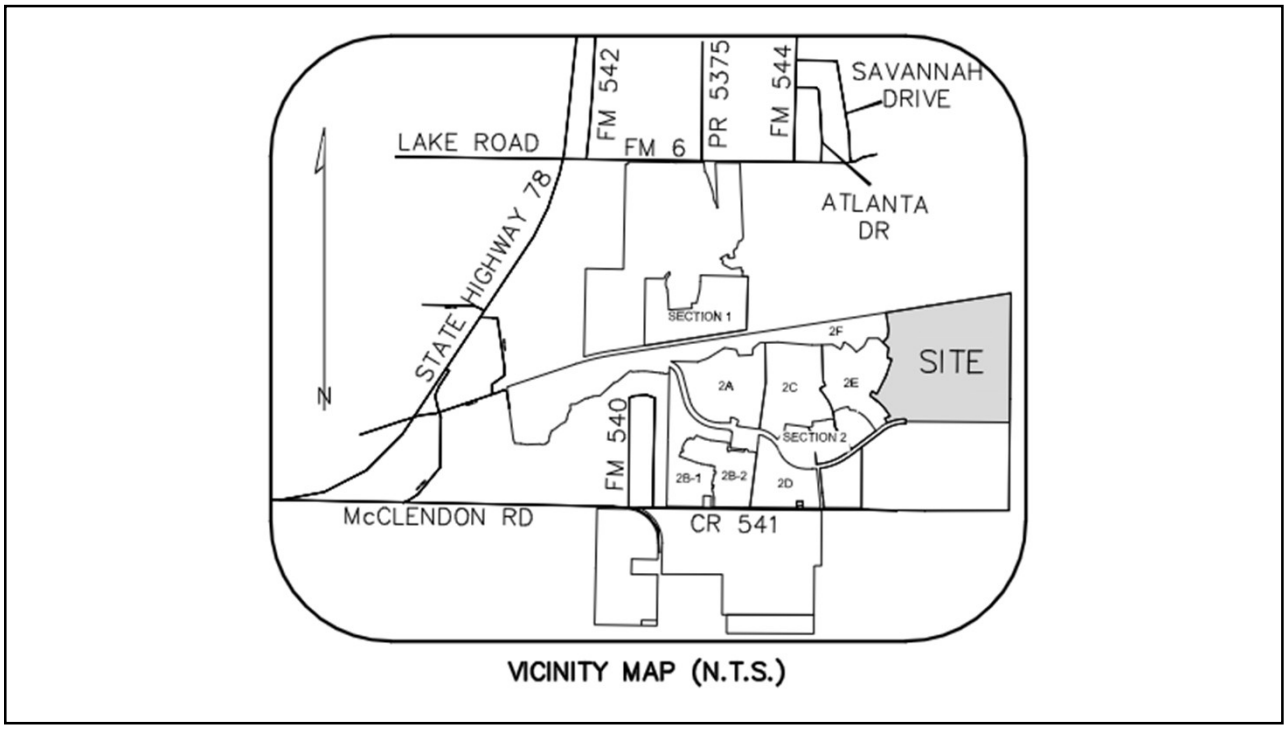
17

Zoning Map





18



VICINITY MAP (N.T.S.)

19

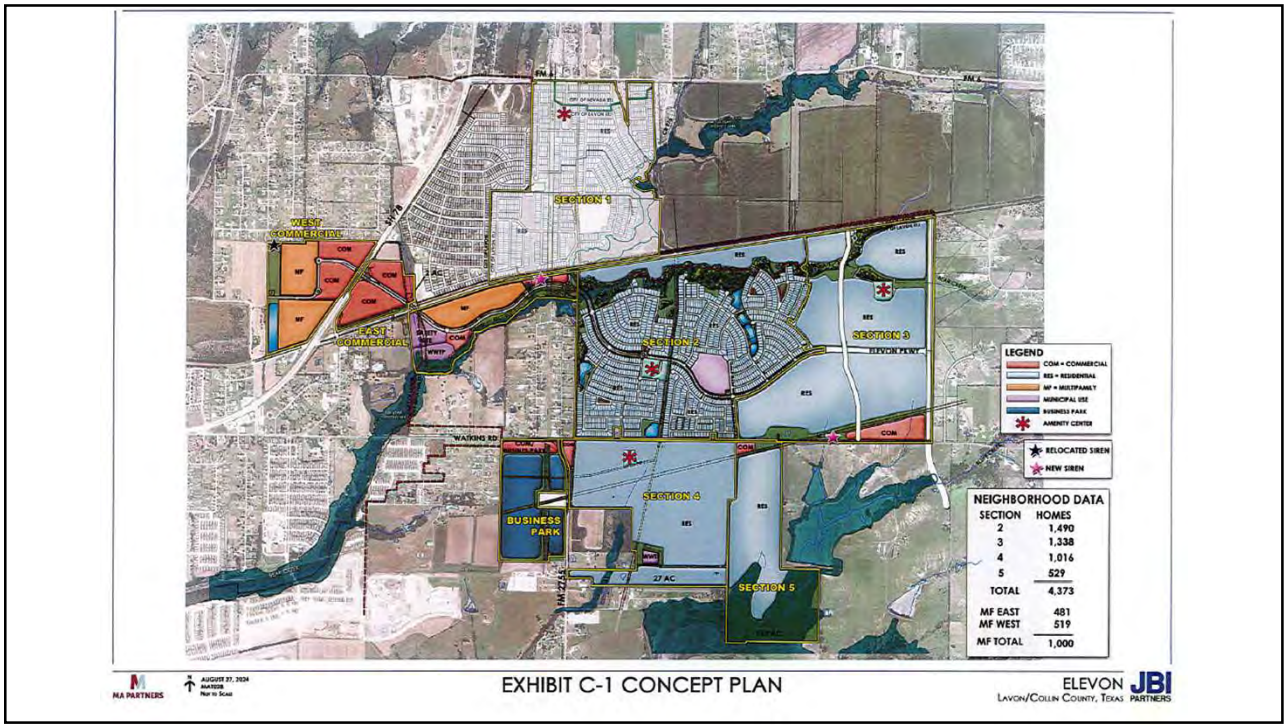
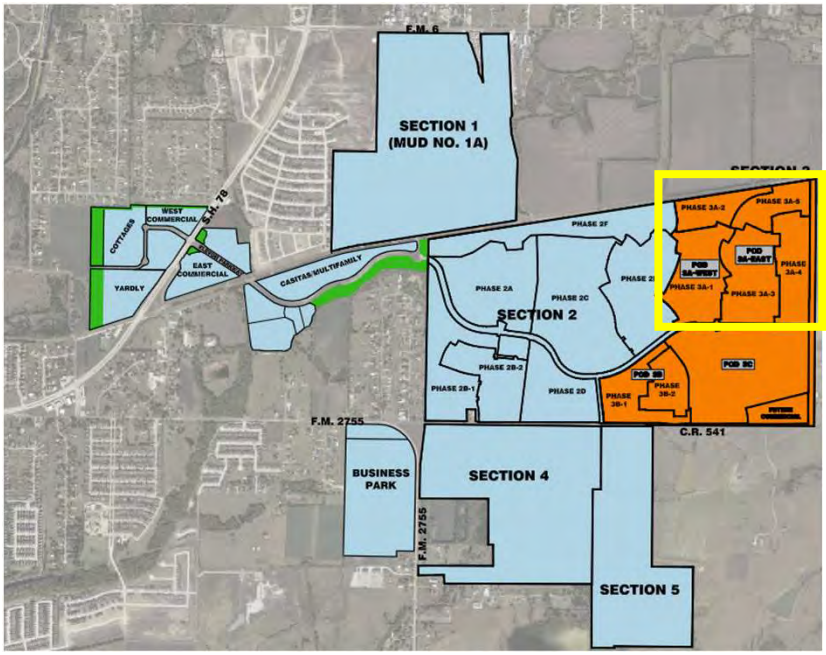


EXHIBIT C-1 CONCEPT PLAN

ELEVON
LAVON/COLLIN COUNTY, TEXAS

20


F.M. 6
SECTION 1
(MUD NO. 1A)
WEST
COMMERCIAL
COTTAGES
S.H. 79
EAST
COMMERCIAL
YARDLY
CASITAS-MULTIFAMILY
PHASE 2F
PHASE 2A
PHASE 2C
SECTION 2
PHASE 2B-2
PHASE 2B-1
PHASE 2D
PHASE 3A-2
PHASE 3A-5
POD 3A-WEST
POD 3A-EAST
PHASE 3A-4
PHASE 3A-1
PHASE 3A-3
POD 3C
POD 3B
PHASE 3B-2
PHASE 3B-1
C.R. 541
F.M. 2755
BUSINESS
PARK
SECTION 4
F.M. 2755
SECTION 5

21

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:	East Lavon Partners, LP.
Address:	2121 Midway Road, Suite 300	Address:	2101 CEDAR SPRINGS RD #600
City/State/Zip:	Carrollton/TX/75006	City/State/Zip:	DALLAS, TX 75201
Phone #:	972.738.0243	Fax #:	
Phone #:		Fax #:	214-850-8454
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	

Type of Submission		Date
☒ Preliminary Plat	(Elevon Section 3, Pod A)	10-10-24
☐ Final Plat		
☐ Re-Submittal		
☐ Construction Plans		
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		

Check List of Items Submitted

- ☐ (two) full size sets of plats (24x36)
- ☐ (two) full size construction sets (24x36)
- ☐ (one) half size sets of plats (11x17)
- ☐ (ten) half size sets of plats with final submission (11x17)
- ☒ (one) PDF plats (on separate CD's) (Via MyGov)
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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.		10-9-2024

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: 10/9/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, East Lavon Partners, 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 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 Carter W. Hunt,
on this the 9th day of October, 2024.

ASHLEY GRANT
(Notary Seal)
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant

Notary Public in and for Dallas County, Texas

CITY OF LAVON
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CITY OF LAVON

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Company Making Submission		Property Owner	
Name:	JBI Partners	Name:	Far East Lavon, LP.
Address:	2121 Midway Road, Suite 300	Address:	2101 CEDAR SPRINGS RD #600
City/State/Zip:	Carrollton/TX/75006	City/State/Zip:	DALLAS, TX 75201
Phone #:	972.738.0243	Fax #:	
Phone #:		Fax #:	214-880-8434
Authorized Person:	Daniel Dewey, P.E.	Authorized Person:	

Type of Submission		Date
☒ Preliminary Plat	(Elevon Section 3, Pod A)	10-10-24
☐ Final Plat		
☐ Re-Submittal		
☐ Construction Plans		
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		

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To be completed by the City

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In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
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Comments:

CITY OF LAVON

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Authorization of Representation

Date: 10/9/2024

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Collin County, Texas

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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 300	Address: 14648 N Scottsdale RD #290
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: Scottsdale, AZ 85254
Phone #: 469-964-9222 Fax #:	Phone # 602-903-7512 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Matthew Caldwell

Type of Submission	Date
☒ Preliminary Plat (Elevon Section 3A)	02-13-26
☐ Final Plat	
☐ Re-Submittal	
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Re-Plat	Per Fee Schedule
Public Infrastructure Inspection	Per Fee Schedule

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

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.		02-13-26

To be completed by the City

In Takers Name:

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

Comments:

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 2/18/2026

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.

Matthew Caldwell
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of ~~Texas~~ ARIZONA
County of YAVAPAI

Before me, the undersigned authority, appeared MATTHEW CALDWELL,

on this the 18 day of FEBRUARY, 2026.

(notary seal)

Notary Public in and for YAVAPAI County, ~~Texas~~ ARIZONA

RUSTY WEATHERSBY
Notary Public, State of Arizona
Yavapai County
Commission # 685369
My Commission Expires
April 30, 2029

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 2/18/2026

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.

Matthew Caldwell
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of ~~Texas~~ ARIZONA
County of YAVAPAI

Before me, the undersigned authority, appeared MATTHEW CALDWELL,
on this the 18 day of FEBRUARY, 2026.

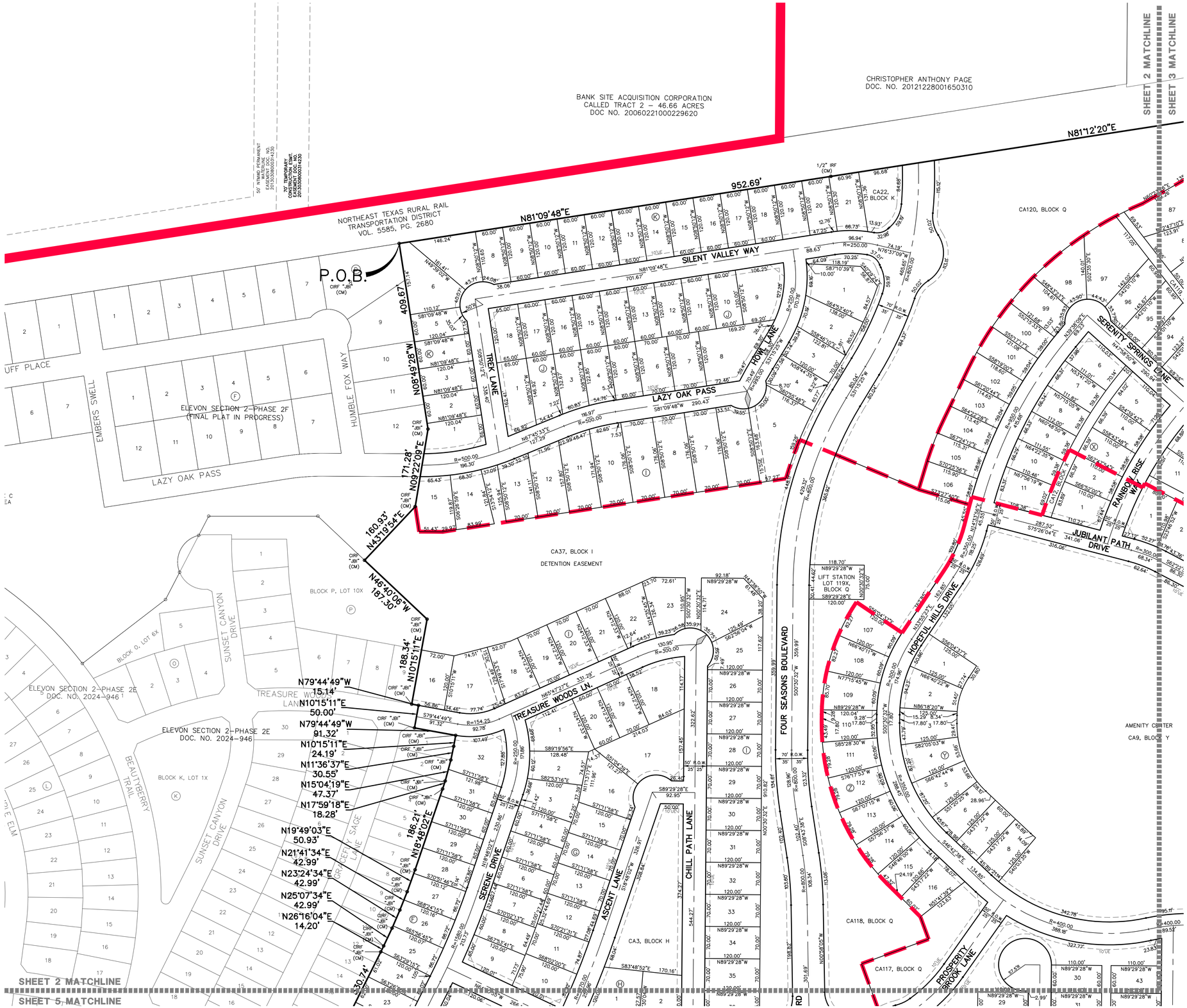
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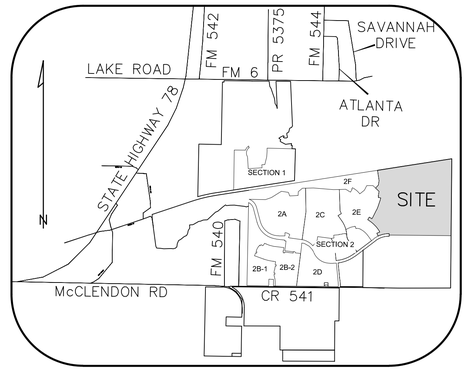
Notary Public in and for YAVAPAI County, ~~Texas~~ ARIZONA

RUSTY WEATHERSBY
Notary Public, State of Arizona
Yavapai County
Commission # 685369
My Commission Expires
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KEY MAP


PHASE 3A-2 54 lots
PHASE 3A-5 97 lots
PHASE 3A-4 154 lots
PHASE 3A-3 141 lots
PHASE 3A-1 115 lots
P.O.B.
NORTHEAST TEXAS RURAL RAIL TRANSPORTATION DISTRICT VOL. 5085, PG. 2680
SILENT VALLEY WAY
LAZY OAK PASS
CLEAR BLUFF PLACE
EMBERS SHELL
HUMMEL FOX WAY
ELEVON SECTION 2-PHASE 2F (FINAL PLAT IN PROGRESS)
CA5D, BLOCK C COMMON AREA
CA5T, BLOCK I DETENTION EASEMENT
LIFT STATION LOT 109X, BLOCK Q
TREASURE WOODS LANE
TREASURE WOODS LN
ELEVON SECTION 2-PHASE 2E DOC. NO. 2024-946
ELEVON SECTION 2-PHASE 2E DOC. NO. 2023-340
BLOCK P, LOT 10X
BLOCK K, LOT 1X
BLOCK Q, LOT 4X
ADVENTURE TRAIL
SENSES DRIVE
BEAUTYBERRY HAIN
SUNDIAL CANYON DR.
GRASSLY SAGE LANE
AMETHYST DRIVE
BUTTERFLY DALE DRIVE
BEAUTYBERRY TRAIL
HONEYDALE LANE
PLEASANT MEADOWS DRIVE
LUMBER MILLION DRIVE
BEAUTY BLOOM DRIVE
LITTLE BROOK DR.
LITTLE HILLS WAY
BLOCK R, LOT 10X
BLOCK S, LOT 1X
BLOCK T, LOT 1X
ELEVON PARKWAY (VARIABLE WIDTH R.O.W.) DOC. NO. 2023-687
ELEVON PARKWAY DOC NO. 2020000041686
ELEVON PARKWAY DOC NO. 2020000041686
FOUR SEASONS BOULEVARD
PROSPERITY BROOK LANE
CHILI PATH LANE
SPICE DRIVE
BASIL DRIVE
ARCHER LANE
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VICINITY MAP (N.T.S.)

GRAPHIC SCALE
100 0 50 100
(IN FEET)
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LEGEND

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IRF	IRON ROD FOUND
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S.F.	SQUARE FEET
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PRELIMINARY PLAT

ELEVON SECTION 3A
PHASES 3A–1, PHASES 3A–2, PHASES 3A–3, PHASES 3A–4, & PHASES 3A–5

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1 AMENITY CENTER COMMON AREA,
1 LIFT STATION LOT,
22 COMMON AREAS,

BEING 172.014 ACRES OUT OF
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COLLIN COUNTY, TEXAS

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

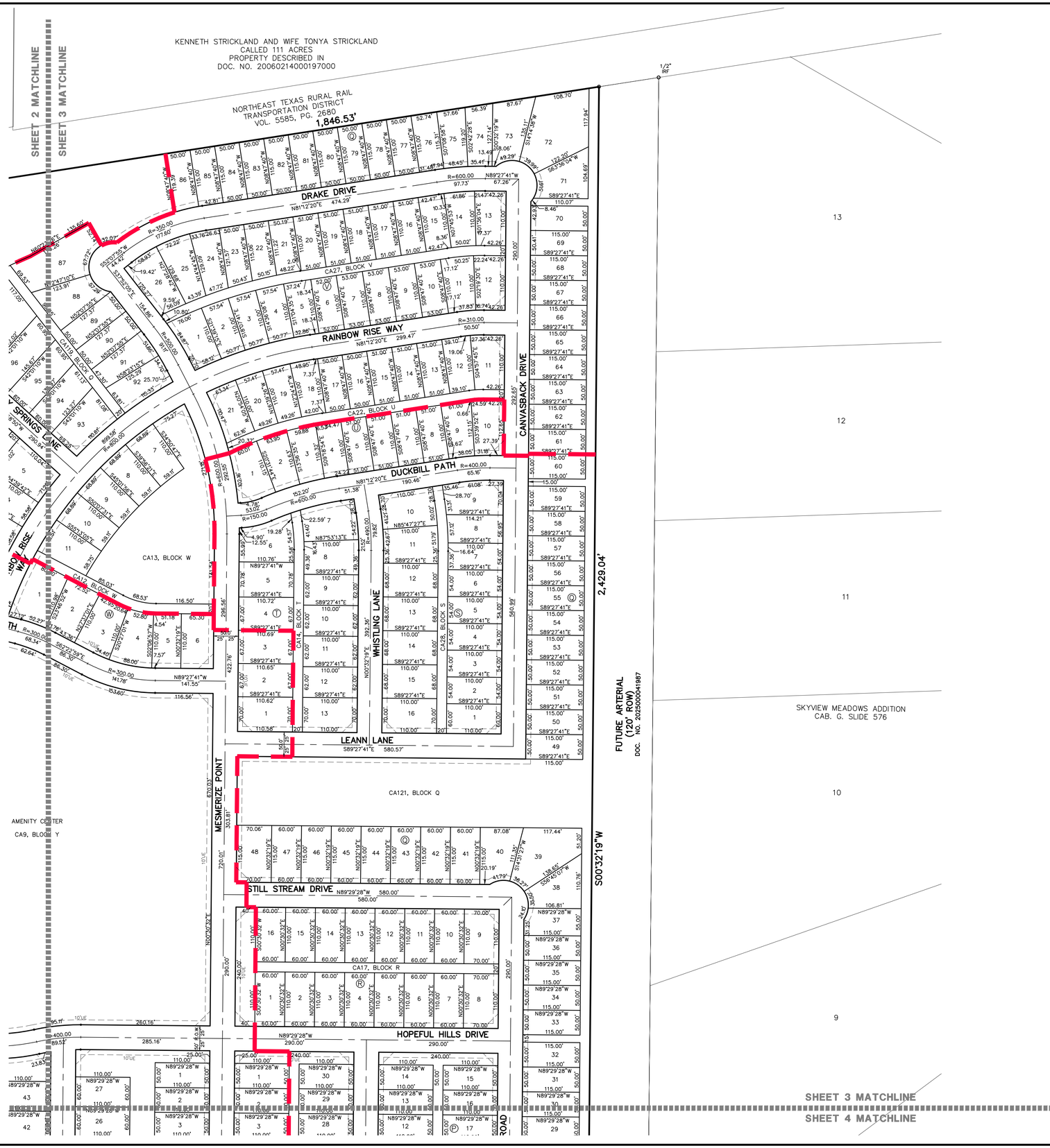
East Lavon Partners, LP. — **OWNER**
2101 Cedar Springs Road, Suite 600
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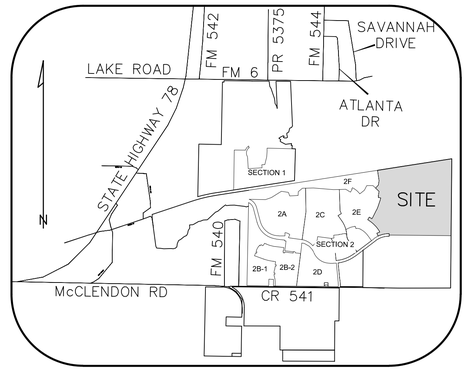
RLS (ELEVON) LLC — **OWNER/DEVELOPER**
250 Vesey Street 15th Floor
New York, New York 10281
Contact: Michael Dewers — (469) 737–1425

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

Date: April 14, 2026

Plotted by: mgarcia Plot Date: 4/14/2026 9:17 AM
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VICINITY MAP (N.T.S.)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND

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

LINE TABLE		
NO.	BEARING	DISTANCE
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PRELIMINARY PLAT

ELEVON SECTION 3A
PHASES 3A–1, PHASES 3A–2, PHASES 3A–3, PHASES 3A–4, & PHASES 3A–5

561 RESIDENTIAL LOTS
1 AMENITY CENTER COMMON AREA,
1 LIFT STATION LOT,
22 COMMON AREAS,

BEING 172.014 ACRES OUT OF
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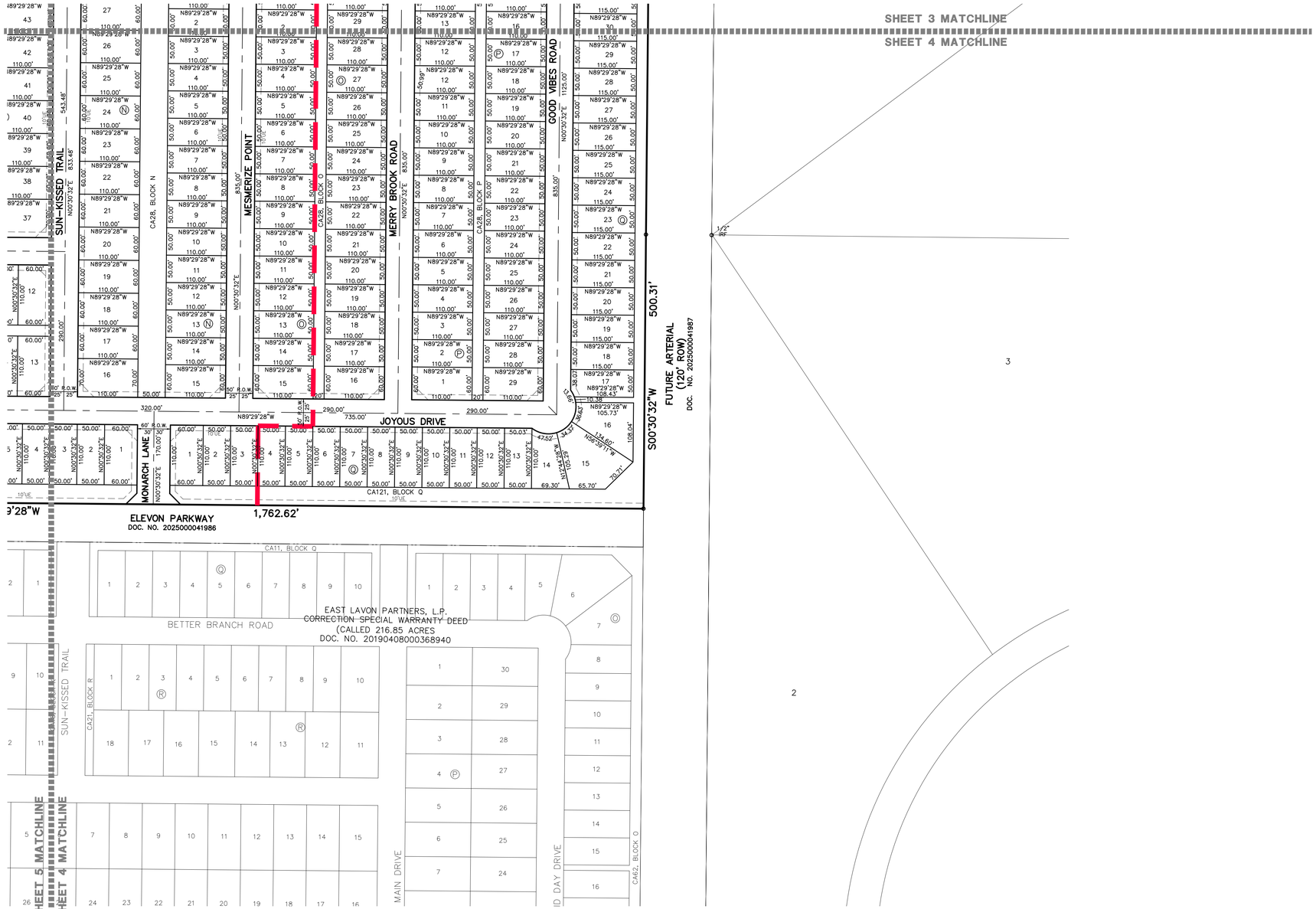
East Lavon Partners, LP. — **OWNER**
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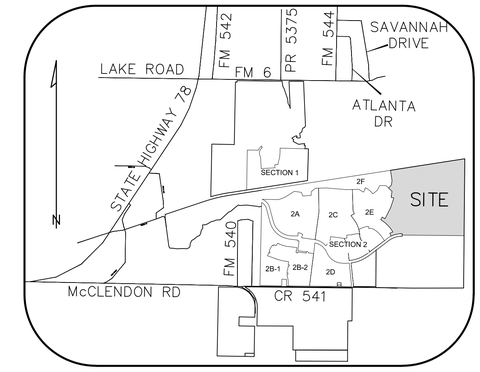
RLS (ELEVON) LLC — **OWNER/DEVELOPER**
250 Vesey Street 15th Floor — (469) 737–1425
New York, New York 10281
Contact: Michael Dewers

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

Date: April 14, 2026 — Sheet 3 of 6

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VICINITY MAP (N.T.S.)

GRAPHIC SCALE

100 0 50 100

(IN FEET)
1 inch = 100 ft.

LEGEND

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

LINE TABLE		
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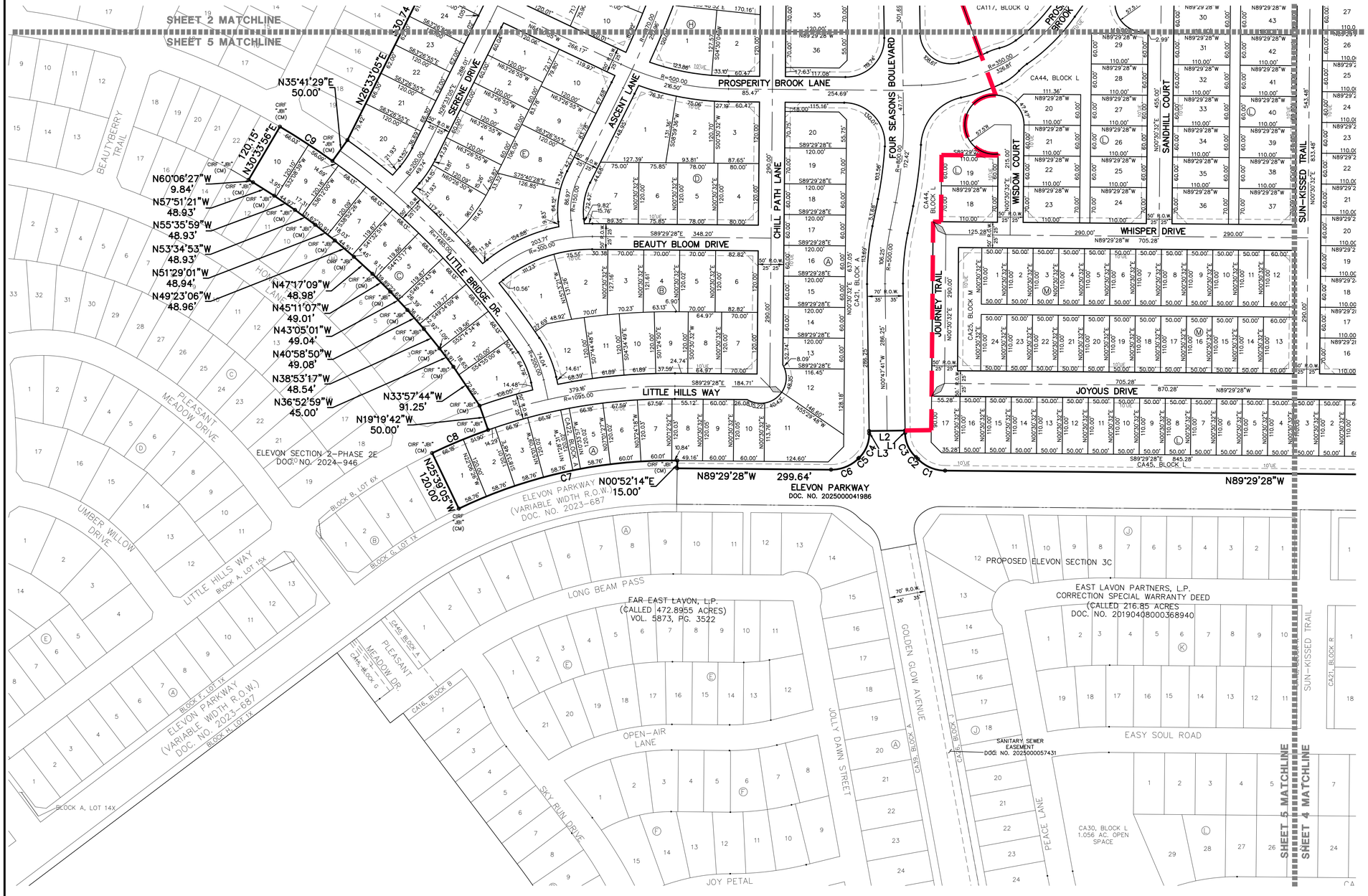
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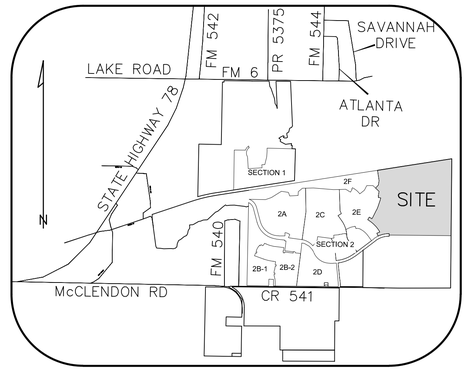
JBI PARTNERS, INC. — **SURVEYOR/ENGINEER**
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Date: April 14, 2026

Sheet 4 of 6

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VICINITY MAP (N.T.S.)

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Date: April 14, 2026

Plotted by: mgarcia Plot Date: 4/14/2026 9:16 AM
Drawing: H:\Projects\MAT030 - Elevon Section 3\Surveying\dwg\xMAT030PPT-(Section 3A).dwg Saved By: mgarcia Save Time: 4/14/2026 9:13 AM

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 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and also being part of that called 216.85 acre tract of land described in deed to East Lavon, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found for corner in the north line of said 472.8955 acre tract, said point also being in the south right–of–way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas, said point also being in the east line of that called 429.321 acre tract of land described in deed to MA ELEVON 429, LLC as recorded in Document Number 20211116002336450, Official Public Records of Collin County, Texas;

THENCE along the south right–of–way line of said Northeast Texas Rural Rail Transportation District as follows:
North 81 degrees 09 minutes 48 seconds East, 952.69 feet to a one–half inch iron rod found at northeast corner of said 472.8955 acre tract, said point also being the northwest corner of said 216.85 acre tract;
North 81 degrees 12 minutes 20 seconds East, 1,846.53 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 32 minutes 19 seconds West, 2,429.04 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 500.31 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 1,762.62 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet and whose chord bear North 66 degrees 46 minutes 52 seconds West, 57.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 5.35 feet along a curve to the left, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet and whose chord bear North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bear North 24 degrees 18 minutes 50 seconds West, 51.48 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 12 minutes 19 seconds West, 70.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 47 minutes 41 seconds East, 5.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE Southwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet and whose chord bear South 22 degrees 43 minutes 29 seconds West, 51.48 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 1.64 feet along a curve to the left, having a central angle of 01 degrees 09 minutes 17 seconds, a radius of 81.50 feet, a tangent of 0.82 feet and whose chord bear South 45 degrees 40 minutes 00 seconds West, 1.64 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Southwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet and whose chord bear South 67 degrees 47 minutes 57 seconds West, 57.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 299.64 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 00 degrees 52 minutes 14 seconds East, 15.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

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

THENCE along the east line of said Elevon Section 2, Phase 2E acre tract as follows:
North 25 degrees 39 minutes 05 seconds West, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 118.08 feet along a curve to the right, having a central angle of 06 degrees 19 minutes 23 seconds, a radius of 1,070.00 feet, a tangent of 59.10 feet and whose chord bears North 67 degrees 30 minutes 37 seconds East, 118.02 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 19 minutes 42 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 57 minutes 44 seconds West, 91.25 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 36 degrees 52 minutes 59 seconds West, 45.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 38 degrees 53 minutes 17 seconds West, 48.54 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 40 degrees 58 minutes 50 seconds West, 49.08 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 43 degrees 05 minutes 01 seconds West, 49.04 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 45 degrees 11 minutes 07 seconds West, 49.01 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 47 degrees 17 minutes 09 seconds West, 48.98 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 49 degrees 23 minutes 06 seconds West, 48.96 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 51 degrees 29 minutes 01 seconds West, 48.94 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 53 degrees 34 minutes 53 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 55 degrees 35 minutes 59 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 57 degrees 51 minutes 21 seconds West, 48.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 60 degrees 06 minutes 27 seconds West, 9.84 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 30 degrees 33 minutes 56 seconds East, 120.15 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Southeasterly, 122.12 feet along a curve to right, having a central angle of 05 degrees 07 minutes 33 seconds, a radius of 1,365.00 feet, a tangent of 61.10 feet and whose chord bears South 56 degrees 52 minutes 18 seconds East, 122.08 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 35 degrees 41 minutes 29 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 33 minutes 05 seconds East, 330.74 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 26 degrees 16 minutes 04 seconds East, 14.20 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 25 degrees 07 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 23 degrees 24 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 21 degrees 41 minutes 34 seconds East, 42.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 19 degrees 49 minutes 03 seconds East, 50.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 18 degrees 48 minutes 02 seconds East, 186.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 17 degrees 59 minutes 18 seconds East, 18.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 15 degrees 04 minutes 19 seconds East, 47.37 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 11 degrees 36 minutes 37 seconds East, 30.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 24.19 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 91.32 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 79 degrees 44 minutes 49 seconds West, 15.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 10 degrees 15 minutes 11 seconds East, 188.34 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 46 degrees 40 minutes 06 seconds West, 187.30 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner, said point being tin the east line of said 429.321 acre tract;

THENCE along the east line of said 429.321 acre tract as follows:
North 43 degrees 19 minutes 54 seconds East, 160.93 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 09 degrees 22 minutes 09 seconds East, 171.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 08 degrees 49 minutes 28 seconds West, 409.67 feet to the POINT OF BEGINNING and containing 7,492,921 square feet or 172.014 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 **FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P. and RLS (ELEVON) LLC**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A–1, PHASE 3A–2, PHASE 3A–3, PHASE 3A–4, & PHASE 3A–5**, 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.

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Signature

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

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2026.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only

Recommended For Approval

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

Approved For Preparation of Final Plat

_____
Mayor Date
City of Lavon,
Collin County, Texas

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
A–21CA	43,737	1.004
A–22CA	1,924	0.044
H–3CA	40,398	0.927
I–37CA	255,971	5.876
K–22CA	10,980	0.252
L–44CA	91,632	2.104
L–45CA	32,927	0.756
M–25CA	23,067	0.530
N–28CA	48,050	1.103
O–28CA	21,200	0.487
P–28A	21,200	0.487
Q–117CA	28,881	0.663
Q–118CA	155,952	3.580
Q–119CA	7,583	0.174
Q–120CA	232,983	5.349
Q–121CA	192,043	4.409
R–17CA	19,400	0.445
S–28CA	9,990	0.229
T–14CA	8,951	0.205
U–22CA	11,402	0.262
V–27CA	14,135	0.325
W–12CA	7,701	0.177
W–13CA	56,219	1.291
X–12X	7,438	0.171
Y–9CA	542,876	12.463

LOT 119X, BLOCK Q IS
THE LIFT STATION LOT

PRELIMINARY PLAT

ELEVON SECTION 3A
PHASES 3A–1, PHASES 3A–2, PHASES 3A–3, PHASES 3A–4, & PHASES 3A–5

561 RESIDENTIAL LOTS
1 AMENITY CENTER COMMON AREA,
1 LIFT STATION LOT,
22 COMMON AREAS,

BEING 172.014 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON,
COLLIN COUNTY, TEXAS

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

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

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

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

Date: April 14, 2026 Sheet 6 of 6

Plotted by: mgarcia Plot Date: 4/14/2026 9:13 AM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PPT–(Section 3A).dwg Saved By: mgarcia Save Time: 4/14/2026 9:06 AM

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

April 17, 2026

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

Re: Elevon – Section 3A
Revised Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: April 14, 2026

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

1. The lots shown with a depth of 110 feet do not meet the dimensional standards of the existing PD. A PD Amendment must be approved or compliance with the current PD standards will be required.

2. Block lengths exceed the required maximum length. Block lengths exceeding 1,400 square feet must be approved, by City Council, as a Major Modification or compliance with the current PD and DA standards will be required.

Thank you,

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

April 14, 2026

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

Re: Elevon Section 3A Revised Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 2nd, 2026 from LJA for the second submittal review of the Elevon Section 3A Preliminary Plat Resubmittal. We have addressed the comments and are resubmitting the revised PD word document and exhibits for review. Below is a summary of how each comment is addressed.

Planning + Design Comments

1. **FYI:** Provide a Lot Type Exhibit, indicating lot types per the types A1, A2, A3, and A4 in the current and proposed Elevon Section 3 PD.
   Applicant response: The Lot Type Exhibit is provided in the amendment zoning document and has been updated with this submittal to include all lots within Section 3A now. Phases 3A-1 and 3A-2 consist of lot types A1 and A2. Phases 3A-3, 3A-4 and 3A-5 consist of lot types B2 and B3. Lot Types B1 and B4 are listed in the proposed zoning amendment to allow for different lot widths within this tract in case future housing market needs require a different product width than the one proposed on the preliminary plat. There are currently no lot types B1 and B4 being proposed.
   The submitted Lot Type Exhibit shows lot types that do not meet the dimensional standards of the existing PD. A PD Amendment is in process. Compliance with the current PD standards will be required unless or until the PD Amendment is approved.

   Understood. We have addressed the most recent PD Amendment review comments and resubmitted. Our goal is to have the PD Amendment, Preliminary Plat and Final Plat reviewed concurrently in order to have recommendation for approval on all items for the upcoming April P&Z agenda.

2. **Repeat comment:** The blocks highlighted in the next graphic exceed the maximum block length standard of 1,000 feet, per the Development Agreement.

   a. The highlighted area along Block Q, in the southeast corner of the subject property, in the exhibit below, was also adjusted. A mid-block pedestrian access was removed, along Still Stream Drive, and still exceeds the maximum 1,000 feet, per the Development Agreement. Revise the Plat to include the mid-block pedestrian access (minimum 10 feet wide with a sidewalk) to be in substantial compliance with the previous block length approval or provide a Block Length Modification Request for consideration by the City Council for a Major Modification.

Applicant response: A block length variance exhibit and letter is now provided with this submittal. All block lengths over 1,000' are highlighted. Previously approved variances that have not significantly changed with the revised preliminary plat are shown in blue. A block length variance review is being requested for Block Q on the far east end of the property. The preliminary plat has been revised to provide pedestrian access common areas along this block at the adequate spacing in order to meet the maximum 1,000' of contiguous lots requirement.

Block length modifications for blocks exceeding 1,400 square feet must be considered by City Council as a Major Modification. A Technical Determination Letter has been prepared and the Block Length Modification Request will be scheduled for City Council.

Understood. No additional block length edits have been made with this new submittal.

3. **Repeat comment:** The minimum lot depth per the current PD is 120 feet. There are lots at a minimum of 100 feet, such as Block Q, Lot 37. Revise the Plat to comply unless or until the governing PD is amended.

   Applicant response: The amendment PD submittal that is being reviewed concurrently is to request a lot depth of 110' for Phases 3A-3, 3A-4 and 3A-5 (Section 3A East) which will be the active adult lots. Lots located in Phases 3A-1 and 3A-2 (Section 3A West) will remain at a minimum lot depth of 120' per the original zoning.
   Lots at knuckles have lot lines under the required minimum depth. The minimum lot depth is met at the center of the lot. This is common throughout Elevon and past approved plats. We have highlighted these lots and provided a list with this submittal. Lots not located at knuckles that previously did not meet the minimum depth requirement have been adjusted on the revised preliminary plat.

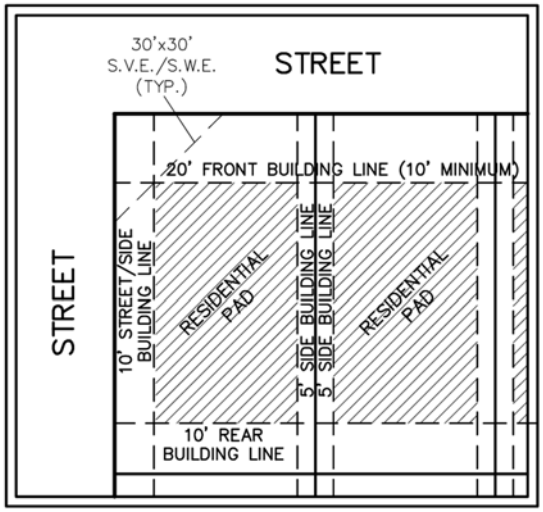
   A PD Amendment is in process. Compliance with the current PD standards will be required unless or until the PD Amendment is approved.

   Understood. The most recent PD Amendment comments have been addressed and resubmitted.

4. Confirm the corner clip configurations are acceptable with the City Engineer. Sidewalk minimum widths and ADA accessibility standards will need to be reviewed at all intersections, as applicable. Revisions to the Paving Plan and Preliminary Plat may be required. (Example from Paving Plan below.)
   Applicant response: *Sidewalk visibility easements are provided on the plat at the lot corners* to cover sidewalks and ramps encroaching onto the lots.

   Visibility easements are not shown.

   Our previous response was not clear; the sidewalk and sight visibility easements are provided on the plat in the Typical Lot Setback Detail. Below is a screenshot of it.
   The linework for these easements is now drawn in the plat and shown on the paving plan. This has also been added to the latest Phase 3A-3 final plat and engineering plans.



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

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

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

Thank you,

Daniel Dewey, PE
JBI Partners, Inc.

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

March 31, 2026

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

Re: Elevon – Section 3A
Revised Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 20, 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. **FYI**: Provide a Lot Type Exhibit, indicating lot types per the types A1, A2, A3, and A4 in the current and proposed Elevon Section 3 PD.

   Applicant response: The Lot Type Exhibit is provided in the amendment zoning document and has been updated with this submittal to include all lots within Section 3A now. Phases 3A-1 and 3A-2 consist of lot types A1 and A2. Phases 3A-3, 3A-4 and 3A-5 consist of lot types B2 and B3. Lot Types B1 and B4 are listed in the proposed zoning amendment to allow for different lot widths within this tract in case future housing market needs require a different product width than the one proposed on the preliminary plat. There are currently no lot types B1 and B4 being proposed.

   The submitted Lot Type Exhibit shows lot types that do not meet the dimensional standards of the existing PD. A PD Amendment is in process. Compliance with the current PD standards will be required unless or until the PD Amendment is approved.

2. **Repeat comment**: The blocks highlighted in the next graphic exceed the maximum block length standard of 1,000 feet, per the Development Agreement.

   a. The highlighted area along Block Q, in the southeast corner of the subject property, in the exhibit below, was also adjusted. A mid-block pedestrian access was removed, along Still Stream Drive, and still exceeds the maximum 1,000 feet, per the Development Agreement. Revise the Plat to include the mid-block pedestrian access (minimum 10 feet wide with a sidewalk) to be in substantial compliance with the previous block length approval or provide a Block Length Modification Request for consideration by the City Council for a Major Modification.

   Applicant response: A block length variance exhibit and letter is now provided with this submittal. All block lengths over 1,000' are highlighted. Previously approved variances that have not significantly changed with the revised preliminary plat are shown in blue. A block length variance review is being requested for Block Q on the far east end of the property.

The preliminary plat has been revised to provide pedestrian access common areas along this block at the adequate spacing in order to meet the maximum 1,000' of contiguous lots requirement.

Block length modifications for blocks exceeding 1,400 square feet must be considered by City Council as a Major Modification. A Technical Determination Letter has been prepared and the Block Length Modification Request will be scheduled for City Council.

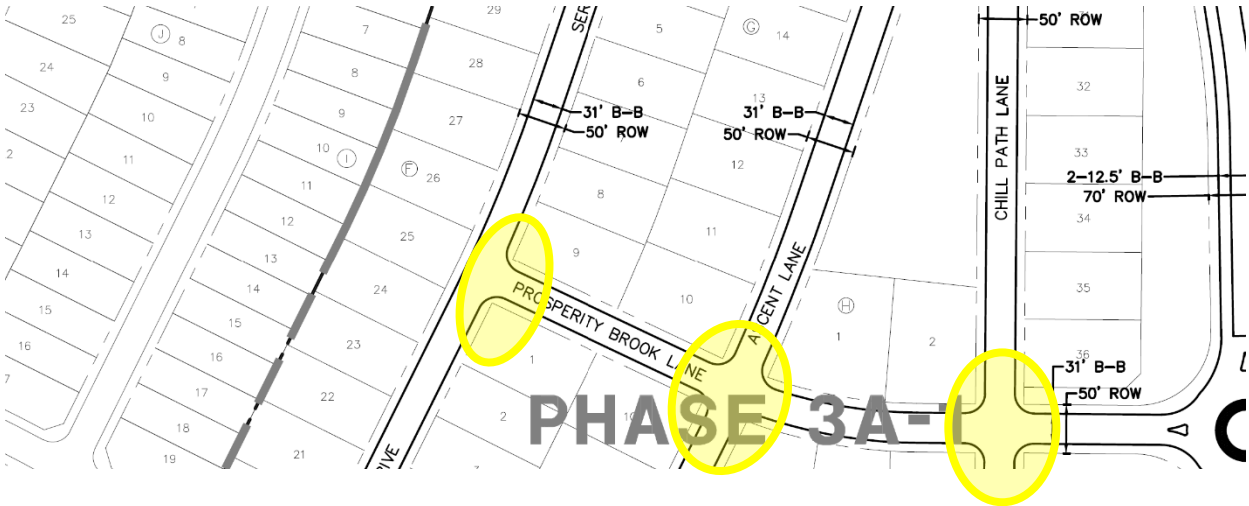
3. **Repeat comment**: The minimum lot depth per the current PD is 120 feet. There are lots at a minimum of 100 feet, such as Block Q, Lot 37. Revise the Plat to comply unless or until the governing PD is amended.

   Applicant response: The amendment PD submittal that is being reviewed concurrently is to request a lot depth of 110' for Phases 3A-3, 3A-4 and 3A-5 (Section 3A East) which will be the active adult lots. Lots located in Phases 3A-1 and 3A-2 (Section 3A West) will remain at a minimum lot depth of 120' per the original zoning.

   Lots at knuckles have lot lines under the required minimum depth. The minimum lot depth is met at the center of the lot. This is common throughout Elevon and past approved plats. We have highlighted these lots and provided a list with this submittal. Lots not located at knuckles that previously did not meet the minimum depth requirement have been adjusted on the revised preliminary plat.

   A PD Amendment is in process. Compliance with the current PD standards will be required unless or until the PD Amendment is approved.

4. **Repeat comment**: Confirm the corner clip configurations are acceptable with the City Engineer. Sidewalk minimum widths and ADA accessibility standards will need to be reviewed at all intersections, as applicable. Revisions to the Paving Plan and Preliminary Plat may be required. (Example from Paving Plan below.)



Applicant response: Sidewalk visibility easements are provided on the plat at the lot corners to cover sidewalks and ramps encroaching onto the lots.

Visibility easements are not shown.

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

Comments prepared and compiled by:



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

Quality check by:



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

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

Mach 31, 2026

Kim Dobbs
City of Lavon, TX
Via MyGov Submittal

Re: Elevon Section 3A Block Length Modification Request

LJA Engineering, Inc. has reviewed the Modification Request referenced above. Provided below is the technical review determination relating to planning- and design-related requirements. **There are two blocks that are non-compliant, and both will need to be considered by City Council as Major Modifications.** Please do not hesitate to let us know if you have any questions.

APPLICANT REQUEST

The applicant is proposing block lengths that exceed the maximum permitted block length (within the Elevon DA) of 1,000 feet, for two blocks within the proposed Revised Preliminary Plat for Elevon Section 3A. The blocks highlighted in yellow are what the applicant has requested for Modifications:



There is a consideration and approval process that was outlined in the amended Elevon DA to address special circumstances, for specific blocks, which divides them into two categories: Minor Modifications (Staff approval) and Major Modifications (City Council approval).

RELEVANT REGULATORY STANDARDS

The amended and restated Elevon Development Agreement requires a maximum block length of 1,000 feet but allows the following modifications:

"…

b. Minor Modifications:

The following Minor Modifications can be considered by the City Manager or their designee, upon request, and shall result in blocks of no greater than 1,400 feet and shall include mid-block pedestrian access (minimum 10 feet wide with a sidewalk) when they exceed the 1,000-foot standard:

i. Where there is a block along perimeter of a proposed subdivision, which backs to floodplain not utilized for open space or some other unusable area;

ii. Where there is a block along the perimeter of a proposed subdivision, adjacent to a collector or arterial roadway;

*iii. Where a unique, topographical, or site-specific feature(s) is or will be present and would result in unreasonable required access; **or***

iv. Where there is a unique circumstance in the area, the land, or a proposed neighborhood that results in a demonstrated need for a block of up to 1,400 feet.

c. Major Modifications:

1. The City Council is responsible for reviewing Major Modification requests that do not qualify for Staff approval, and to review appeals of Staff decisions/interpretations.

2. The City Council's decision to approve or deny a request for a Modification to this standard shall be based on the following considerations:

*(A) The physical conditions of the property, such as steep slopes, floodplain, drainage, property shape, make compliance to the specific standard physically impossible, and this hardship is not created by the applicant; **or***

(B) The following three considerations together:

*i. Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability; **and***

*ii. The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare; **and***

iii. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

1. Applicant request: Major Modification for Block Q, from Drake Drive to Leann Lane, because the block exceeds 1,400 feet, is adjacent to a future arterial roadway along the eastern end, is adjacent to a NETEX easement along the northern end, and provides two mid-block pedestrian access connections. The total block length is approximately 1,928 feet.



a. Applicable Standards: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

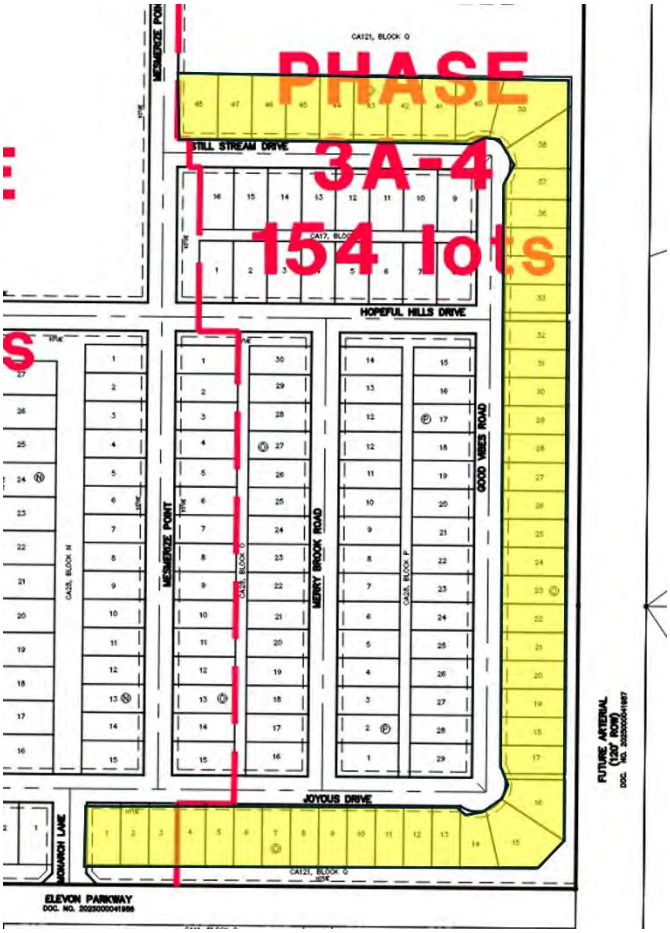
   a. *Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***

   b. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

   c. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The proposed block is located on the perimeter of the neighborhood, is bound by NETEX and a future principal arterial, and the applicant is proposing two connections within the block. The request appears to achieve the applicable standards.

2. Applicant request: Major Modification for Block Q, from Still Stream Drive to Joyous Drive, because the block exceeds 1,400 feet, is adjacent to a future arterial roadway along the eastern end, is adjacent to Elevon Parkway along the southern end, and provides two mid-block pedestrian access connections. The total block length is approximately 2,487 feet.



a. Applicable Standards: The applicant is required to meet the following three Considerations together (all three) to qualify for a Major Modification:

   a. *Applicant presents an alternative means of compliance that clearly demonstrates how the exception to the standard would equal or exceed the existing standard in terms of achieving connectivity, providing travel choice, and achieving neighborhood walkability;* ***and***

   b. *The Modification will not significantly impact adjacent property owners, the character of the area, traffic conditions, parking, public infrastructure, water quality management, and other matters affecting the public health, safety, and general welfare;* ***and***

   c. The Modification will not result in a substantial departure from the basic design principle that blocks should be short to contribute to direct pedestrian routes that provide for neighborhood walkability."

b. Analysis: The proposed block is located on the perimeter of the neighborhood, is bound by Elevon Parkway and a future principal arterial, and the applicant is proposing two connections within the block. The request appears to achieve the applicable standards.

Thank you,

Prepared and compiled by:



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

Quality check by:



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

March 8, 2026

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

Re: Elevon Section 3, Pod A, 585 Total Lots, 172.014 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and revised Preliminary Engineering Plans dated March 19, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Section 2, Phase 2E and 2F and north of the extension of Elevon Parkway. Additional comments have been provided by City Planning. FMI comments should be considered supplemental to the Planner comments.

All previous comments have been satisfactorily addressed.

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

Cc: David Carter, Mike Jones, Danny Anthony

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March 19, 2026

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

Re: Elevon Section 3A Revised Preliminary Plat Review

Dear Ms. Dobbs

JBI Partners received your comments via email form on March 9th, 2026 from LJA for the first submittal review of the Elevon Section 3A Preliminary Plat Resubmittal. We have addressed the comments and are resubmitting the revised PD word document and exhibits for review.
Below is a summary of how each comment is addressed.

Planning + Design Comments

1. Provide a Lot Type Exhibit, indicating lot types per the types A1, A2, A3, and A4 in the current and proposed Elevon Section 3 PD.
   The Lot Type Exhibit is provided in the amendment zoning document and has been updated with this submittal to include all lots within Section 3A now. Phases 3A-1 and 3A-2 consist of lot types A1 and A2. Phases 3A-3, 3A-4 and 3A-5 consist of lot types B2 and B3. Lot Types B1 and B4 are listed in the proposed zoning amendment to allow for different lot widths within this tract in case future housing market needs require a different product width than the one proposed on the preliminary plat. There are currently no lot types B1 and B4 being proposed.

2. Revise the lot numbering in Block B and Block K to remove duplicate lot numbers.
   Lot numbering has been corrected.

3. Sheet 1 shows extra linework not related to this Plat. Revise to remove the highlighted lines on Sheet 1 and subsequent areas that appear on Sheet 2 and Sheet 3 for this site.
   The extra linework previously shown were the tract deed lines. The lines have been removed for the purpose of the preliminary plat.

4. Sheet 2 shows areas with easement lines indicated on Lot 5 and Lot 17, Block I, and there is not a label to indicate the nature of the easements. Revise to remove or clarify.
   The sanitary sewer and drainage easements are now labeled.

5. The area around the cul-de-sac at Wisdom Court includes some lines that do not have a reference. Revise the Plat to remove errant linework.
   The extra linework previously shown were the tract deed lines. The lines have been removed for the purpose of the preliminary plat.

6. On Sheet 2, revise the line showing with the Phase line in CA 117, Block Q. It appears to be separating the CA117 parcel or label that space appropriately.
   Since the Phase 3A-1 final plat is already approved, to avoid changing the phase line, the common areas are now both labeled with different lot numbers.

7. The blocks highlighted in the next graphic exceed the maximum block length standard of 1,000 feet, per the Development Agreement.

    a. The highlighted area along Block Q, in the southeast corner of the subject property, in the exhibit below, was also adjusted. A mid-block pedestrian access was removed, along Still Stream Drive, and still exceeds the maximum 1,000 feet, per the Development Agreement. Revise the Plat to include the mid-block pedestrian access (minimum 10 feet wide with a sidewalk) to be in substantial compliance with the previous block length approval or provide a Block Length Modification Request for consideration by the City Council for a Major Modification.
    b. FYI – The northeast area in Phase 3A-5 was modified but the length is shorter than the previous approval and is generally consistent with the prior approval.

    A block length variance exhibit and letter is now provided with this submittal.
    All block lengths over 1,000' are highlighted. Previously approved variances that have not significantly changed with the revised preliminary plat are shown in blue. A block length variance review is being requested for Block Q on the far east end of the property. The preliminary plat has been revised to provide pedestrian access common areas along this block at the adequate spacing in order to meet the maximum 1,000' of contiguous lots requirement.

8. The minimum lot depth per the current PD is 120 feet. There are lots at a minimum of 100 feet, such as Block Q, Lot 37. Revise the Plat to comply unless or until the governing PD is amended.
    The amendment PD submittal that is being reviewed concurrently is to request a lot depth of 110' for Phases 3A-3, 3A-4 and 3A-5 (Section 3A East) which will be the active adult lots.
    Lots located in Phases 3A-1 and 3A-2 (Section 3A West) will remain at a minimum lot depth of 120' per the original zoning.

    Lots at knuckles have lot lines under the required minimum depth. The minimum lot depth is met at the center of the lot. This is common throughout Elevon and past approved plats.
    We have highlighted these lots and provided a list with this submittal.
    Lots not located at knuckles that previously did not meet the minimum depth requirement have been adjusted on the revised preliminary plat.

9. Trails along the north side of Elevon Parkway need to be a minimum 8 feet wide, and along the west side of Four Seasons Boulevard need to be a minimum 6 feet wide. The Private Trail from Four Seasons Boulevard through CA37, Block I is required to be a minimum 6-8 feet wide and needs to connect to the trail in Phase 2. Revise the Paving Plan, accordingly.
    The trails and sidewalks along the major roads have been added and labeled in the paving plan. An 8' trail is being proposed along the north side of Elevon Parkway and the CA37 Blk I connecting back to Section 2. A 6' trail is being proposed on the west side of Four Seasons Boulevard and a 5' sidewalk on the east side.

10. Confirm the corner clip configurations are acceptable with the City Engineer. Sidewalk minimum widths and ADA accessibility standards will need to be reviewed at all intersections, as applicable. Revisions to the Paving Plan and Preliminary Plat may be required. (Example from Paving Plan below.)
    Sidewalk visibility easements are provided in the plat at the lot corners to cover sidewalks and ramps encroaching onto the lots.

11. At the eastern terminus of Elevon Parkway, please confirm with the City Engineer and Fire Marshal if a temporary turnaround will be required.
Temporary street barricades are proposed after the last 3A-3 driveway entrance in the Phase 3A-3 engineering plans. The barricades will be adjusted when Section 3C connects to Elevon Parkway. A temporary turnaround will not be necessary at the end of Elevon Parkway since traffic will be able to turn into the subdivision. The remainder portion of Elevon Parkway will remain closed until the east arterial road is built and in service.

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

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.

March, 19, 2026

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

Re: Elevon Section 3, Pod A, 585 Total Lots, 172.014 Acres Preliminary Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on March 9th, 2026 from Freeman-Millican, Inc. for the revised Preliminary Plat submittal for Elevon Section 3A. Below is a summary of how each comment is addressed.

GENERAL

1. This Preliminary Plat is a revision of the previous Preliminary Plat.
   Noted.

2. Revisions generally include:
   a) Reduction of some 70' lots to 60' lots in area 3A-2.
   b) Modifying 40' lots to 50' lots.
   c) Reducing lot depth in many locations.
   d) Modifying street layouts.
   e) Reduction of residential lot count from 604 to 561 and total lot count from 623 to 585.
   Correct. The main purpose of the revised preliminary plat submittal is to update the City on the layout changes within Phase 3A-3 through 3A-5. Additional open spaces have been introduced between lots as part of the active adult community open concept and a new minimum lot depth is being proposed. A zoning amendment has been submitted to add the proposed lot depth under new lot types. In addition to the layout change, Khov has also eliminated the 40' products which brought the total lot count down.

3. Pod A remains divided into 5 phases.
   Correct. Phases 3A-1 and 3A-2 are considered standard lots. Phases 3A-3, 3A-4 and 3A-5 will be part of the active adult community being built by KHov. Homes.

4. Water service to be provided by Nevada SUD.
   Correct.

5. Elevon Parkway is shown to be extended along the southern boundary of Pod A and is not included in this Plat. ROW has been provided by separate instrument.
   Correct. The remainder portion of Elevon Parkway is being proposed to be built with Phase 3A-3. Final engineering plans for this are currently under review at the City.

6. A separate 120’ ROW east of the platted boundary has been dedicated by separate instrument for a future 6-lane, north-south roadway per the current Master Throughfare Plan.
   Correct.

7. A Traffic Impact Analysis (TIA), dated March 11, 2025 as prepared by Traffic Impact Group, LLC, has been previously submitted. The study assumed a higher lot count for Section 3A than currently being submitted. The TIA did not identify any need for turn lanes on Eelvon Parkway or adjacent roads as a result of 3A traffic generation. Since the lot count is lower, this result should not change.
   Correct.

8. A Flood Study for Section 3 (includes Pods A, B & C) dated June 20, 2025 has been previously submitted. The Study is an extension of the CLOMR submitted for the downstream Section 2 area. Various detention ponds are provided along the stream reach to contain and control the 100-year flood event.
   Correct.

PRELIMINARY PLAT

9. Elevon Section 3, which includes this Pod A, is annexed into the City of Lavon. Any references to ETJ should be removed.
   ETJ references have been removed.

10. Direct connections to the future N-S Principal Arterial are not provided. All access will be via Elevon Parkway.
    Correct.

11. The 30’ visibility easement at street intersections should be shown on the typical lot setback detail or similar.
    Sight visibility easement has been added to the typical lot setback detail.

12. The roundabout at Four Seasons Blvd and Silent Valley Way requires a modification to the ROW limits to contain the parkway area.
    The right-of-way has been corrected to the proper parkway width from the proposed back of curb.

PRELIMINARY ENGINEERING PLANS

13. As previously shown Four Seasons Blvd (N-S Collector) will be constructed as a 2 lane divided roadway with space for 4 lanes. Similar to Noble Grove south of CR 541, the 2 lane section should be designed to accommodate emergency vehicle traffic in the event of lane blockage.
    Noted. The preliminary engineering paving linework for Four Seasons Blvd. matches the final design that was approved for Phase 3A-1. The portion of Four Seasons Blvd. through Phase 3A-1 is currently under construction, the remaining segment (end of Phase 3A-1 to the NETEX ROW) will be built with future Phase 3A-2. The engineering plans for Phase 3A-2 have not been submitted yet.

14. Sheet 1.2 – The roundabout at Four Seasons Blvd and Silent Valley Way requires a modification to the ROW limits to contain the parkway.
    The right-of-way was modified to fit the proposed roundabout pavement. Proposed sidewalks are conceptually drawn in to show the proposed width as per planning's comments.

15. The sanitary sewer collection system remains the same as previously provided that includes a new lift station to convey wastewater to the proposed Lavon East WWTP within future Section 4. This force main will connect to a common force main that will be used by a separate lift station to service Pods B & C.
    Correct. The force mains are now built. The lift stations are currently under construction.

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.

March 19, 2026

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

Re: Elevon Section 3A Revised Preliminary Plat, Block Length Variance Request

Dear Ms. Dobbs,

JBI has submitted the Elevon Section 3A, Revised Preliminary Plat and has updated the block length variance request based on the revised layout. As per LJA's review of the revised Preliminary Plat, Block Q along the eastern end of the tract exceeds the maximum block length standard of 1,000 feet.

Attached are Block Length Exhibits 1-3 showing the locations and measurements of the block lengths and an explanation for the variance request.

Request No. 1 – Block Q from Drake Drive to LeAnn Lane is 1,928 feet of contiguous lots. Mid-block pedestrian access common areas have been provided between lots 70 and 71 as well as lots 59 and 60 to comply with the block length standards under a Minor Modification. Sidewalks will be provided at the mid-block common areas for pedestrian access to the future east arterial road behind Block Q.

Request No. 2 – Block Q from Monarch Lane to Mesmerize Point is 2,487 feet of contiguous lots. Mid-block pedestrian access common areas have been provided between lots 32 and 33 as well as lots 16 and 17 to comply with the block length standards under a Minor Modification. Sidewalk will be provided at the mid-block common areas for pedestrian access to the future east arterial road behind Block Q.

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

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

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

March 2, 2026

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

Re: Elevon – Section 3A
Revised Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: February 25, 2026

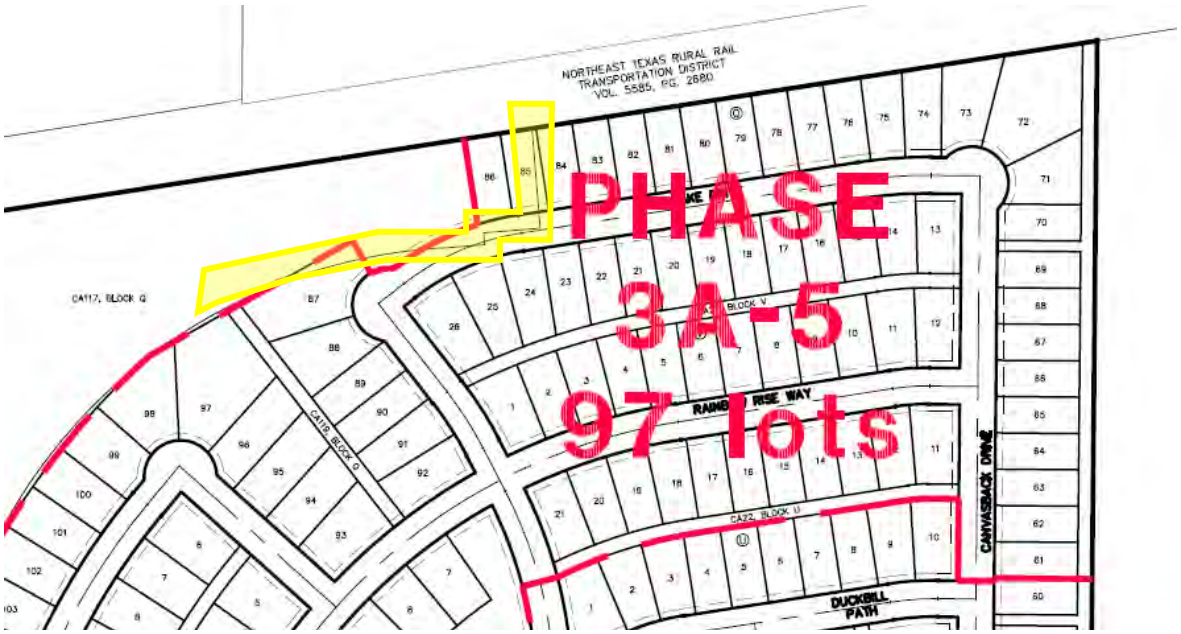
LJA Engineering, Inc. has reviewed the submittal referenced above per your request. Provided below are comments relating to planning and design. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

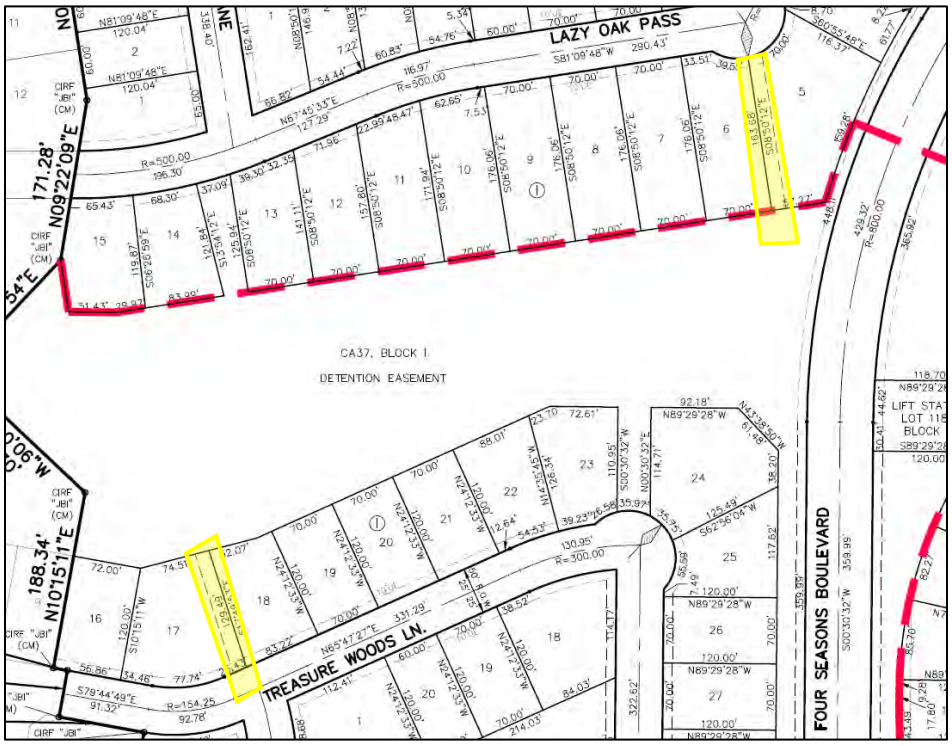
1. Provide a Lot Type Exhibit, indicating lot types per the types A1, A2, A3, and A4 in the current and proposed Elevon Section 3 PD.

2. Revise the lot numbering in Block B and Block K to remove duplicate lot numbers.

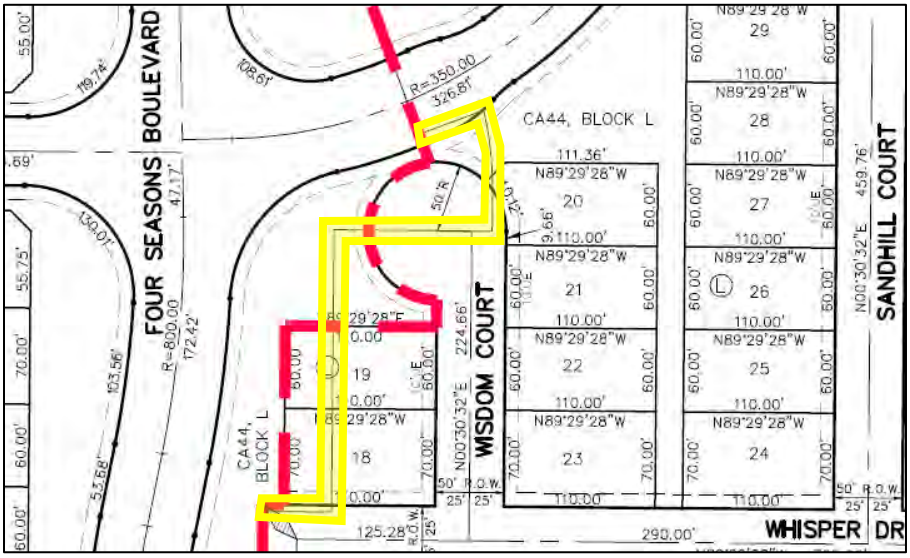
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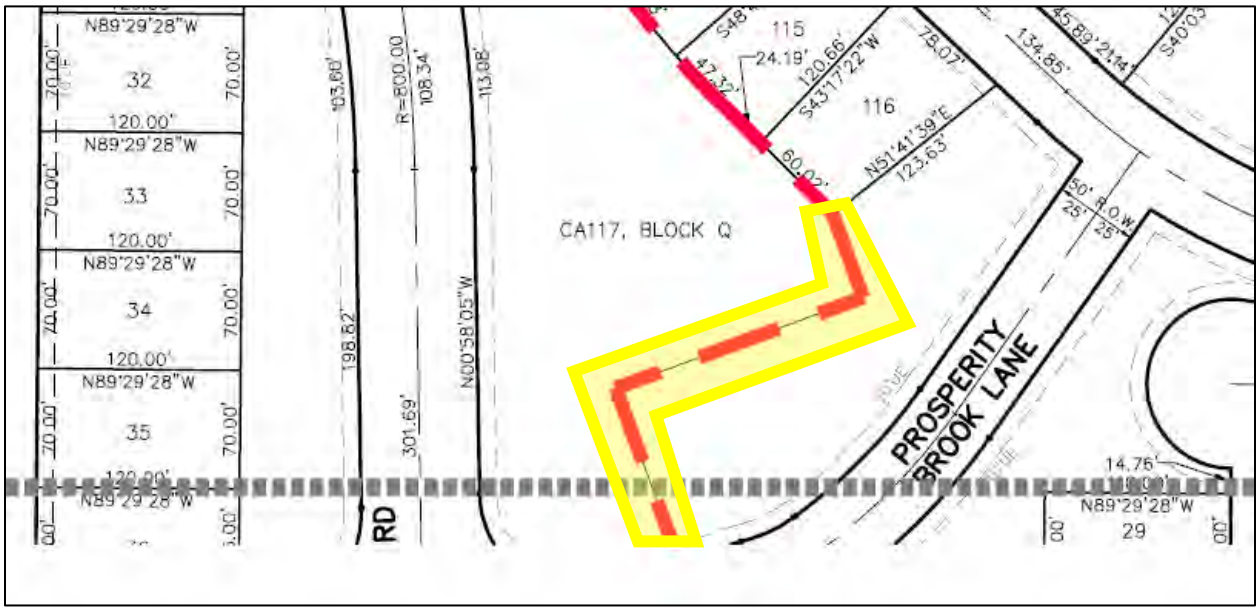
4. Sheet 2 shows areas with easement lines indicated on Lot 5 and Lot 17, Block I, and there is not a label to indicate the nature of the easements. Revise to remove or clarify.



5. The area around the cul-de-sac at Wisdom Court includes some lines that do not have a reference. Revise the Plat to remove errant linework.



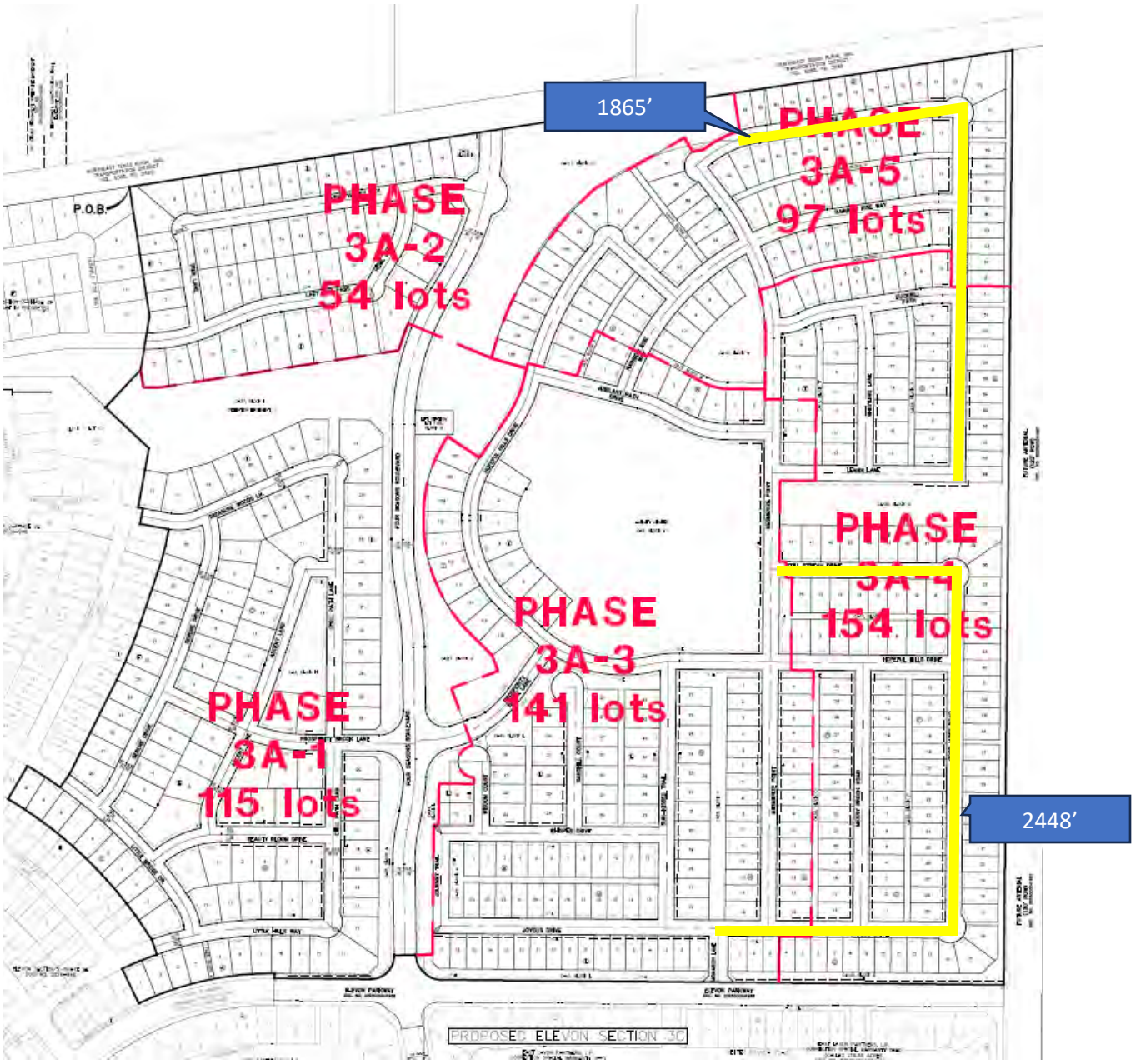
6. On Sheet 2, revise the line showing with the Phase line in CA 117, Block Q. It appears to be separating the CA117 parcel or label that space appropriately.



7. The blocks highlighted in the next graphic exceed the maximum block length standard of 1,000 feet, per the Development Agreement.

    a. The highlighted area along Block Q, in the southeast corner of the subject property, in the exhibit below, was also adjusted. A mid-block pedestrian access was removed, along Still Stream Drive, and still exceeds the maximum 1,000 feet, per the Development Agreement. Revise the Plat to include the mid-block pedestrian access (minimum 10 feet wide with a sidewalk) to be in substantial compliance with the previous block length approval or provide a Block Length Modification Request for consideration by the City Council for a Major Modification.

    b. FYI – The northeast area in Phase 3A-5 was modified but the length is shorter than the previous approval and is generally consistent with the prior approval.

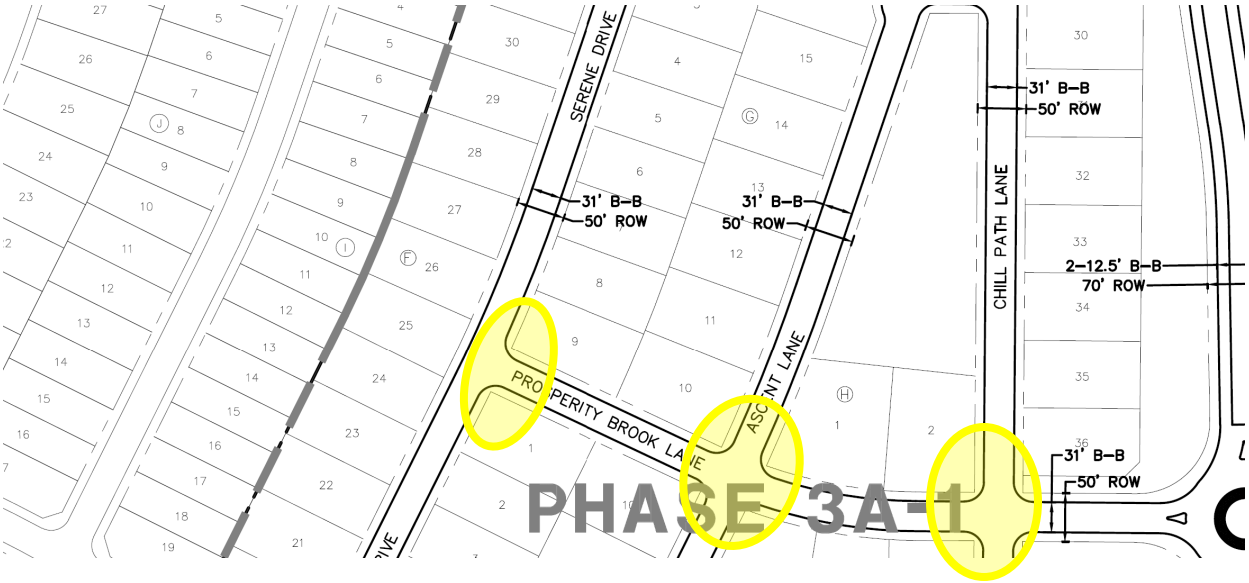


8. The minimum lot depth per the current PD is 120 feet. There are lots at a minimum of 100 feet, such as Block Q, Lot 37. Revise the Plat to comply unless or until the governing PD is amended.

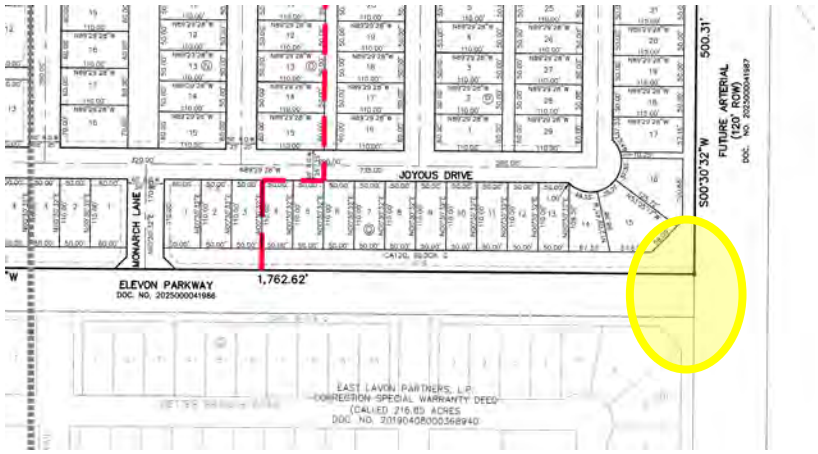
9. Trails along the north side of Elevon Parkway need to be a minimum 8 feet wide, and along the west side of Four Seasons Boulevard need to be a minimum 6 feet wide. The Private Trail from Four Seasons Boulevard through CA37, Block I is required to be a minimum 6-8 feet wide and needs to connect to the trail in Phase 2. Revise the Paving Plan, accordingly.

10. Confirm the corner clip configurations are acceptable with the City Engineer. Sidewalk minimum widths and ADA accessibility standards will need to be reviewed at all

intersections, as applicable. Revisions to the Paving Plan and Preliminary Plat may be required. (Example from Paving Plan below.)



11. At the eastern terminus of Elevon Parkway, please confirm with the City Engineer and Fire Marshal if a temporary turnaround will be required.



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

Comments prepared and compiled by:

Amber Pollan

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

Quality check by:

Abra R Nusser

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

March 8, 2026

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

Re: Elevon Section 3, Pod A, 585 Total Lots, 172.014 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and revised Preliminary Engineering Plans dated February 20, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Section 2, Phase 2E and 2F and north of the extension of Elevon Parkway. Additional comments have been provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This Preliminary Plat is a revision of the previous Preliminary Plat.

2. Revisions generally include:

    a. Reduction of some 70' lots to 60' lots in area 3A-2.
    b. Modifying 40' lots to 50' lots.
    c. Reducing lot depth in many locations.
    d. Modifying street layouts.
    e. Reduction of residential lot count from 604 to 561 and total lot count from 623 to 585.

3. Pod A remains divided into 5 phases.

4. Water service to be provided by Nevada SUD.

5. Elevon Parkway is shown to be extended along the southern boundary of Pod A and is not included in this Plat. ROW has been provided by separate instrument.

6. A separate 120' ROW east of the platted boundary has been dedicated by separate instrument for a future 6-lane, north-south roadway per the current Master Throughfare Plan.

7. A Traffic Impact Analysis (TIA), dated March 11, 2025 as prepared by Traffic Impact Group, LLC, has been previously submitted. The study assumed a higher lot count for Section 3A than currently being submitted. The TIA did not identify any need for turn lanes on Eelvon Parkway or adjacent roads as a result of 3A traffic generation. Since the lot count is lower, this result should not change.

8. A Flood Study for Section 3 (includes Pods A, B & C) dated June 20, 2025 has been previously submitted. The Study is an extension of the CLOMR submitted for the downstream Section 2 area. Various detention ponds are provided along the stream reach to contain and control the 100-year flood event.

PRELIMINARY PLAT

9. Elevon Section 3, which includes this Pod A, is annexed into the City of Lavon. Any references to ETJ should be removed.

10. Direct connections to the future N-S Principal Arterial are not provided. All access will be via Elevon Parkway.

11. The 30' visibility easement at street intersections should be shown on the typical lot setback detail or similar.

12. The roundabout at Four Seasons Blvd and Silent Valley Way requires a modification to the ROW limits to contain the parkway area.

PRELIMINARY ENGINEERING PLANS

13. As previously shown Four Seasons Blvd (N-S Collector) will be constructed as a 2 lane divided roadway with space for 4 lanes. Similar to Noble Grove south of CR 541, the 2 lane section should be designed to accommodate emergency vehicle traffic in the event of lane blockage.

14. Sheet 1.2 – The roundabout at Four Seasons Blvd and Silent Valley Way requires a modification to the ROW limits to contain the parkway.

15. The sanitary sewer collection system remains the same as previously provided that includes a new lift station to convey wastewater to the proposed Lavon East WWTP within future Section 4. This force main will connect to a common force main that will be used by a separate lift station to service Pods B & C.

This concludes our review of the above referenced revised Preliminary Plat and revised Preliminary Engineering Plans. A copy of the Preliminary Plat and Preliminary Engineering Plans, with markups, is attached for your convenience.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3A\Sect 3 Pod A - Preliminary Plat - Rev 3.docx

CITY OF LAVON
Agenda Brief

MEETING: April 28, 2026 **ITEM: 5 - D**

Item:

Discussion and action regarding the final plat of Elevon, Section 3, Phase 3A-3 consisting of 141 residential lots, 1 amenity center lot, and 9 common areas on approximately 48.059 acres of land, preliminary platted as Elevon Section 3A, north of Elevon Parkway, east of Elevon, Section 3A-1, in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property ID 1290034).

Application Information

Owner(s): RLS Elevon, LLC, Far East Lavon, LP, East Lavon Partners, LP

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

Location: North of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows

Description: Approximately 48.059 acres out of the Samuel M. Rainer Survey, Abstract No. 740, preliminary platted as Elevon Section 3A, north of Elevon Parkway, east of Elevon, Section 3A-1 in the City of Lavon, Collin County, Texas (CCAD Property ID 1290034)

Current Zoning: Planned Development – PD

Request: Final Plat

Background

The applicant is seeking approval of the final plat of a subdivision consisting of 141 residential lots, 1 amenity center lot, and 9 open space lots on 48.059 acres. The site will be developed in accordance with the PD zoning.

***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 and in accordance with the City's Subdivision Ordinance.

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

Sewer
The development will be served by the City of Lavon.

Roads
There are multiple access points. A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails
The site will contain appropriate pedestrian connections and open space common areas to be maintained by the homeowners association.

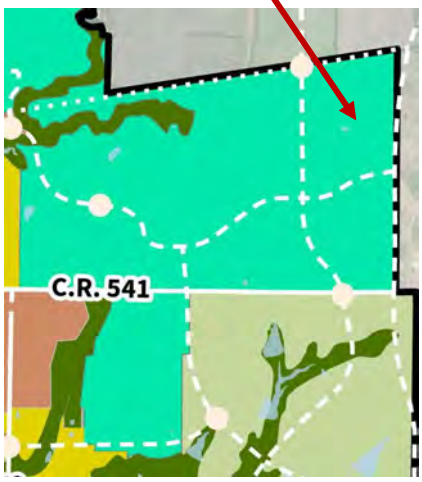
Floodplain and Drainage
The conceptual drainage plans have been reviewed by the city engineer.

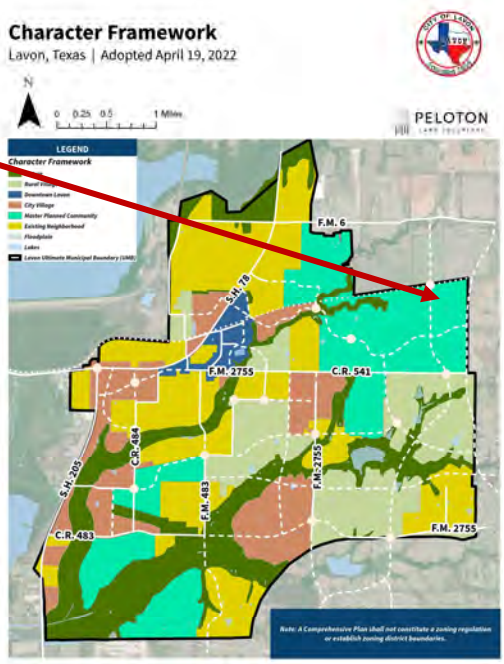
Staff Notes:

The application and plans generally satisfy the criteria for approval. Approval is recommended subject to final approval of the city engineer and planner.

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

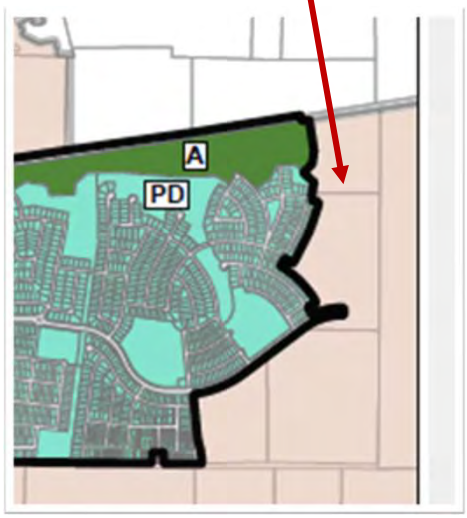
Future Land Use Plan

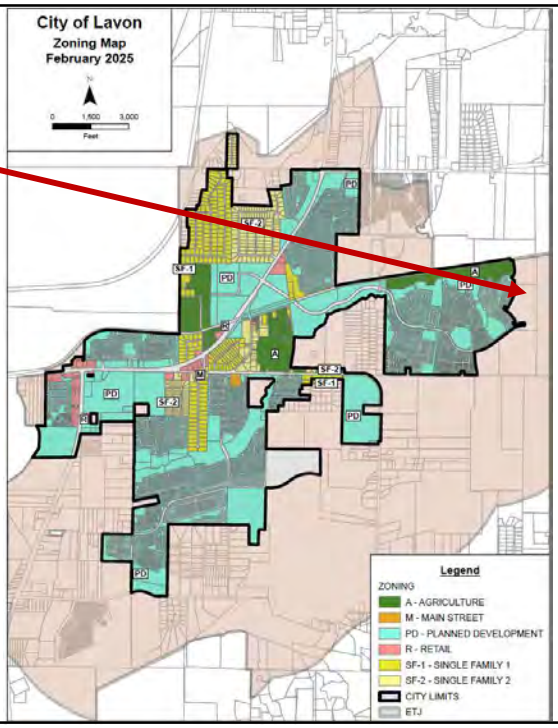




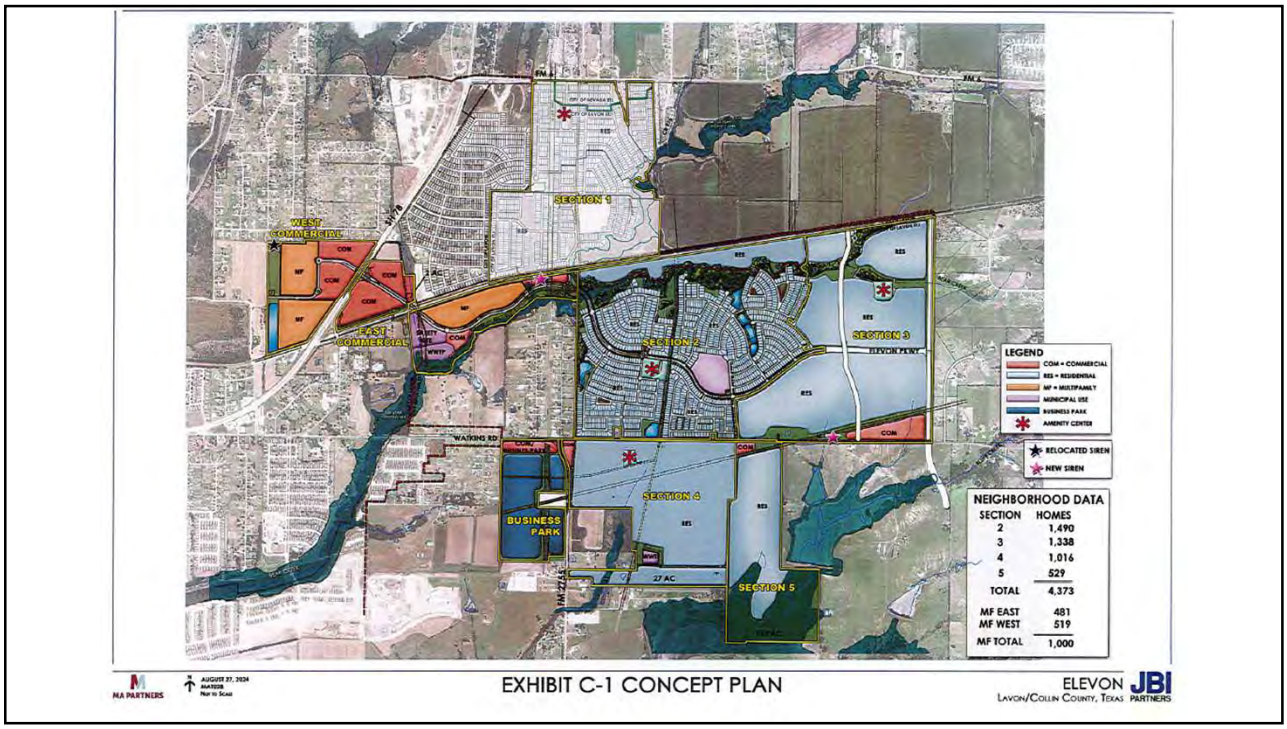
24

Zoning Map

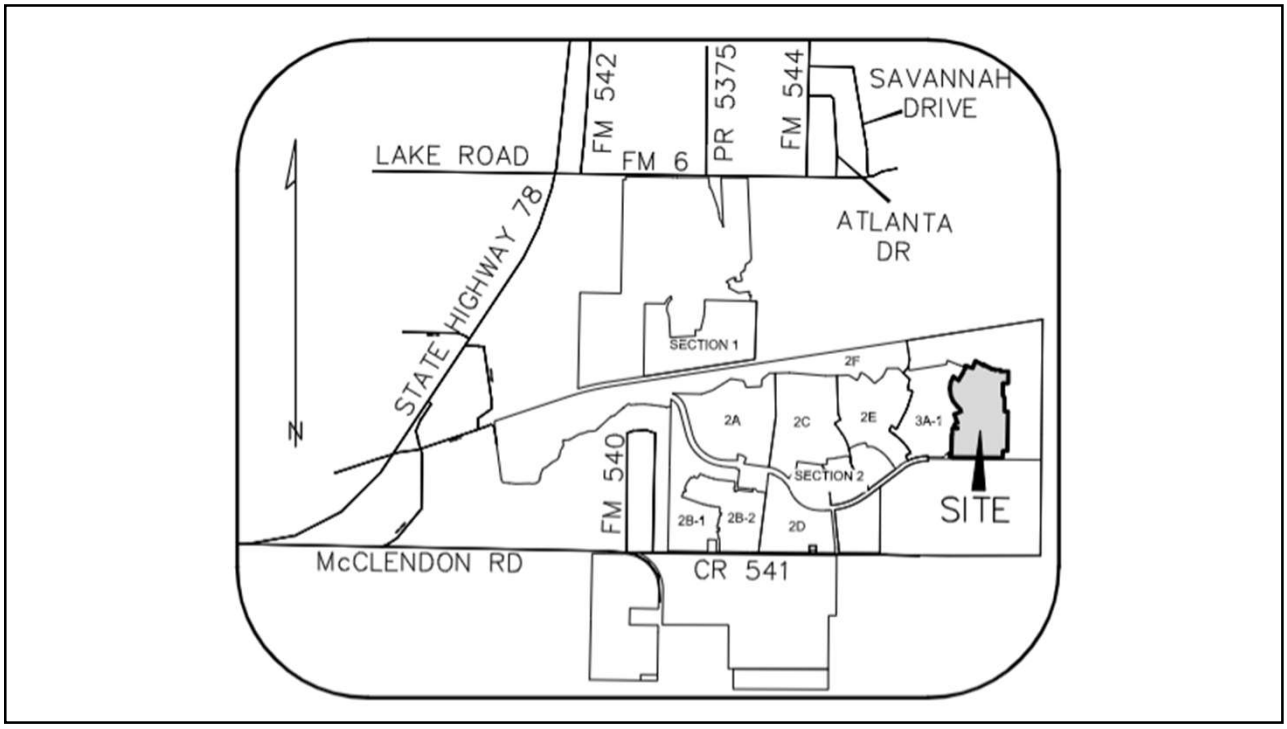




25


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WALKING SD
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

26


FM 542
PR 5375
FM 544
SAVANNAH DRIVE
LAKE ROAD
FM 6
ATLANTA DR
STATE HIGHWAY 78
N
SECTION 1
2F
2A
2C
2E
3A-1
SECTION 2
FM 540
2B-1
2B-2
2D
SITE
McCLENDON RD
CR 541

27

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: East Lavon Partners, LP.
Address: 2121 Midway Road, Suite 300	Address: 2101 CEDAR SPRINGS RD #600
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: DALLAS, TX 75201
Phone #: 469-964-9222 Fax #:	Phone # 214-880-8434 Fax #:
Authorized Person: Daniel Dewey, P.E.	Authorized Person: J. M. MASON

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Section 3, Phase 3A-3)	03-12-25
☐ Re-Submittal	
☒ Construction Plans (Elevon Section 3, Phase 3A-3)	03-12-25
☐ 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)
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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.		03-12-25

To be completed by the City

In Takers Name:

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

Comments:

www.cityoflavon.com

CITY OF LAVON

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Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Authorization of Representation

Date: 3/13/2025

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, East Lavon Partners, 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 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 J. M. Mason,
on this the 13th day of March, 2025.

ASHLEY GRANT
(notary seal)
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant

Notary Public in and for Dallas County, Texas

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PLAT APPLICATION

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Company Making Submission	Property Owner
Name: JBI Partners	Name: RLS Elevon LLC
Address: 2121 Midway Road, Suite 300	Address: 14648 N Scottsdale RD #240
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: Scottsdale, AZ 85254
Phone #: 469-964-9222 Fax #:	Phone # 602-903-7512 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Matthew Caldwell

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Section 3A, Phase 3A-3)	02-13-26
☐ Re-Submittal	
☒ Construction Plans (Elevon Section 3A, Phase 3A-3)	02-13-26
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

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Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		02-13-2026

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:

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Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Authorization of Representation

Date: 2/18/2026

To the City of Lavon
Collin County, Texas

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Matthew Caldwell
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of ~~Texas~~ ARIZONA
County of YAVAPAI

Before me, the undersigned authority, appeared MATTHEW CALDWELL,

on this the 18 day of FEBRUARY, 2026.

(notary seal)

Notary Public in and for YAVAPAI County, ~~Texas~~ ARIZONA

RUSTY WEATHERSBY
Notary Public, State of Arizona
Yavapai County
Commission # 685369
My Commission Expires
April 30, 2029

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Notary Public, State of Arizona
Yavapai County
Commission # 685369
My Commission Expires
April 30, 2029

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To be completed by the City

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In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
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Comments:

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J.M. Mason
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

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ASHLEY GRANT
Notary Public, State of Texas
Comm. Expires 05-30-2026
Notary ID 12983680-0

Ashley Grant
Notary Public in and for Dallas County, Texas

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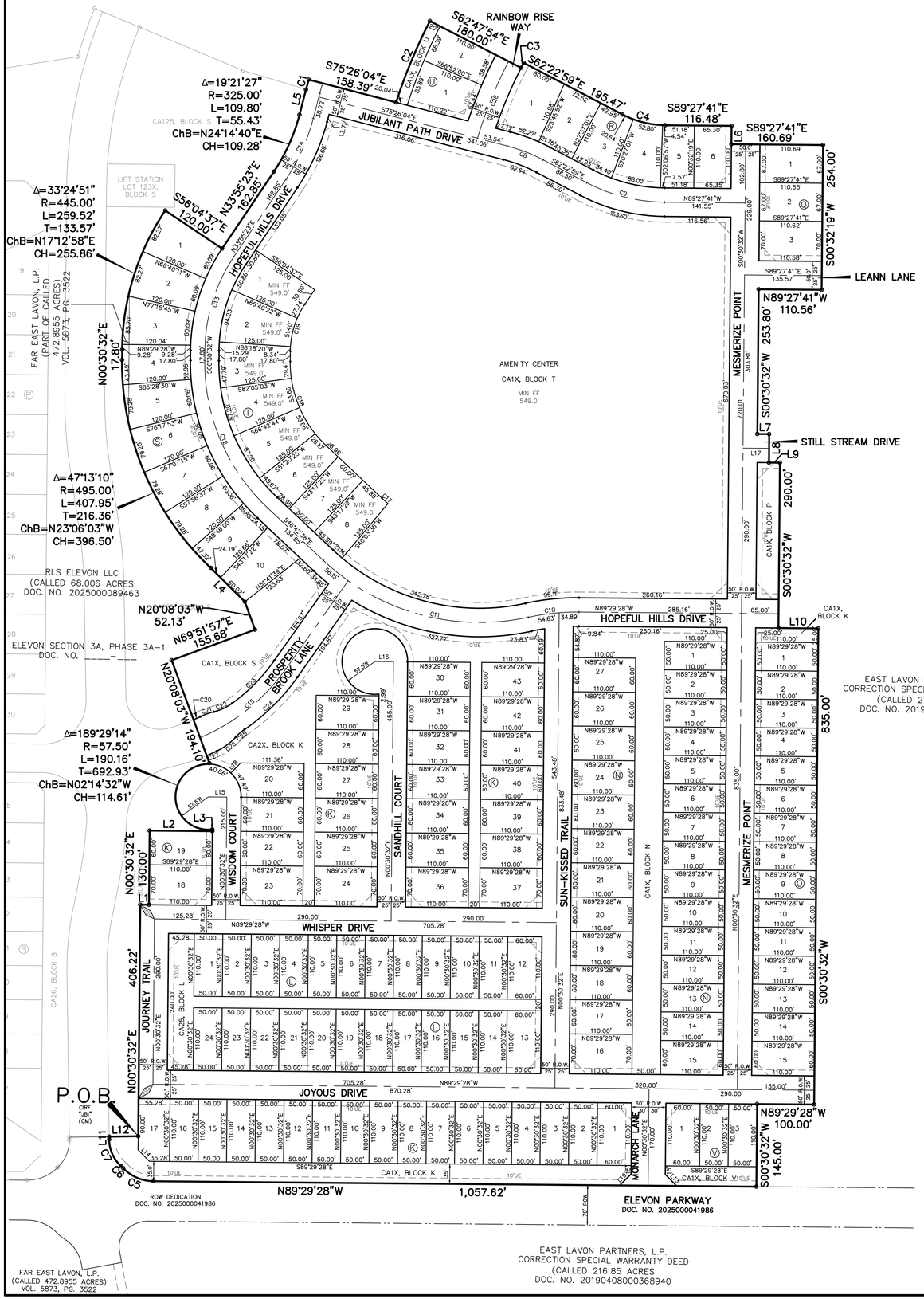
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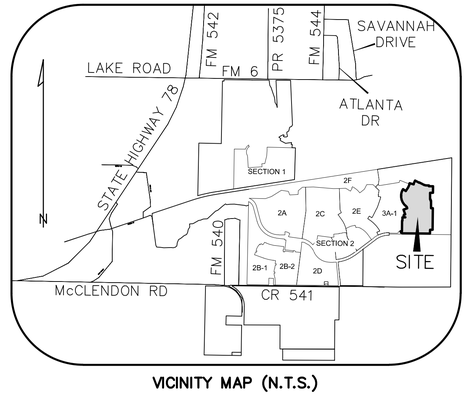
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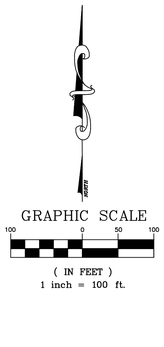


LINE TABLE		
NO.	BEARING	DISTANCE
L1	S89°29'28"E	15.28'
L2	S89°29'28"E	110.00'
L3	N0°30'32"E	2.99'
L4	N45°08'35"W	84.21'
L5	N14°33'56"E	45.55'
L6	S0°30'32"W	32.20'
L7	S89°29'28"E	20.85'
L8	S0°24'44"W	50.00'
L9	S89°29'28"E	19.07'
L10	S89°29'28"E	70.00'
L11	N0°47'41"W	5.00'
L12	N89°12'19"E	51.03'
L13	S44°29'28"E	28.28'
L14	S44°29'28"E	28.28'
L15	S89°29'28"E	32.50'
L16	S89°29'28"E	32.50'
L17	N89°29'28"W	45.89'
L18	S44°31'45"W	24.68'
L19	S45°30'32"W	28.28'

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	18.17'	001°04'05"	975.00'	9.09'	N15°05'59"E	18.17'
C2	154.70'	009°17'04"	954.67'	77.52'	N22°33'43"E	154.53'
C3	10.02'	000°44'27"	775.00'	5.01'	N27°34'20"E	10.02'
C4	77.98'	027°04'42"	165.00'	39.73'	S75°55'20"E	77.26'
C5	59.06'	045°25'11"	74.50'	31.18'	N66°46'52"W	57.52'
C6	5.35'	003°45'43"	81.50'	2.68'	N45°57'08"W	5.35'
C7	52.95'	047°02'19"	64.50'	28.07'	N24°18'50"W	51.48'
C8	68.34'	013°03'05"	300.00'	34.32'	N68°54'31"W	68.19'
C9	141.78'	027°04'42"	300.00'	72.24'	S75°55'20"E	140.47'
C10	89.52'	012°49'22"	400.00'	44.95'	S84°05'52"W	89.33'
C11	388.18'	055°36'11"	400.00'	210.91'	S74°30'43"E	373.13'
C12	288.45'	047°13'10"	350.00'	152.98'	S23°06'03"E	280.35'
C13	174.96'	033°24'51"	300.00'	90.04'	S17°12'58"W	172.49'
C14	118.25'	019°21'27"	350.00'	59.69'	N24°14'40"E	117.69'
C15	195.63'	032°01'30"	350.00'	100.44'	N51°15'33"E	193.09'
C17	14.09'	003°13'47"	250.00'	7.05'	S48°19'31"E	14.09'
C18	164.83'	047°13'10"	200.00'	87.42'	S23°06'03"E	160.20'
C19	87.48'	033°24'51"	150.00'	45.02'	S17°12'58"W	86.24'
C20	13.06'	002°21'52"	316.50'	6.53'	N65°48'53"E	13.06'
C21	25.34'	011°39'42"	124.50'	12.71'	S70°27'48"W	25.30'
C22	35.29'	022°20'30"	90.50'	17.87'	N65°07'24"E	35.07'
C23	106.11'	018°42'21"	325.00'	53.53'	N44°35'58"E	105.64'
C24	131.69'	020°07'16"	375.00'	66.53'	N45°18'25"E	131.02'
C25	20.13'	012°44'32"	90.50'	10.11'	S48°59'47"W	20.09'
C26	42.06'	022°00'26"	109.50'	21.29'	N53°37'44"E	41.80'
C27	19.18'	002°51'57"	383.50'	9.59'	N66°03'55"E	19.18'
C28	145.54'	010°25'24"	800.00'	72.97'	S21°59'24"W	145.34'



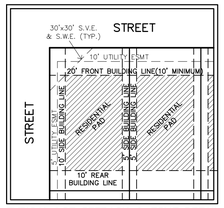
VICINITY MAP (N.T.S.)



LEGEND

POB	POINT OF BEGINNING
CIRF	CAPPED IRON ROD FOUND
IRF	IRON ROD FOUND
CIRS	CAPPED IRON ROD SET
(CM)	CONTROL MONUMENT
UE	UTILITY EASEMENT
S.F.	SQUARE FEET
S.V.E.	SIGHT VISIBILITY EASEMENT
S.W.E.	SIDEWALK EASEMENT
CA	COMMON AREA

COMMON AREA LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
K–CA1X	32,927	0.756
K–CA2X	56,039	1.286
L–CA1X	23,067	0.530
N–CA1X	48,050	1.103
O–CA1X	2,750	0.063
P–CA1X	9,600	0.220
S–CA1X	29,238	0.671
T–CA1X	542,876	12.463
U–CA1X	3,050	0.070
V–CA1X	5,400	0.124



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

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
3. ALL COMMON AREA LOTS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.
5. CA1X, BLOCK T AMENITY CENTER LOT FACILITIES TO HAVE A MINIMUM FINISHED FLOOR OF ELEVATION OF 549.0'.

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES	BLOCK–LOT	SQUARE FEET	ACRES
bndy–1	2,095,577	48.108	K–30	6,600	0.152	L–17	5,500	0.126	N–23	6,600	0.152	S–2	8,541	0.196
K–1	6,600	0.152	K–31	6,600	0.152	L–18	5,500	0.126	N–24	6,600	0.152	S–3	8,747	0.201
K–2	5,500	0.126	K–32	6,600	0.152	L–19	5,500	0.126	N–25	6,600	0.152	S–4	7,836	0.180
K–3	5,500	0.126	K–33	6,600	0.152	L–20	5,500	0.126	N–26	6,600	0.152	S–5	8,361	0.192
K–4	5,500	0.126	K–34	6,600	0.152	L–21	5,500	0.126	N–27	6,600	0.152	S–6	8,361	0.192
K–5	5,500	0.126	K–35	6,600	0.152	L–22	5,500	0.126	O–1	5,500	0.126	S–7	8,361	0.192
K–6	5,500	0.126	K–36	7,700	0.177	L–23	5,500	0.126	O–2	5,500	0.126	S–8	8,361	0.192
K–7	5,500	0.126	K–37	7,700	0.177	L–24	5,500	0.126	O–3	5,500	0.126	S–9	7,900	0.181
K–8	5,500	0.126	K–38	6,600	0.152	N–1	5,500	0.126	O–4	5,500	0.126	S–10	8,394	0.193
K–9	5,500	0.126	K–39	6,600	0.152	N–2	5,500	0.126	O–5	5,500	0.126	T–1	8,762	0.201
K–10	5,500	0.126	K–40	6,600	0.152	N–3	5,500	0.126	O–6	5,500	0.126	T–2	9,102	0.209
K–11	5,500	0.126	K–41	6,600	0.152	N–4	5,500	0.126	O–7	5,500	0.126	T–3	8,527	0.196
K–12	5,500	0.126	K–42	6,600	0.152	N–5	5,500	0.126	O–8	5,500	0.126	T–4	8,803	0.202
K–13	5,500	0.126	K–43	6,600	0.152	N–6	5,500	0.126	O–9	5,500	0.126	T–5	8,803	0.202
K–14	5,500	0.126	L–1	5,500	0.126	N–7	5,500	0.126	O–10	5,500	0.126	T–6	8,230	0.189
K–15	5,500	0.126	L–2	5,500	0.126	N–8	5,500	0.126	O–11	5,500	0.126	T–7	7,500	0.172
K–16	5,500	0.126	L–3	5,500	0.126	N–9	5,500	0.126	O–12	5,500	0.126	T–8	7,939	0.182
K–17	5,880	0.135	L–4	5,500	0.126	N–10	5,500	0.126	O–13	5,500	0.126	U–1	8,323	0.191
K–18	7,700	0.177	L–5	5,500	0.126	N–11	5,500	0.126	O–14	5,500	0.126	U–2	6,873	0.158
K–19	6,600	0.152	L–6	5,500	0.126	N–12	5,500	0.126	O–15	6,600	0.152	V–1	6,600	0.152
K–20	7,017	0.161	L–7	5,500	0.126	N–13	5,500	0.126	Q–1	7,415	0.170	V–2	5,500	0.126
K–21	6,600	0.152	L–8	5,500	0.126	N–14	5,500	0.126	Q–2	7,413	0.170	V–3	5,500	0.126
K–22	6,600	0.152	L–9	5,500	0.126	N–15	6,600	0.152	Q–3	7,742	0.178			
K–23	7,700	0.177	L–10	5,500	0.126	N–16	7,700	0.177	R–1	9,471	0.217			
K–24	7,700	0.177	L–11	5,500	0.126	N–17	6,600	0.152	R–2	7,577	0.174			
K–25	6,600	0.152	L–12	6,600	0.152	N–18	6,600	0.152	R–3	7,751	0.178			
K–26	6,600	0.152	L–13	6,600	0.152	N–19	6,600	0.152	R–4	7,744	0.178			
K–27	6,600	0.152	L–14	5,500	0.126	N–20	6,600	0.152	R–5	6,296	0.145			
K–28	6,600	0.152	L–15	5,500	0.126	N–21	6,600	0.152	R–6	7,186	0.165			
K–29	6,600	0.152	L–16	5,500	0.126	N–22	6,600	0.152	S–1	8,541	0.196			

FINAL PLAT

ELEVON SECTION 3A PHASE 3A–3

141 RESIDENTIAL LOTS
1 AMENITY CENTER COMMON AREA
9 COMMON AREAS

BEING 48.101 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON,
COLLIN COUNTY, TEXAS

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

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

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

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

Date: April 21, 2026 Sheet 1 of 2

Plotted by: dbell Plot Date: 4/21/2026 1:23 PM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\MAT030PT–(Section 3A–3).dwg Saved By: dbell Save Time: 4/21/2026 8:29 AM

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 472.8955 acre tract of land described in deed to Far East Lavon, L.P. as recorded in Volume 5873, Page 3522, Official Public Records of Collin County, Texas, and being part of that called 216.85 acre tract of land described in deed to East Lavon, L.P., as recorded in Document Number 20190408000368940, Official Public Records of Collin County, Texas and also being a part of that called and also 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 further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 68.006 acre tract;

THENCE North 00 degrees 30 minutes 32 seconds East, 406.22 feet along the east line of said 68.006 acre tract to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 15.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 130.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 110.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 2.99 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northwesterly, 190.16 feet along a curve to the right, having a central angle of 189 degrees 29 minutes 14 seconds, a radius of 57.50 feet, a tangent of 692.93 and whose chord bears North 02 degrees 14 minutes 32 seconds West, 114.61 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 20 degrees 08 minutes 03 seconds West 194.10 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the east line of said 68.006 acre tract;

THENCE along the east line of said 68.006 acre tract as follows:
North 69 degrees 51 minutes 57 seconds East, 155.68 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 20 degrees 08 minutes 03 seconds West, 52.13 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 45 degrees 08 minutes 35 seconds West, 84.21 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 407.95 feet along a curve to the right, having a central angle of 47 degrees 13 minutes 10 seconds, a radius of 495.00 feet, a tangent of 216.36 feet, and whose chord bears North 23 degrees 06 minutes 03 seconds West, 396.50 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 30 minutes 32 seconds East, 17.80 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 259.52 feet along a curve to the right, having a central angle of 33 degrees 24 minutes 51 seconds, a radius of 445.00 feet, a tangent of 133.57 feet, and whose chord bears North 17 degrees 12 minutes 58 seconds East, 255.86 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
South 56 degrees 04 minutes 37 seconds East, 120.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 33 degrees 55 minutes 23 seconds East, 162.85 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northeasterly, 109.80 feet along a curve to the left, having a central angle of 19 degrees 21 minutes 27 seconds, a radius of 325.00 feet, a tangent of 55.43 feet, and whose chord bears North 24 degrees 14 minutes 40 seconds East, 109.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 14 degrees 33 minutes 56 seconds East, 45.55 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE Northeasterly, 18.17 feet along a curve to the right, having a central angle of 01 degrees 04 minutes 05 seconds, a radius of 975.00 feet, a tangent of 9.09 feet and whose chord bears North 15 degrees 05 minutes 59 seconds East, 18.17 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 75 degrees 26 minutes 04 seconds East, 158.39 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE Northeasterly, 154.70 feet along a curve to the right, having a central angle of 09 degrees 17 minutes 04 seconds, a radius of 954.67 feet, a tangent of 77.52 feet and whose chord bears North 22 degrees 33 minutes 43 seconds East, 154.53 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 62 degrees 47 minutes 54 seconds East, 180.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE Northeasterly, 10.02 feet along a curve to the right, having a central angle of 00 degrees 44 minutes 27 seconds, a radius of 775.00, a tangent of 5.01 feet, and whose chord bears North 27 degrees 34 minutes 20 seconds East, 10.02 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 62 degrees 22 minutes 59 seconds East, 195.47 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE Southeasterly, 77.98 feet along a curve to the left, having a central angle of 27 degrees 04 minutes 42 seconds, a radius of 165.00 feet, a tangent of 39.73 feet and whose chord bears South 75 degrees 55 minutes 20 seconds East, 77.26 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 27 minutes 41 seconds East, 116.48 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 32.20 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 27 minutes 41 seconds East, 160.69 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 32 minutes 19 seconds West, 254.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 89 degrees 27 minutes 41 seconds West, 110.56 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 253.80 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 20.85 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 24 minutes 44 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 19.07 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 290.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 70.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 835.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 100.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 145.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner in the north line of a right–of–way dedication to the City of Lavon, as recorded in Document Number 2025000041986, Official Public Records of Collin County, Texas;

THENCE along the north line of said right–of–way dedication as follows:
North 89 degrees 29 minutes 28 seconds West, 1,057.62 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 59.06 feet along a curve to the right, having a central angle of 45 degrees 25 minutes 11 seconds, a radius of 74.50 feet, a tangent of 31.18 feet, and whose chord bears North 66 degrees 46 minutes 52 seconds West, 57.52 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 5.35 feet along a curve to the right, having a central angle of 03 degrees 45 minutes 43 seconds, a radius of 81.50 feet, a tangent of 2.68 feet, and whose chord bears North 45 degrees 57 minutes 08 seconds West, 5.35 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
Northwesterly, 52.95 feet along a curve to the right, having a central angle of 47 degrees 02 minutes 19 seconds, a radius of 64.50 feet, a tangent of 28.07 feet, and whose chord bears North 24 degrees 18 minutes 50 seconds West, 51.48 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 00 degrees 47 minutes 41 seconds West, 5.00 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 89 degrees 12 minutes 19 seconds East, 51.03 feet to the POINT OF BEGINNING and containing and containing 2,095,577 square feet or 48.101 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 **FAR EAST LAVON, L.P., EAST LAVON PARTNERS, L.P. and RLS ELEVON LLC**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A–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.

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

FAR EAST LAVON, L.P. and EAST LAVON PARTNERS, L.P

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Signature

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

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2026.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

Recommended for Approval:

_____

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

_____

Date: _____

Mayor, City of Lavon, Texas

Accepted:

_____

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 3A–Phase 3A–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, 20____.

_____

City Secretary, City of Lavon, Texas

FINAL PLAT
ELEVON SECTION 3A
PHASE 3A–3

141 RESIDENTIAL LOTS
1 AMENITY CENTER COMMON AREA
9 COMMON AREAS

BEING 48.101 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON,
COLLIN COUNTY, TEXAS

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

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

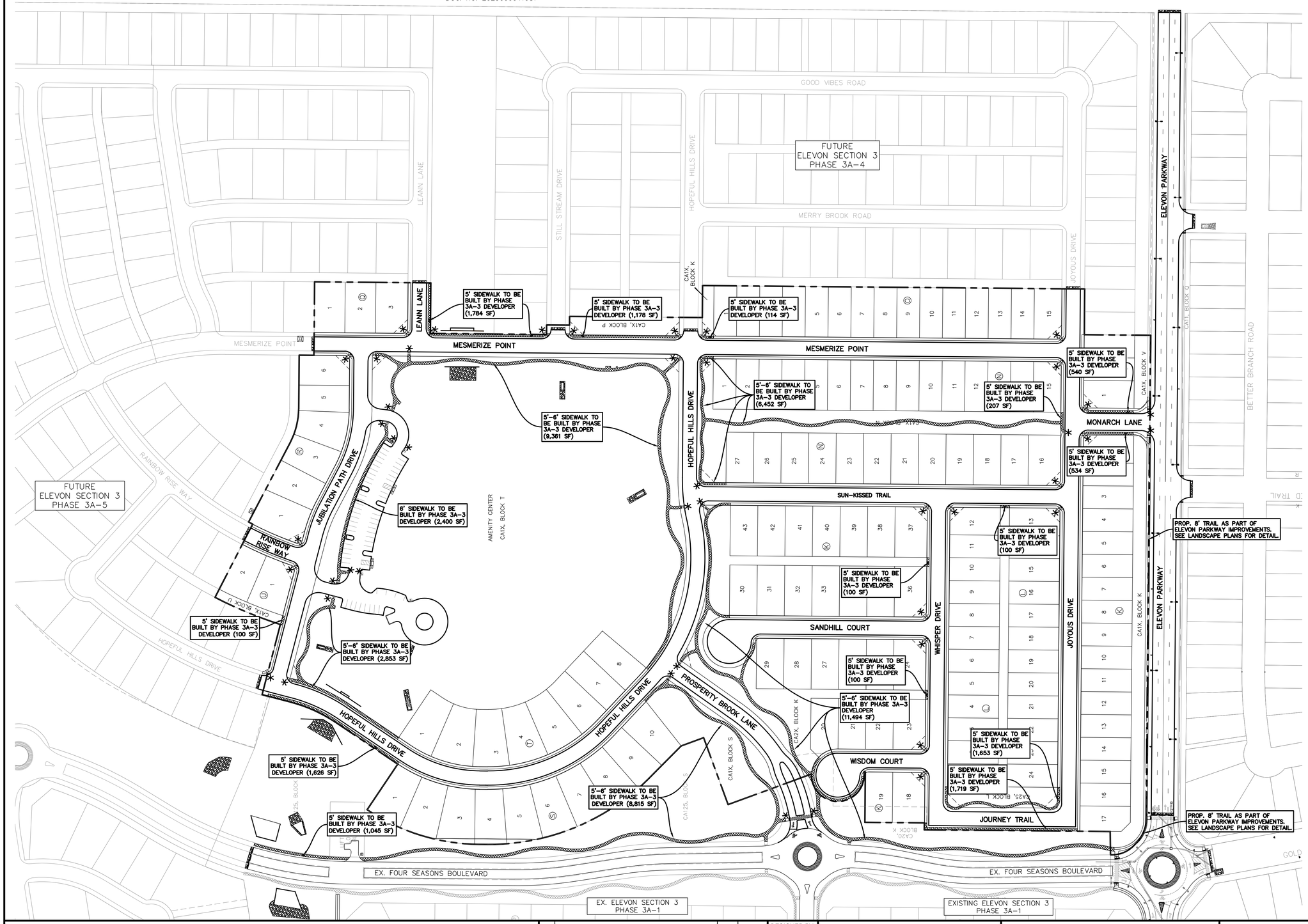
RLS (ELEVON) LLC **DEVELOPER**
250 Vesey Street 15th Floor (469) 737–1425
New York, New York 10281
Contact: Michael Dewers

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

Date: April 21, 2026 Sheet 2 of 2

Plotted by: dbell Plot Date: 4/21/2026 1:23 PM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PT–(Section 3A–3).dwg Saved By: dbell Save Time: 4/21/2026 8:29 AM

FUTURE ARTERIAL BY OTHERS
ROW DEDICATION
DOC. NO. 2025000041987



N

GRAPHIC SCALE 1"=100'
100 0 100 200

LEGEND

- 5' HOMEBUILDER SIDEWALK
- 5'–6' SIDEWALK BY PHASE 3A–3 DEVELOPER
- LANDSCAPE TRAIL BY MAJOR INFRASTRUCTURE DEVELOPER
- EX. TRAIL
- BARRIER FREE RAMP TO BE BUILT BY PHASE 3A–3 DEVELOPER
- EX. BARRIER FREE RAMP
- LAYDOWN CURB TO BE BUILT WITH PHASE 3A–3

NOTE
All Barrier Free Ramps will be constructed by the developer. Before constructing sidewalks, contractor shall consult with the landscape and hardscape plans for any modifications that might occur after the civil plans are approved for construction.

NOTE
WATER VALVES SHALL NOT BE LOCATED WITHIN ANY CURB RAMP, INCLUDING RAMP, LANDING AND SIDE FLARES

NOTE
ALL HOMEBUILDER SIDEWALKS ARE 5' WIDE.

BENCHMARKS:

1. BM 1) "X" CUT IN THE CENTERLINE INTERSECTION OF LITTLE BRIDGE DRIVE AND GRACEFLY SAGE LANE. ELEV. 552.79'
2. BM 2) "X" CUT IN THE CENTERLINE INTERSECTION OF HOPE ORCHARDS DRIVE AND SLEEPY LANDING DRIVE. ELEV. 549.24

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

PRELIMINARY
FOR REVIEW ONLY
NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Daniel Dewey, P.E.
P.E. No. 93961 Date: 04-14-2026

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

SIDEWALK PLAN

PROJECT NO. MAT030A3

ELEVON SECTION 3, PHASE 3A–3

City of Lavon, Collin County, Texas

SHEET NO. 1.18

Plotted by: mgarcia Plot Date: 4/21/2026 4:46 PM

Drawing: H:\Projects\MAT030 - Elevon Section 3\Engineering\dwg\POD A\3A-3\MAT030-3A-3-SW.dwg Saved By: mgarcia Save Time: 4/21/2026 4:36 PM

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

April 23, 2026

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

Re: Elevon – Section 3A-3
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: April 21, 2026

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

1. The lots shown with a depth of 110 feet do not meet the dimensional standards of the existing PD. A PD Amendment must be approved or compliance with the current PD standards will be required. The PD amendment is scheduled for consideration at the April 28th P&Z meeting.

Thank you,

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

April 21, 2026

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

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

Dear Ms. Dobbs

JBI Partners received your comments via email form on April 17th from LJA for the Final Plat re-submittal for Elevon Section 3, Phase 3A-3. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. The lots shown with a depth of 110 feet do not meet the dimensional standards of the existing PD. A PD Amendment must be approved or compliance with the current PD standards will be required.
   PD Zoning Amendment review has been resubmitted. The goal is to have the PD Zoning Amendment, Preliminary Plat and Final Plat reviewed and approved concurrently.

2. The Sidewalk Plan, Civil Set Sheet 1.18, has cul-de-sac Sandhill Court incorrectly labeled as Hopeful Hills Drive. Revise to match the Final Plat.
   The sidewalk plan street names have been corrected to match the Final Plat.

3. Show the sidewalk connection, between the cul-de-sac at Wisdom Lane to Prosperity Brook Lane and from Sanhill Court to Hopefull Hills Drive, on the Sidewalk Plan.
   The revised sidewalk layout was provided in the last submittal. The revised civil plan sheets were included at the back of the comment response letter.
   The sidewalk plan is attached again to this submittal and an updated combined set is now included.

4. On the Paving Plan & Profile pages in the Civil Set, revise the Note box that states "Refer to Sheets #### - #### for signage and striping of proposed roads," to include the correct reference.
   The note was corrected in the last submittal. The revised civil plan sheets were included at the back of the comment response letter.
   The paving plan sheets related to this comment are attached again to this submittal and an updated combined set is now included.

5. On Paving Plan & Profile pages 1.15 and 1.16, the Matchline Sheet references are incorrect. Revise to correct these sheets.
   The matchline labels were corrected in the last submittal. The revised civil plan sheets were included at the back of the comment response letter.
   The paving plan sheets related to this comment are attached again to this submittal and an updated combined set is now included.

6. Revise the Plat title block to correct the word “Phases” to “Phase”
   Corrected.

7. Revise the Plat to reflect the correct phase in the vicinity map.
   Corrected.

Revised civil sheets related to comments are attached. We are still working through engineering comments on the rest of the civil set so the full construction plan set will be submitted separately.

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

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

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

April 17, 2026

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

Re: Elevon – Section 3A-3
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: April 14, 2026

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

1. The lots shown with a depth of 110 feet do not meet the dimensional standards of the existing PD. A PD Amendment must be approved or compliance with the current PD standards will be required.

2. The Sidewalk Plan, Civil Set Sheet 1.18, has cul-de-sac Sandhill Court incorrectly labeled as Hopeful Hills Drive. Revise to match the Final Plat.

3. Show the sidewalk connection, between the cul-de-sac at Wisdom Lane to Prosperity Brook Lane and from Sandhill Court to Hopeful Hills Drive, on the Sidewalk Plan.

4. On the Paving Plan & Profile pages in the Civil Set, revise the Note box that states “Refer to Sheets #### - #### for signage and striping of proposed roads,” to include the correct reference.

5. On Paving Plan & Profile pages 1.15 and 1.16, the Matchline Sheet references are incorrect. Revise to correct these sheets.

6. Revise the Plat title block to correct the word “Phases” to “Phase.”

7. Revise the Plat to reflect the correct phase in the vicinity map.

Thank you,

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

April 17, 2026

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

Re: Elevon Section 3A, Phase 3A-3, 151 Total Lots, 48.059 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated April 9, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of proposed Phase 3A-1 and north of the extension of Elevon Parkway. The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments.

Revised Engineering Plans have not been provided for review

All previous Plat comments have been satisfactorily addressed.

This concludes our review of the above referenced revised Final Plat. **We recommend CONDITIONAL APPROVAL subject to review and approval of 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, P.E.
Consulting City Engineer

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3A\3A-3\Sec 3A Ph 3A-3 - Final Plat - Rev 3.docx

JBI PARTNERS

April 14, 2026

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

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

Dear Ms. Dobbs

JBI Partners received your comments via email form on March 25th from the City Engineer, Mark Hill, for the Final Plat re-submittal for Elevon Section 3, Phase 3A-3. Below is a summary of how each comment is addressed.
Engineering comments are still being addressed and will be submitted separately.

GENERAL

1. This resubmittal includes significant changes to the previously submitted Final Plat.

2. The total lot count has decreased from 190 lots to 151 lots.

FINAL PLAT

3. This property has been annexed into the City of Lavon. All references to ETJ should be removed.
   Removed ETJ references.

4. There are a couple of callouts that do not match between the tables and written description.
   Corrected written description.

5. There is a spelling error and distance label in written description that should be corrected.
   Corrected written description.

6. There is a missing direction on a bearing in the written description.
   Added direction.

7. The lots adjacent to the detention pond should include finish floor elevations (24” above 100-year flood elevation). A note for the amenity center facilities should also be provided.
   Minimum finished floor elevations have been added.

8. The cul-de-sac diameter on Wisdom Ct and Sandhill Ct do not meet current IFC regulations for paved area (96’). The ROW should include the pavement and parkway.
   The cul-de-sacs have been corrected. The ROW radius is now 57.5’.

9. There are unidentified lines in Block K that should be identified or removed.
   The previously shown deed lines have been removed.

10. The Block L label conflicts with lot text.
    Adjusted.

11. The barrier free ramps & sidewalks at street intersections encroach onto the lot. An Easement or ROW modification should be provided to include the sidewalk and/or ramps.
    The typical lot setback and easement detail on the plat includes 30'x30' sight visibility and sidewalk easements at lot corners. The 30'x30' easement linework is now drawn on the plat.

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.

April 14, 2026

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

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

Dear Ms. Dobbs

JBI Partners received your comments via email form on March 25th from LJA for the Final Plat re-submittal for Elevon Section 3, Phase 3A-3. Below is a summary of how each comment is addressed.

PLANNING + DESIGN COMMENTS

1. The Planned Development (PD) zoning for Elevon Section 3 has been submitted for amendment to include adjustments and a Lot Type Plan for this phase. A revised Preliminary Plat for Section 3 is awaiting revisions and has not been approved. Complete review and approval of this Final Plat is contingent on those approvals. These comments are preliminary pending the approval of a PD zoning amendment and revised Preliminary Plat.
   Zoning Amendment and Preliminary Plat comments have been addressed and resubmitted.

2. Depending on the Lot Type Plan and dimensional standards of the proposed PD, the "Typical Lot Setback & Esmt Detail" may need to be adjusted to correspond to the standards applicable to this Plat. The PD currently has a minimum front yard setback of 10 feet, which varies from the Typical Lot Setback & Esmt Detail, as shown below.
   The Typical Lot Setback and Esmt Detail has been revised to clarify that the front building line setback minimum is 10' but a 20' setback is being used.

3. Revise the plat to remove Building Lines.
   Building lines have been turned off.

4. The Lot Area Table includes mislabeled cells. Revise the Plat to correct the labels to V-2 and V-3.
   Lot Area Table has been corrected.

5. The Common Area Lot Area Table includes a mislabeled cell, L-CA28. Typically, Common Areas are named with a number, an X, and a Block letter. For example, the first Common Area in a Block A should be titled "Common Area 1X, Block A." Although, previous plats did not title common areas consistently in this way, it should be corrected from this point forward. Revise the Plat to label all Common Areas in this fashion, with the numbering starting over for each block. Correct the associated Preliminary Plat.
   The mislabeled common area number has been corrected. The common area naming convention has been adjusted per the comment above on the final plat. Since the preliminary plat lot and block numbers end up changing at the time of final plat, we did not update the preliminary plat naming convention. Also, keeping the preliminary plat with the previous naming convention will allow for it to match the other approved Section 3 preliminary plats. The new common area naming convention indicated in this comment will be used moving forward

on all new plats.

6. Sheet 1 shows extra linework not related to this Plat. Revise the Plat to remove the highlighted lines.
   The previously shown deed lines have been removed.

7. The Legal Description on Sheet 2 has four errors, indicated below. Please review the Legal Description and ensure that it is accurate to the survey and that the metes and bounds description has an error of closure not to exceed one in ten thousand. Provide a copy of the traverse closure sheet and revise the following:

   - Correct “Eat” to “East”
     Corrected
   - Provide “West” to indicate the direction
     Corrected
   - Directions appear to be incorrect, revise to “SOUTH 89 degrees 29 minutes 28 seconds EAST, 19.07 feet…”
     Corrected
   - Add “feet” to the dimension
     Corrected

   A copy of the closure sheet is included.

8. The Sidewalk Plan, Civil Set Sheet 1.18, has cul-de-sac Sandhill Court incorrectly labeled as Hopeful Hills Drive. Revise to match the Final Plat. Also, consider providing a sidewalk connection between the cul-de-sac at Wisdom Lane to Prosperity Brook Lane and from Sandhill Court to Hopeful Hills Drive. This would improve the pedestrian access to the Amenity Center and within the subdivision and support the active lifestyle the subdivision is wanting to provide.
   The sidewalk plan has been updated with the latest sidewalk/tail layout from landscape. There are sidewalk connections between the cul-de-sac and Prosperity Brook Lane now provided. The trail within the linear park is also now shown.

9. On the Paving Plan & Profile pages in the Civil Set, revise the Note box that states “Refer to Sheets #### - #### for signage and striping of proposed roads,” to include the correct reference.
   Note has been corrected.

10. On Paving Plan & Profile pages 1.15 and 1.16, the Matchline Sheet references are incorrect. Revise to correct these sheets.
    Matchline sheet references have been corrected.

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

Revised civil sheets related to comments are attached. We are still working through engineering comments on the rest of the civil set so the full construction plan set will be submitted separately.

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.

March 25, 2026

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

Re: Elevon Section 3A, Phase 3A-3, 151 Total Lots, 48.059 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the resubmitted Final Plat dated February 20, 2026 and resubmitted Engineering Plans dated February 19, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of proposed Phase 3A-1 and north of the extension of Elevon Parkway. The property is currently located within the City's ETJ. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments.

GENERAL

1. This resubmittal includes significant changes to the previously submitted Final Plat.

2. The total lot count has decreased from 190 lots to 151 lots.

FINAL PLAT

3. This property has been annexed into the City of Lavon. All references to ETJ should be removed.

4. There are a couple of callouts that do not match between the tables and written description.

5. There is a spelling error and distance label in written description that should be corrected.

6. There is a missing direction on a bearing in the written description.

7. The lots adjacent to the detention pond should include finish floor elevations (24" above 100-year flood elevation). A note for the amenity center facilities should also be provided.

8. The cul-de-sac diameter on Wisdom Ct and Sandhill Ct do not meet current IFC regulations for paved area (96'). The ROW should include the pavement and parkway.

9. There are unidentified lines in Block K that should be identified or removed.

10. The Block L label conflicts with lot text.

11. The barrier free ramps & sidewalks at street intersections encroach onto the lot. An Easement or ROW modification should be provided to include the sidewalk and/or ramps.

ENGINEERING PLANS

12. Sheet 1.02 – A Match line is missing on the profile.

13. Sheet 1.03 – The orientation of the match line in the plan view does not match the previous sheet.

14. Paving Sheets - The barrier free ramps & sidewalks at street intersections encroach onto the lot. An Easement or ROW modification should be provided to include the sidewalk and/or ramps.

15. Sheet 1.04 & 1.11 – The cul-de-sac diameter on Wisdom Ct and Sandhill Ct do not meet current IFC regulations for paved area (96'). The ROW should include the pavement and parkway.

16. Sheet 1.17 – The fire lane width and radii should be labeled.

17. Sheet 1.18 & 8.01 – There is a spelling error to be corrected.

18. Grading Sheets – Where applicable, the 100-year floodplain should be delineated and labeled.

19. Grading Sheets – There are several areas showing grading activities beyond the platted boundary. These will require easements or written permission from the impacted property owner(s).

20. Sheet 2.08 – A drainage easement is required for Pond A3.

21. Sheet 2.10 & 5.17 – A drainage easement is required for the drainage ditch (STM EP4).

22. An Existing Drainage Area Map, with calculations, should be provided.

23. Details and calculations should be provided for Ponds A2 & A3.

24. Sheet 5.13 – It is not clear what is happening on the upstream end of STM A3.

25. Sheet 7.11- The manhole in profile SS-AC should include note for internal drop.

This concludes our review of the above referenced revised Final Plat. A copy of sheets with markups is provided for your use. These sheets should be considered typical in nature and not 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

Cc: David Carter, Mike Jones, Danny Anthony

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

March 16, 2026

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

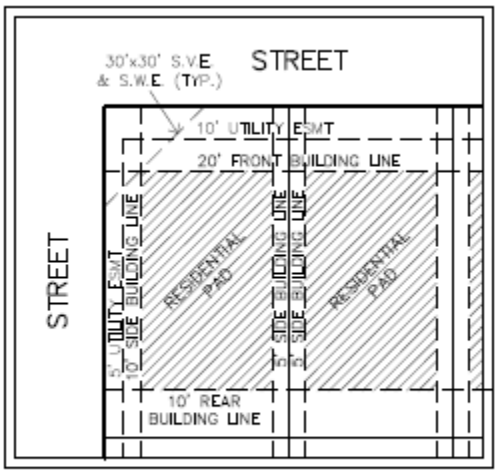
Re: Elevon – Section 3A-3
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 2, 2026

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. The Planned Development (PD) zoning for Elevon Section 3 has been submitted for amendment to include adjustments and a Lot Type Plan for this phase. A revised Preliminary Plat for Section 3 is awaiting revisions and has not been approved. Complete review and approval of this Final Plat is contingent on those approvals. These comments are preliminary pending the approval of a PD zoning amendment and revised Preliminary Plat.

2. Depending on the Lot Type Plan and dimensional standards of the proposed PD, the "Typical Lot Setback & Esmt Detail" may need to be adjusted to correspond to the standards applicable to this Plat. The PD currently has a minimum front yard setback of 10 feet, which varies from the Typical Lot Setback & Esmt Detail, as shown below.



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

3. Revise the Plat to remove Building Lines.

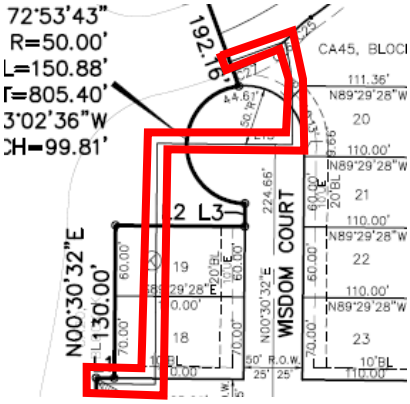
4. The Lot Area Table includes mislabeled cells. Revise the Plat to correct the labels to V-2 and V-3.

0.152	V–1	6,600	0.152
0.170	V–3	5,500	0.126
0.170	V–4	5,500	0.126
0.178			
0.217			
0.174			

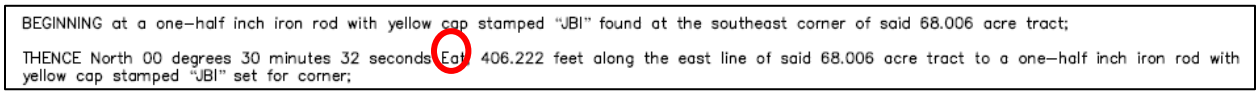
5. The Common Area Lot Area Table includes a mislabeled cell, L-CA28. Typically, Common Areas are named with a number, an X, and a Block letter. For example, the first Common Area in a Block A should be titled “Common Area 1X, Block A.” Although, previous plats did not title common areas consistently in this way, it should be corrected from this point forward. Revise the Plat to label all Common Areas in this fashion, with the numbering starting over for each block. Correct the associated Preliminary Plat.

COMMON AREA LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
K–CA44	32,927	0.756
K–CA45	56,039	1.286
L–CA28	23,067	0.530
N–CA28	48,050	1.103

6. Sheet 1 shows extra linework not related to this Plat. Revise the Plat to remove the highlighted lines.



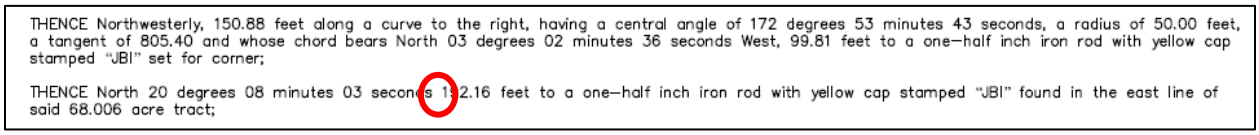
7. The Legal Description on Sheet 2 has four errors, indicated below. Please review the Legal Description and ensure that it is accurate to the survey and that the metes and bounds description has an error of closure not to exceed one in ten thousand. Provide a copy of the traverse closure sheet and revise the following:



BEGINNING at a one–half inch iron rod with yellow cap stamped "JBI" found at the southeast corner of said 68.006 acre tract;

THENCE North 00 degrees 30 minutes 32 seconds Eat 406.222 feet along the east line of said 68.006 acre tract to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

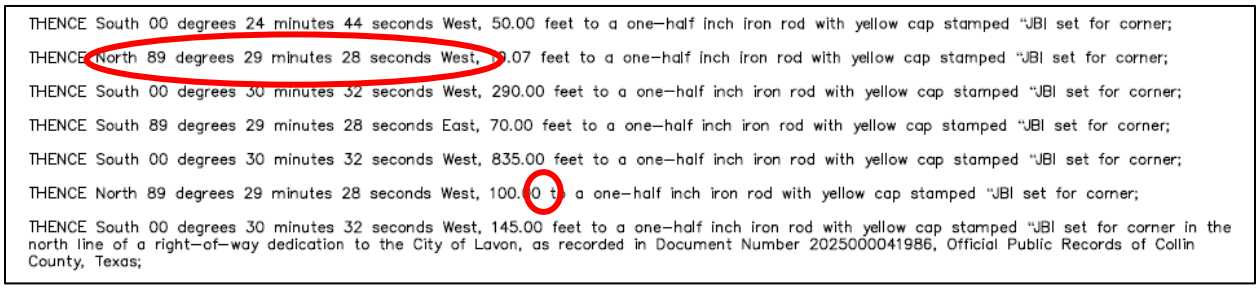
- Correct "Eat" to "East"



THENCE Northwesterly, 150.88 feet along a curve to the right, having a central angle of 172 degrees 53 minutes 43 seconds, a radius of 50.00 feet, a tangent of 805.40 and whose chord bears North 03 degrees 02 minutes 36 seconds West, 99.81 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 20 degrees 08 minutes 03 seconds 192.16 feet to a one–half inch iron rod with yellow cap stamped "JBI" found in the east line of said 68.006 acre tract;

- Provide "West" to indicate the direction



THENCE South 00 degrees 24 minutes 44 seconds West, 50.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 19.07 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 290.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 70.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

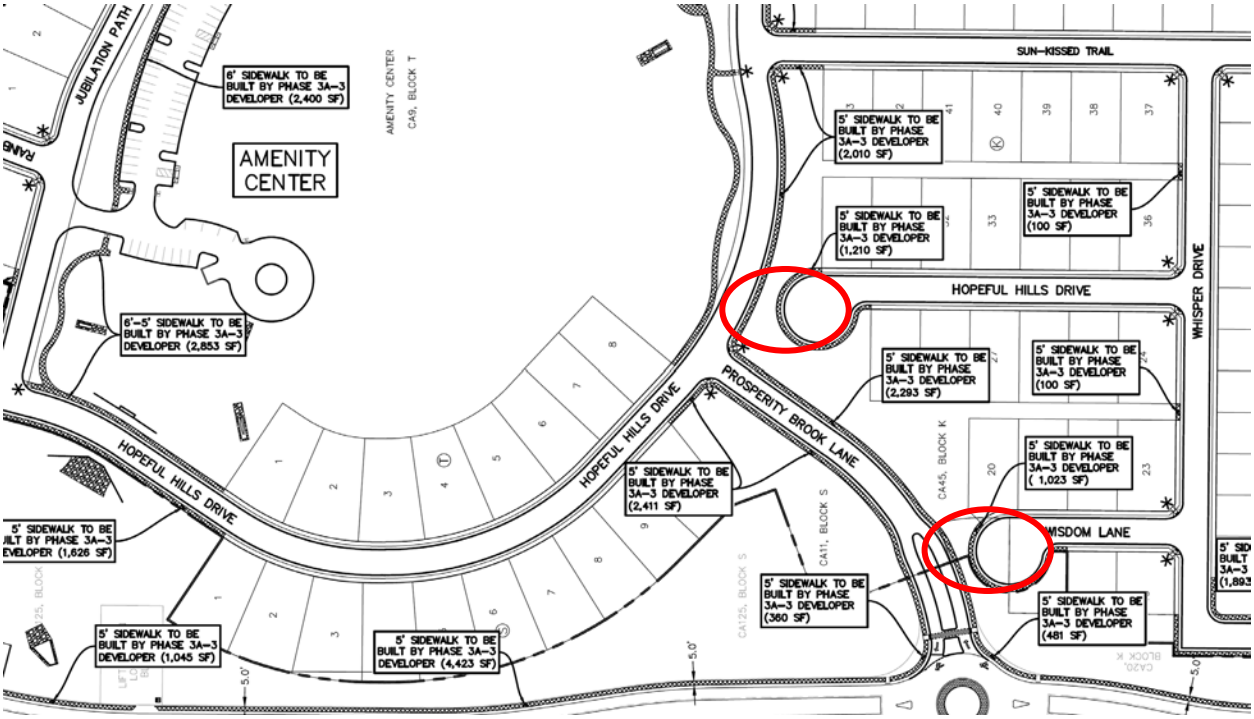
THENCE South 00 degrees 30 minutes 32 seconds West, 835.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 100.00 to a one–half inch iron rod with yellow cap stamped "JBI set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 145.00 feet to a one–half inch iron rod with yellow cap stamped "JBI set for corner in the north line of a right–of–way dedication to the City of Lavon, as recorded in Document Number 2025000041986, Official Public Records of Collin County, Texas;

- Directions appear to be incorrect, revise to "SOUTH 89 degrees 29 minutes 28 seconds EAST, 19.07 feet…"
- Add "feet" to the dimension

8. The Sidewalk Plan, Civil Set Sheet 1.18, has cul-de-sac Sandhill Court incorrectly labeled as Hopeful Hills Drive. Revise to match the Final Plat. Also, consider providing a sidewalk connection between the cul-de-sac at Wisdom Lane to Prosperity Brook Lane and from Sandhill Court to Hopeful Hills Drive. This would improve the pedestrian access to the Amenity Center and within the subdivision and support the active lifestyle the subdivision is wanting to provide.



9. On the Paving Plan & Profile pages in the Civil Set, revise the Note box that states “Refer to Sheets #### - #### for signage and striping of proposed roads,” to include the correct reference.

10. On Paving Plan & Profile pages 1.15 and 1.16, the Matchline Sheet references are incorrect. Revise to correct these sheets.

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

Comments prepared and compiled by:

Amber Pollan

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

Quality check by:

Abra R Nusser

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: April 28, 2026 **ITEM: 5 – E**

Item:

Discussion and action regarding the preliminary plat of the 205-78 Addition consisting of two commercial lots on 5.133 acres out of the W.A.S. Bohannan Survey, Abstract No. 121, situated south and west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083, 2826863, 2882966, and 2664025).

Application Information

Owner(s): Michael Hopkins

Applicant: Mical Stephenson, PE, Pape-Dawson

Location: Southeast of the intersection of S. SH 78 and Atlantis, adjacent to Grand Heritage West – C and RaceTrac

Description: 5.133 acres W.A.S. Bohannan Survey, Abstract No. 121, Survey Sheet 3, Tract 101, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083, 2826863, 2882966, and 2664025)

Current Zoning: Retail (R)

Request: Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat situated southwest of the intersection on SH 78 and SH 205. The subject property wraps around a developed site that is adjacent to the intersection southwest corner.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be

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

The property is zoned Planned Development (PD). A zoning application to amend the Planned Development zoning is pending. The preliminary plat is prepared in conformance with the zoning requirements of the current and proposed zoning as well as the Future Land Use Plan.

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

Sewer
The development will be served by the City of Lavon.

Access
The property takes primary access from Atlantis and SH 205. Cross access is provided and planned to eventually connect to Endeavour.

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

The application and plans generally satisfy the criteria for approval. Approval of final plats, site plans, landscape plans, and civil engineering plans will be required prior to development of the sites.

Staff Notes:

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

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

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

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: Pape-Dawson Engineers	Name: Michael Hopkins
Address: 201 Main St. Suite 901	Address: 7995 LBJ Freeway Ste 250
City/State/Zip: Fort Worth TX, 76102	City/State/Zip: Dallas, Texas 75251
Phone #: 682-286-5644 Fax #:	Phone # 214-956-7881 Fax #
Authorized Person: Mical Stephenson	Authorized Person:

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

Check List of Items Submitted

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

Pricing

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

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

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

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

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Mical Stephenson		2-6-2026

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: 1/8/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Michael Hopkins,
on this the 8th day of January, 2026.

FRED RANKIN GROTE
Notary Public, State of Texas
Comm. Expires 11-18-2026
Notary ID 134072723

(notary seal)

Fred R Grote

Notary Public in and for Dallas County, Texas

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

PLAT APPLICATION

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

Authorization of Representation

Date: 1/8/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Michael Hopkins,
on this the 8th day of January, 2026.

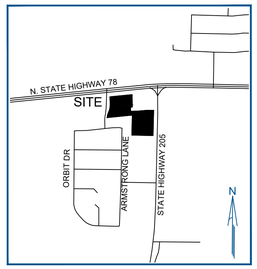
FRED RANKIN GROTE
Notary Public, State of Texas
Comm. Expires 11-18-2026
Notary ID 134072723

(notary seal)

Fred R Grote

Notary Public in and for Dallas County, Texas

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. The purpose of this plat is to create two (2) lots from unplatted tracts of land and to dedicate easements.
2. This property is located in **Non-shaded Zone "X"** as scaled from the F.E.M.A. Flood Insurance Rate Map dated June 2, 2009 and is located in Community Number 481313 as shown on Map Number 48085C0440J.
3. The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AllTerra RTK Network - North American Datum of 1983 (Adjustment Realization 2011).
4. Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or withholding of utilities and building permits.
5. All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

BEAR CREEK SPECIAL UTILITY DISTRICT APPROVAL CERTIFICATE

This plat correctly represents the required easements and certifications required by Bear Creek Special Utility District (BCSUD) for this development.

"RECOMMENDED FOR APPROVAL"

_____
Signature
Bear Creek SUD, Lavon, Texas

NAME/TITLE: _____

DATE: _____

CERTIFICATE OF APPROVAL

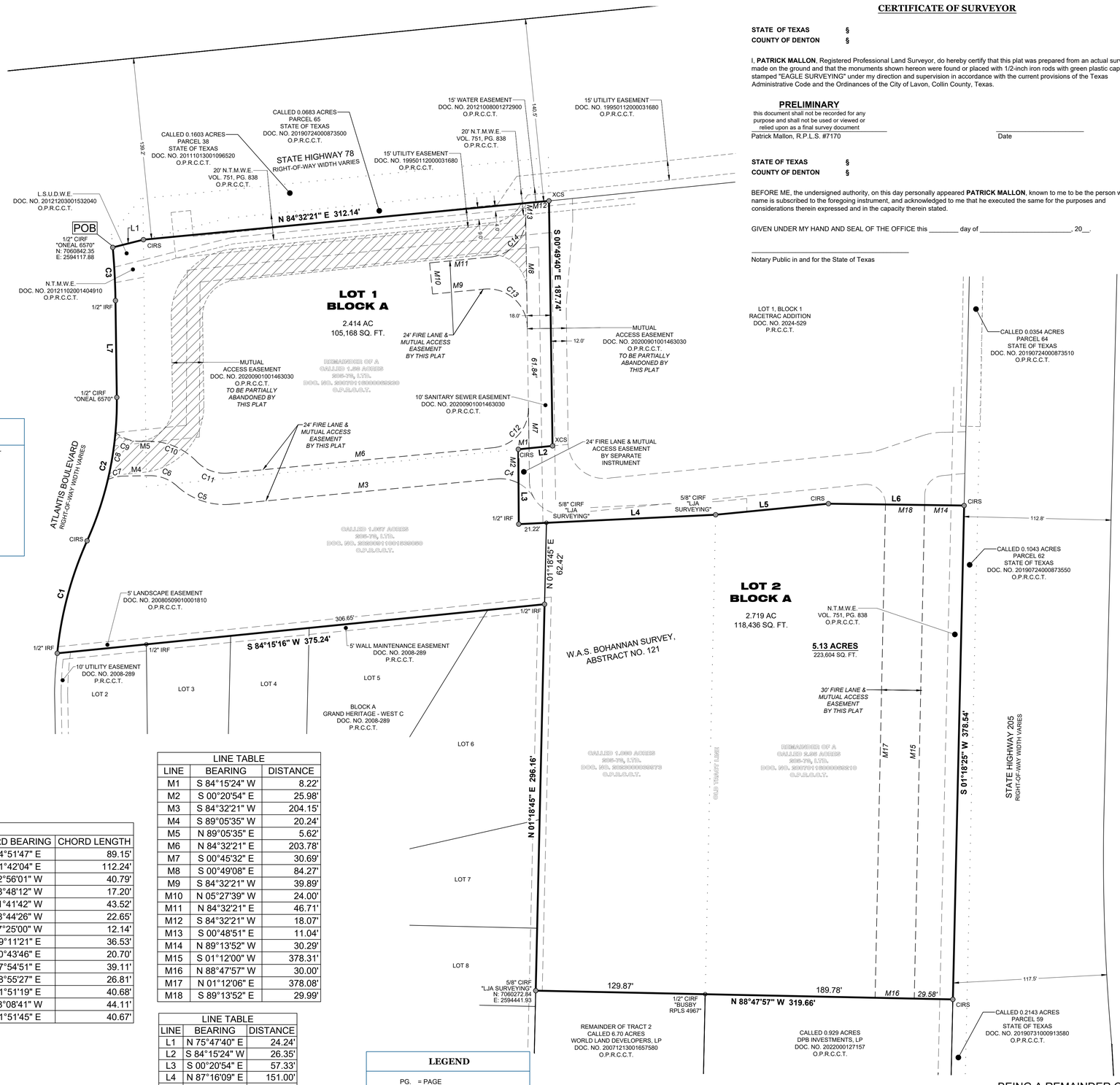
PRELIMINARY PLAT FOR REVIEW PURPOSES ONLY

Recommended for Approval:

_____
Date: _____
Chairman, Planning and Zoning Commission

Approved for preparation of Final Plat

_____
Date: _____
Mayor, City of Lavon, Texas



CURVE TABLE					
CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	89.55'	275.00'	18°39'24"	N 14°51'47" E	89.15'
C2	113.13'	259.50'	24°58'45"	N 11°42'04" E	112.24'
C3	40.80'	545.00'	4°17'22"	N 02°56'01" W	40.79'
C4	17.44'	30.00'	33°18'55"	N 78°48'12" W	17.20'
C5	44.80'	54.00'	47°31'54"	N 71°41'42" W	43.52'
C6	23.23'	30.04'	44°18'20"	N 68°44'26" W	22.65'
C7	12.23'	30.00'	23°21'09"	S 77°25'00" W	12.14'
C8	36.56'	259.50'	8°04'18"	N 09°11'21" E	36.53'
C9	21.13'	30.00'	40°21'19"	S 70°43'46" E	20.70'
C10	40.17'	50.11'	45°55'53"	S 67°54'51" E	39.11'
C11	27.79'	30.00'	53°04'25"	S 68°55'27" E	26.81'
C12	44.70'	30.00'	85°22'02"	N 41°51'19" E	40.68'
C13	49.55'	30.00'	94°37'58"	N 48°08'41" W	44.11'
C14	44.69'	30.00'	85°21'11"	N 41°51'45" E	40.67'

LINE TABLE		
LINE	BEARING	DISTANCE
M1	S 84°15'24" W	8.22'
M2	S 00°20'54" E	25.98'
M3	S 84°32'21" W	204.15'
M4	S 89°05'35" W	20.24'
M5	N 89°05'35" E	5.62'
M6	N 84°32'21" E	203.78'
M7	S 00°45'32" E	30.69'
M8	S 00°49'08" E	84.27'
M9	S 84°32'21" W	39.89'
M10	N 05°27'39" W	24.00'
M11	N 84°32'21" E	46.71'
M12	S 84°32'21" E	18.07'
M13	S 00°48'51" E	11.04'
M14	N 89°13'52" W	30.29'
M15	S 01°12'00" W	378.31'
M16	N 88°47'57" W	30.00'
M17	N 01°12'06" E	378.08'
M18	S 89°13'52" E	29.99'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 75°47'40" E	24.24'
L2	S 84°15'24" W	26.35'
L3	S 00°20'54" E	57.33'
L4	N 87°16'09" E	151.00'
L5	N 84°24'17" E	86.84'
L6	S 89°13'52" E	103.96'
L7	N 00°47'20" W	74.19'

LEGEND

PG.	= PAGE
VOL.	= VOLUME
POB	= POINT OF BEGINNING
IRF	= IRON ROD FOUND
CIRS	= CAPPED IRON ROD SET
DOC. NO.	= DOCUMENT NUMBER
O.P.R.C.C.T.	= OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
	= PROPTERY LINE
	= ADJOINER LINE
	= EASEMENT ABANDONMENT

N
1" = 40'
0 20 40

SURVEYOR
Eagle Surveying, LLC
Contact: Richard Spicer, Jr
222 S. Elm Street, Suite 200
Denton, TX 76201
(940) 222-3009

OWNER
205-78 LTD
7995 LBJ Freeway, Suite 250
Dallas, TX 75251

JOB NUMBER	2510.034-03
DATE	12-29-2025
REVISION	03-02-2026
DRAWN BY	MMF

EAGLE SURVEYING

Eagle Surveying, LLC
222 South Elm Street
Suite 200
Denton, TX 76201
940.222.3009
www.eaglesurveying.com
TX Firm # 10194177

CERTIFICATE OF SURVEYOR

STATE OF TEXAS §
COUNTY OF DENTON §

I, **PATRICK MALLON**, Registered Professional Land Surveyor, do hereby certify that this plat was prepared from an actual survey made on the ground and that the monuments shown hereon were found or placed with 1/2-inch iron rods with green plastic caps stamped "EAGLE SURVEYING" under my direction and supervision in accordance with the current provisions of the Texas Administrative Code and the Ordinances of the City of Lavon, Collin County, Texas.

PRELIMINARY
this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

Patrick Mallon, R.P.L.S. #7170

Date

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared **PATRICK MALLON**, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS 205-78 LTD is the owner of a 5.13 acre tract of land out of the W.A.S. Bohannan Survey, Abstract No. 121, situated in the City of Lavon, Collin County, Texas, being a remainder of a called 2.95 acre tract of land conveyed to 205-78, Ltd. by deed of record in Document Number 20070116000069210 of the Official Public Records of Collin County, Texas, and being a remainder of a called 1.58 acre tract of land conveyed to 205-78, Ltd. by deed of record in Document Number 20070116000069230 of said records, and being all of a called 1.067 acre tract of land conveyed to 205-78, Ltd. by deed of record in Document Number 20200911001539050 of said records, and being all of a called 1.080 acre tract of land conveyed to 205-78, Ltd. by deed of record in Document Number 20230000039973 of said records and being more particularly described by metes and bounds as follows;

BEGINNING, at a 1/2 inch iron rod with red plastic cap stamped "ONEAL 6570" in the South right-of-way line of State Highway 78 (a variable width right-of-way, at the Northwest corner of said 1.58 acre tract;

THENCE, N75°47'40"E, along the South right-of-way line of said State Highway 78, a distance of 24.24 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N84°32'21"E, continuing along the South right-of-way line of said State Highway 78, a distance of 312.14 feet to a "X" cut set at the Northwest corner of Lot 1, Block 1, Racetrac Addition, an addition of record in Document Number 2024-529 of the Plat Records of Collin County, Texas;

THENCE, S00°49'40"E, a distance of 187.74 feet to a "X" cut set;

THENCE, S84°15'24"W, a distance of 26.35 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, S00°20'54"E, a distance of 57.33 feet to a 1/2" iron rod found;

THENCE, along the South line of said Lot 1, Block 1, the following three (3) courses and distances:

1. N87°16'09"W, passing a 5/8 inch iron rod with yellow cap stamped "LJA SURVEYING" found at the Northwest corner of a said 1.080 acre tract at a distance of 21.22 feet, continuing for a total distance of 151.00 feet to a 5/8 inch iron rod with yellow cap stamped "LJA SURVEYING" found at the Northeast corner of a said 1.080 acre tract;
2. N84°24'17"E, a distance of 86.84 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;
3. S89°13'52"E, a distance of 103.96 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set in the Wests right-of-way line of State Highway 205;

THENCE, S01°18'25"W, along the West right-of-way line of said State Highway 205, a distance of 378.54 feet to a 1/2" iron rod with green plastic cap stamped "EAGLE SURVEYING" set;

THENCE, N88°47'57"W, passing a 1/2 inch iron rod with red cap stamped "BUSBY RPLS 4967" found at a distance of 189.78 feet and continuing for a total distance of 319.66 feet to a 5/8 inch iron rod with yellow cap stamped "LJA SURVEYING" found in the East line of Lot 8, Block A, of said Grand Heritage - West C, a subdivision of record in Document Number 2008-289, of the Plat Records of Collin County, Texas;

THENCE, N01°18'45"W, a distance of 296.16 feet to a 1/2 inch iron rod found for the Northeast corner of Lot 6, Block A, of said Grand Heritage - West C;

THENCE, S84°15'16"W, along the North line of said Block A, passing a 1/2 inch iron rod found at the Northwest corner of Lot 3, of said Block A, at a distance of 306.65 feet, continuing for a total distance of 375.24 feet to a 1/2 inch iron rod found in the East right-of-way line of Atlantis Boulevard (a variable width right-of-way), at the Northwest corner of Lot 2, Block A, of said Grand Heritage - West C, at the point of curvature of a tangent curve to the right;

THENCE, along said East right-of-way line, the following four (4) courses and distances:

1. Along said tangent curve to the right, having a radius of 275.00 feet, a chord bearing of N14°51'47"E, a chord length of 89.15 feet, a delta angle of 18°39'24", an arc length of 89.55 feet to a 1/2 inch iron with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a tangent curve to the left;
2. Along said tangent curve to the left, having a radius of 259.50 feet, a chord bearing of N11°42'04"E, a chord length of 112.24 feet, a delta angle of 24°58'45", an arc length of 113.13 feet to a 1/2 inch iron with red plastic cap stamped "ONEAL 6570" found at the point of tangency of said curve;
3. N00°47'20"W, a distance of 74.19 feet to a 1/2 inch iron found at the point of curvature of a tangent curve to the left;
4. Along said tangent curve to the left, having a radius of 545.00 feet, a chord bearing of N02°56'01"E, a chord length of 40.79 feet, a delta angle of 04°17'22", an arc length of 40.80 feet to the **POINT OF BEGINNING** and containing an area of 5.133 Acres, or (223,604 Square Feet) of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT, **205-78 LTD**, do hereby adopt this Preliminary plat, designating herein described property as **205-78 ADDITION, LOTS 1 & 2, BLOCK A,** an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said Easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring permission from anyone. This Preliminary plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

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

OWNER: **205-78 LTD**

BY: _____
Signature

BY: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF _____ §

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

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20__.

_____
Notary Public in and for the State of Texas

PRELIMINARY PLAT
205-78 ADDITION
LOTS 1 & 2, BLOCK A

5.133 ACRES

BEING A REMAINDER OF A CALLED 2.95 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20070116000069210 O.P.R.C.C.T. AND BEING A REMAINDER OF A CALLED 1.58 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20070116000069230 O.P.R.C.C.T. AND BEING ALL OF A CALLED 1.067 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20200911001539050 O.P.R.C.C.T. AND BEING ALL OF A CALLED 1.080 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD. BY DEED OF RECORD IN DOCUMENT NUMBER 20230000039973 O.P.R.C.C.T.
SITUATED IN THE
W.A.S. SURVEY, ABSTRACT NO. 121
CITY OF LAVON, COLLIN COUNTY, TEXAS

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

April 6, 2026

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

Re: Lavon Retail (1000 S. SH 78)
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 31, 2026

LJA Engineering, Inc. has reviewed the submittal referenced above per your request.

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
Senoir 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

March 27, 2026

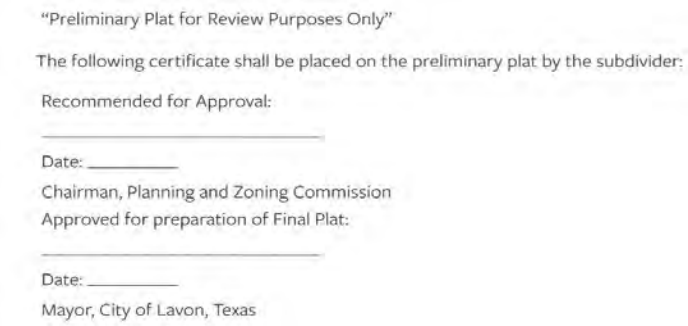
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Lavon Retail (1000 S. SH 78)
Preliminary Plat
LJA Job No. NTP-40467
MyGov Submittal: March 23, 2026

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

1. **REPEAT COMMENT:** Revise the preliminary plat approval block to match the signature block, as listed in § 9.02.004(c)(6) https://ecode360.com/40105852 and reference the correct subdivision name.

   It appears that the approval block still does not reflect the format listed in § 9.02.004(c)(6). Please follow the format below.

   
   "Preliminary Plat for Review Purposes Only"

   The following certificate shall be placed on the preliminary plat by the subdivider:

   Recommended for Approval:

   _____

   Date: _____

   Chairman, Planning and Zoning Commission

   Approved for preparation of Final Plat:

   _____

   Date: _____

   Mayor, City of Lavon, Texas

   Response: Approval block updated per direction.

   It does not appear the approval block has been updated per the direction above. Revise the Preliminary Plat to reflect the signature block, as listed in § 9.02.004(c)(6).

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

Thank you,

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

March 26, 2026

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

Re: 205-78 Addition, 2 Total Lots, 5.133 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated February 4, 2026 as prepared by Eagle Surveying and Preliminary Engineering Plans dated March 12, 2026 as prepared by Pape-Dawson for the above referenced property. The property is located south of SH 78, east of Atlantis, north of Grand Heritage West C and west of RaceTrac. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments.

All previous comments have been satisfactorily addressed.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAV General Servies\9 - Review\Hopkins (78-205)\205-78 Addition - Preliminary Plat - Rev 2.docx

February 26, 2026

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

Re: Comments regarding 205-78 Addition – Two (2) Total Lots - 5.133 Acres Preliminary Plat.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated February 24, 2026, 205-78 Addition – Two (2) Total Lots - 5.133 Acres Preliminary Plat.

PRELIMINARY PLAT

1. Non-residential driveway approaches should have a minimum radius of 30 feet.

   Response: Per email coordination with Mark Hill on Feb. 25, 2026: to limit work in Atlantis Blvd. Right-of-Way the existing curb radius of 25 feet is being matched at the ROW line with all other on-site radii adhering to the 30-foot minimum radius. The striping of the fire lane will be per code with 30-foot minimum radius painted off the curb to fit the required geometry.

2. The existing mutual access easement is to be “partially abandoned”. The extent of the partial abandonment should be shown.

   Response: The partially abandoned portion of the existing mutual access easement is hatched and marked in the legend on the plat.

3. A mutual access easement should extend from the proposed fire lane on the north parking aisle to connect for access to Atlantis.

   Response: Per email coordination with Abra Nusser on Feb. 26, 2026 the referenced mutual access easement is not required since there is a provided mutual access easement along the southern part of the property.

4. In response to the city planner’s comment #2 on the letter dated February 23, 2026, no additional ROW is required to be dedicated along SH 205.

   Response: Noted.

PRELIMINARY ENGINEERING PLANS

5. All engineering plans should have the appropriate disclaimer or seal per TBPELS regulations.

   Response: Appropriate disclaimer has be added to the engineering plans.

6. Site Plan – Non-residential driveway approaches should have a minimum radius of 30 feet.

   Response: Per email coordination with Mark Hill on Feb. 25, 2026: to limit work in Atlantis Blvd. Right-of-Way the existing curb radius of 25 feet is being matched at the ROW line with all other on-site radii adhering to the 30-foot minimum radius. The striping of the fire lane will be per code with 30-foot minimum radius painted off the curb to fit the required geometry.

7. Utility Plan – The engineer has acknowledged that full detention calculations will be provided with the final plans.

   Response: Noted.

8. Utility Plan – The engineer has acknowledged that the City of Lavon will submit the TxDOT permit with information provided by the engineer.

   Response: Noted.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

February 26, 2026

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

Re: Comments regarding Lavon Retail - 1000 S. SH 78 - Preliminary Plat - LJA Job No. NTP-40467.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated February 23, 2026, Lavon Retail - 1000 S. SH 78 - Preliminary Plat - LJA Job No. NTP-40467.

PLANNING AND DESIGN COMMENTS

1. Repeat comment: Revise the preliminary plat approval block to match the signature block, as listed in §9.02.004(c)(6) https://ecode360.com/40105852 and reference the correct subdivision name.

   It appears that the approval block still does not reflect the format listed in § 9.02.004(c)(6). Please follow the format below.

   "Preliminary Plat for Review Purposes Only"

   The following certificate shall be placed on the preliminary plat by the subdivider:

   Recommended for Approval:

   _____

   Date: _____

   Chairman, Planning and Zoning Commission

   Approved for preparation of Final Plat:

   _____

   Date: _____

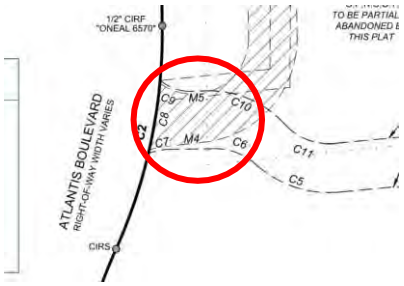
   Mayor, City of Lavon, Texas

   Response: Approval block updated per direction.

2. SH 205 is designated as a 120-foot right-of-way principal arterial roadway. Verify the amount of right-of-way dedication required along SH 205 with the city engineer.

   Response: Noted. Per preliminary engineering review comment #4 no additional ROW is required to be dedicated along SH 205.

3. The minimum turning radius for a fire lane is 30 feet. Revise the preliminary plat to provide the required turning radius at the western end of the proposed 24-foot fire lane, mutual access easement, shown below.



Response: Per email coordination with Mark Hill on Feb. 25, 2026: to limit work in Atlantis Blvd. Right-of-Way the existing curb radius of 25 feet is being matched at the ROW line with all other on-site radii adhering to the 30-foot minimum radius. The striping of the fire lane will be per code with 30-foot minimum radius painted off the curb to fit the required geometry.

4. The existing mutual access easement along the northern and western boundary is proposed to be abandoned. However, a mutual access easement is necessary to serve the proposed parking rows. Revise the plat to provide a new mutual access easement that connects Atlantis Boulevard to the proposed 24-foot fire lane and mutual access easement on the northeast corner of the property.

Response: Per email coordination with Abra Nusser on Feb. 26, 2026 the referenced mutual access easement is not required since there is a provided mutual access easement along the southern part of the property.

5. FYI: The filing information for the off-site 24-foot fire lane and mutual access easement along the eastern boundary will be required prior to filing an associated plat for record.

Response: Noted.

6. Please update any associated plans/submittals with these comments and vice versa, as applicable.

Response: Noted.

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

Response: Noted.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

February 24, 2026

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

Re: 205-78 Addition, 2 Total Lots, 5.133 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated February 4, 2026 as prepared by Eagle Surveying and Preliminary Engineering Plans dated February, 2026 as prepared by Pape-Dawson for the above referenced property. The property is located south of SH 78, east of Atlantis, north of Grand Heritage West C and west of RaceTrac. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Preliminary Plat

1. Non-residential driveway approach should have minim 30' radius.

2. The existing Mutual Access Easement is to be "Partially Abandoned". The extent of the partial abandonment should be shown.

3. A mutual access easement should extend from the proposed fire lane on the north parking aisle to connect for access to Atlantis.

4. In response to City Planner comment #2 on letter dated February 23, 2026, no additional ROW is required to be dedicated along SH 205.

Preliminary Engineering Plans

5. All Engineering plans should have appropriate disclaimer or seal per TBPELS regulations.

6. Site Plan – Non-residential driveway approach should have minim 30' radius

7. Utility Plan – Engineer has acknowledged that full detention calculations will be provided with final plans.

8. Utility Plan – Engineer has acknowledged that the City of Lavon will submit the TxDOT permit with information provided by the Engineer.

This concludes our review of the above referenced Preliminary Plat and Preliminary Engineering Plans. A copy of the Preliminary Plat and Preliminary Engineering Plans, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hopkins (78-205)\205-78 Addition - Preliminary Plat - Rev 1.docx

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

February 23, 2026

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

Re: Lavon Retail (1000 S. SH 78)
Preliminary Plat
LJA Job No. NTP-40467
MyGov Submittal: February 16, 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. **Repeat comment:** Revise the preliminary plat approval block to match the signature block, as listed in § 9.02.004(c)(6) https://ecode360.com/40105852 and reference the correct subdivision name.

   It appears that the approval block still does not reflect the format listed in § 9.02.004(c)(6). Please follow the format below.

   "Preliminary Plat for Review Purposes Only"

   The following certificate shall be placed on the preliminary plat by the subdivider:

   Recommended for Approval:

   _____

   Date: _____

   Chairman, Planning and Zoning Commission

   Approved for preparation of Final Plat:

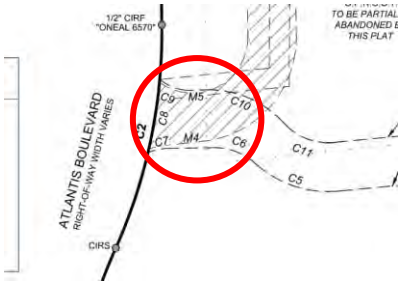
   _____

   Date: _____

   Mayor, City of Lavon, Texas

2. SH 205 is designated as a 120-foot Right-of-Way Principal Arterial roadway. Verify the amount of Right-of-Way dedication required, along SH 205, with the City Engineer.

3. The minimum turning radius for a fire lane is 30 feet. Revise the Preliminary Plat to provide the required turning radius at the western end of the proposed 24-foot fire lane, Mutual Access Easement, shown below.



4. The existing Mutual Access Easement, along the northern and western boundary, is proposed to be abandoned. However, a Mutual Access Easement is necessary to serve the proposed parking rows. Revise the plat to provide a new Mutual Access Easement that connects Atlantis Boulevard to the proposed 24-foot Fire Lane and Mutual Access Easement on the northeast corner of the property.

5. FYI: The filing information for the offsite 24-foot Fire Lane and Mutual Access Easement, along the eastern boundary, will be required prior to filing an associated plat for record.

6. Please update any associated plans/submittals with these comments and vice versa, as applicable.

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

Comments prepared and compiled by:

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

Quality check by:

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

February 10, 2026

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

Re: Comments regarding Preliminary Engineering Plans - 205-78 Addition - 2 Total Lots - 5.133 Acres Preliminary Plat.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated January 28, 2026, Preliminary Engineering Plans - 205-78 Addition - 2 Total Lots - 5.133 Acres Preliminary Plat.

PRELIMINARY PLAT

1. Based upon the site plan, it is not clear what the intent is for the existing mutual access easement along the north and west sides of Lot 1.

   Response: The incorrect preliminary plat document was uploaded originally. Corrected preliminary plat will be submitted moving forward.

2. The minimum radius for fire lanes is 30 feet.

   Response: Noted, fire lanes adjusted to 30 foot radius.

3. There are discrepancies between the drawing and written description for two (2) bearings.

   Response: The written descriptions and drawings have been updated to show correct bearings

4. A mutual access easement and fire lane should extend from the existing stubout on RaceTrac to the south line of Lot 2.

   Response: A mutual access easement has been added to the extent of Lot 2.

5. The signature block for the City of Lavon is incorrect.

   Response: The signature block has been updated to match city code.

PRELIMINARY ENGINEERING PLANS

6. Site Plan – It is unclear as to the location of the proposed fire lane. The existing mutual access easement along the north and west sides are shown as parking spaces. This should be addressed.

   Response: Fire lanes will be shaded to help distinguish between different line types.

7. Site Plan – If the location of the proposed fire lane is along the south side of the building and the existing fire lane on the east side, then the minimum 150-foot hose lay length requirement does not appear to be met.

   Response: An additional partial fire lane will be added along the north side of the site to satisfy the 150 foot hose lay requirement.

8. Site Plan – The existing shared fire lane on the east side should be clearly identified.

   Response: All fire lanes have been shaded.

9. Site Plan – The location and height of the decorative wall should be clearly identified. This wall could impact the use of the adjacent fire lane.

   Response: Height of retaining wall, safety rail and decorative wall has been called out. The walls shouldn't impact the use of the fire lane as the 150' hose pull does not cross over any of the proposed walls.

10. Site Plan – The minimum fire lane radius is 30-feet.

    Response: Noted, fire lane radii have been adjusted to 30 feet.

11. Site Plan – The vehicle maneuver area at the dumpster pad blocks the fire lane.

    Response: The dumpster has been pulled back to ensure the dumpster enclosure when open is outside of the proposed fire lane.

12. Utility Plan – The proposed underground detention will require full calculations to be provided with the final design.

    Response: Noted, full detention calculations will be provided with design/construction plan set.

13. Utility Plan – The connection to the SH 78 storm sewer system will require a TxDOT permit. This is prepared by the developer and provided to the city for submission.

    Response: Noted, TxDOT permit will be submitted by the City of Lavon from applicable sheets from the overall civil plan set.

14. Utility Plan – The existing utilities along SH 205 should be shown on Lot 2.

    Response: Noted, existing utilities along SH 205 will be shown on future submittals.

15. Drainage Plans – The "C" values for Lot 2 (Area Lot-2A) does not seem appropriate for a developed lot.

    Response: The "C" values were calculated from the allowable Q in the Grand Heritage West as-built plans based on current conditions and rainfall intensities based on NOAA Atlas 14 Precipitation Frequency. An additional note will be provided to clarify the Lot 2 "C" values calculations. The future developers of Lot 2 will have to determine the need for detention based on their site plan and resulting "C" value.

16. Drainage Plans – Area Lot-2A is shown to discharge to an existing area inlet constructed as part of Grand Heritage West C. The engineer should verify the capacity of this inlet to serve the adjacent areas (Lot-2A and Lot -RA).

    Response: We have looked at the inlet and the existing runoff they assumed is far more of a concern than the inlet itself. The calculated "C" values for Lot-2A and Lot-RA show the "C" values updated per the original inlet design.

17. Drainage Plans – Area E10B appears to have a drainage break near Atlantis that is not shown.

    Response: Per the residential as-built plans a diversion swale is there along the fence line. The noted flow arrows do end up along Atlantis Blvd through the diversion swale. This will be drawn and called out in subsequent submittals.

18. Drainage Plans – There appears to be drainage onto the adjacent residential lots.

    Response: Per the residential as-built plans a diversion swale is there along the fence line. This will be drawn and called out in subsequent submittals.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

S:\projects\615\88\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters\260129 Lavon Retail ENG Plat Response to Comments.docx

February 10, 2026

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

Re: Comments regarding Lavon Retail - 1000 S. SH 78 - Preliminary Plat - LJA Job No. NTP-40467.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated January 23, 2026, Lavon Retail - 1000 S. SH 78 - Preliminary Plat - LJA Job No. NTP-40467.

PLANNING AND DESIGN COMMENTS

1. The plat application is incomplete. The plat application must be signed.

   Response: Signed application.

2. Revise the preliminary plat approval block to match the signature block, as listed in § 9.02.004(c)(6) https://ecode360.com/40105852 and reference the correct subdivision name.

   Response: Adjusted approval block per city code.

3. Revise the preliminary plat owner's dedication to reference a preliminary plat instead of a minor plat.

   Response: Noted, language updated to refer to preliminary plat.

4. Revise the preliminary plat to remove all setbacks.

   Response: Noted, setbacks removed from preliminary plat.

5. Revise the preliminary plat to correct the property boundary delineation on the vicinity map.

   Response: Since this plat is for both Lot 1 and Lot 2 the vicinity map was not changed. In the Site Plan Submittal, the vicinity map was updated to only show Lot 1 as that is the lot that is going to be developed first.

6. Revise the preliminary plat to dimension and label the ultimate ROW widths on SH 205 and SH 78.

Response: The ROW width of SH 205 has been added, the ROW of SH 78 is variable and is called out as such.

7. Revise the preliminary plat to change the label of the proposed 24-foot mutual access easement to a 24-foot fire lane, mutual access easement.

Response: Noted fire lane added to mutual access easement.

8. It appears that parking is proposed in the previously dedicated mutual access easement, shown along the northern and western property boundaries. If parking is proposed along the northern boundary, revise the plat to shift the easement to not conflict with the parking row.

Response: Incorrect preliminary plat submitted originally. The updated preliminary plat calls out the previously dedicated easements that are being abandoned for clarity.

9. The minimum turning radius for a fire lane is 30-feet. Revise the preliminary plat to provide the required turning radius at the eastern end of the proposed 24-foot fire lane, mutual access easement, shown below.



Response: Noted, the fire lane radii has been adjusted to 30 feet.

10. Please update any associated plans/submittals with these comments and vice versa, as applicable.

Response: Noted.

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

Response: Noted.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

S:\projects\615\88\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters\260129 Lavon Retail Preliminary Plat Response to Comments.docx

January 28, 2026

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

Re: 205-78 Addition, 2 Total Lots, 5.133 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat dated December 29, 2025 as prepared by Eagle Surveying and Preliminary Engineering Plans dated January 12, 2026 as prepared by Pape-Dawson for the above referenced property. The property is located south of SH 78, east of Atlantis, north of Grand Heritage West C and west of RaceTrac. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Preliminary Plat

1. Based upon the site plan, it is not clear what the intent is for the existing mutual access easement along the north and west sides of Lot 1.

2. Minimum radius for fire lanes is 30’

3. There are discrepancies between the drawing and written description for two (2) bearings.

4. A mutual access easement and fire lane should extend from the existing stubout on RaceTrac to the south line of Lot 2.

5. The signature block for the City of Lavon is incorrect.

Preliminary Engineering Plans

6. Site Plan – It is unclear as to the location of the proposed fire lane. The existing mutual access easement along the north and west sides are shown parking spaces. This should be addressed.

7. Site Plan – If the location of the proposed fire lane is along the south side of the building and the existing fire lane on the east side, then the minimum 150’ hose lay length requirement does not appear to be met.

8. Site Plan – The existing shared fire lane on the east side should be clearly identified.

9. Site Plan – The location and height of the decorative wall should be clearly identified. This wall could impact the use of the adjacent fire lane.

10. Site Plan – Minimum fire lane radius is 30’.

11. Site Plan – The vehicle maneuver area at the dumpster pad blocks the fire lane.

12. Utility Plan – The proposed underground detention will require full calculations to be provided with final design.

13. Utility Plan – Connection to the SH 78 storm sewer system will require a TDOT permit. This is prepared by the Developer and provided to the City for submission.

14. Utility Plan – The existing utilities along SH 205 should be shown on Lot 2.

15. Drainage Plans – The "C" values for Lot 2 (Area Lot-2A) does not seem appropriate for a developed lot.

16. Drainage Plans – Area Lot-2A is shown to discharge to an existing area inlet constructed as part of Grand Heritage West C. The Engineer should verify capacity of this inlet to serve the adjacent areas (Lot-2A, & Lot -RA).

17. Drainage Plans – Area E10B appears to have a drainage break near Atlantis that is not shown.

18. Drainage Plans – There appears to be drainage onto the adjacent residential lots.

This concludes our review of the above referenced Preliminary Plat and Preliminary Engineering Plans. A copy of the Preliminary Plat and Preliminary Engineering Plans, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hopkins Retail\205-78 Addition - Preliminary Plat - Rev 0.docx

ATLAS MUNICIPAL SERVICES

Plan Review Report

Project Name/Permit #: Fire Site for Retail and Restaurant

Address: 1000 S SH 78

City: Lavon

Status: Reviewed

Date: 1/21/26

Plans Examiner: Payne Randell

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

General:

1. **Please note: This review does not include Civil /Site Review.**

Fire:

2. **Provide an updated site plan showing all the proposed fire lanes. (Sec. 106.1; 2021 IFC)**
3. **Provide the specifications on the proposed fire lane. (Sec. D102.1; NCTCOG 2021 IFC Amendments)**
4. **Provide striping details of the proposed fire lane (Sec. D103.6; NCTCOG 2021 IFC Amendments)**

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

January 23, 2026

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

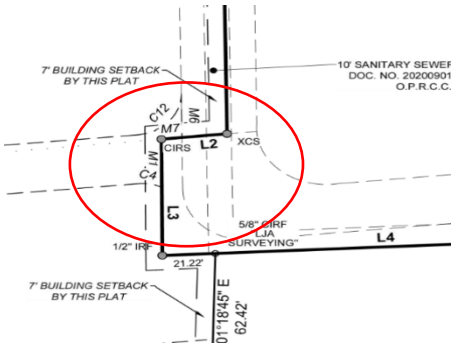
Re: Lavon Retail (1000 S. SH 78)
Preliminary Plat
LJA Job No. NTP-40467
MyGov Submittal: January 13, 2026

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. The plat application is incomplete. The plat application must be signed.
2. Revise the Preliminary Plat approval block to match the signature block, as listed in § 9.02.004(c)(6) https://ecode360.com/40105852, and reference the correct subdivision name.
3. Revise the Preliminary Plat Owners Dedication to reference a Preliminary Plat instead of a Minor Plat.
4. Revise the Preliminary Plat to remove all setbacks.
5. Revise the Preliminary Plat to correct the property boundary delineation on the Vicinity Map.
6. Revise the Preliminary Plat to dimension and label the ultimate ROW widths on SH205 and SH78.
7. Revise the Preliminary Plat to change the label of the proposed 24’ Mutual Access Easement to a 24’ Fire Lane, Mutual Access Easement.
8. It appears that parking is proposed in the previously dedicated Mutual Access Easement, shown along the northern and western property boundaries. If parking is proposed along the northern boundary, revise the plat to shift the easement to not conflict with the parking row.

9. The minimum turning radius for a fire lane is 30 feet. Revise the Preliminary Plat to provide the required turning radius at the eastern end of the proposed 24' Fire Lane, Mutual Access Easement, shown below.



10. Please update any associated plans/submittals with these comments and vice versa, as applicable.

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

Comments prepared and compiled by:

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

Quality check by:

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

CITY OF LAVON
Agenda Brief

MEETING: April 28, 2026 **ITEM: 5 – F**

Item:

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

Application Information

Owner(s): Michael Hopkins

Applicant: Mical Stephenson, PE, Pape-Dawson

Location: 1030 S. SH 78, southeast of the intersection of S. SH 78 and Atlantis, adjacent to Grand Heritage West – C and RaceTrac

Description: 2.414 acres in the W.A.S. Bohannan Survey, Abstract No. 121, Survey Sheet 3, Tract 101, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863)

Current Zoning: Retail (R)

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for a multi-tenant commercial building that is approximately 15,145 square feet in area. The applicant is proposing approximately 9,245 square feet for retail and 5,900 square feet for restaurant. Building façades and a photometric plan have been provided and reviewed.

Code Excerpt:

LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 7 – SITE PLAN

9.03.151 PURPOSE

The purpose of this Section is to regulate the manner in which land in the City of Lavon is used and developed, minimize adverse effects on surrounding property or the general

public, protection from fire, protection of adjacent uses from obstructions to light, air and visibility plus provision of adequate storm water drainage facilities, transportation, water and sanitary sewage facilities.

9.03.154 CRITERIA FOR APPROVAL

a) All applicable City of Lavon Comprehensive Master Plan and Ordinance requirements shall have been met as a condition of site plan approval.

b) All applicable Site Plan requirements of this Subtitle shall have been met as a condition of site plan approval.

c) The adequate capacity of public or private facilities for water, sewer and access to, from and through the development shall be met as a condition of site plan approval. City reserves the right to deny approval of a site plan based upon insufficient capacity of any public facility or facilities.

Zoning: The property is zoned Retail (R). The proposed development of the property is permitted. The site plan and landscape plan are generally prepared in conformance with the approved zoning requirements.

Platting: The property is in the process of being platted.

Access: Access is provided in two places: Atlantis and a cross access easement from the east.

Utilities: The site will be served water by the Bear Creek Special Utility District and sanitary sewer by the City of Lavon.

Screening and Landscaping: Screening and landscaping are generally provided in accordance with the zoning requirements.

The proposed applications were reviewed by the planning consultant, fire marshal, and city engineer.

Staff Notes:

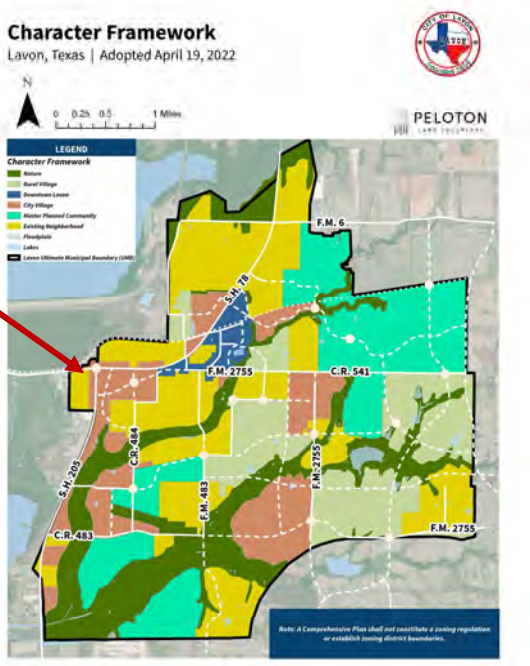
Approval of the site plan and landscape plan are recommended, subject to the final review and approval of the city engineer, fire plan review, and planner.

Attachments:

1. Location exhibits
2. Application and Site Plan; Building Elevations
3. Landscape Plan
4. Review comments

Future Land Use Plan

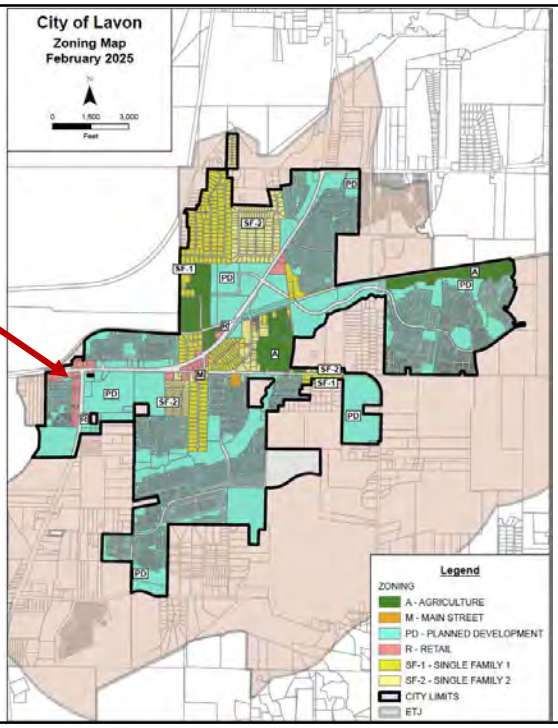




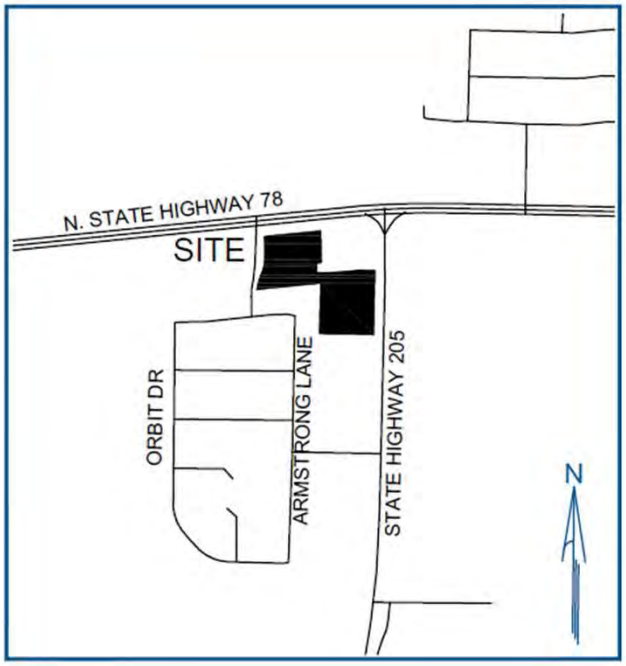
23

Zoning Map

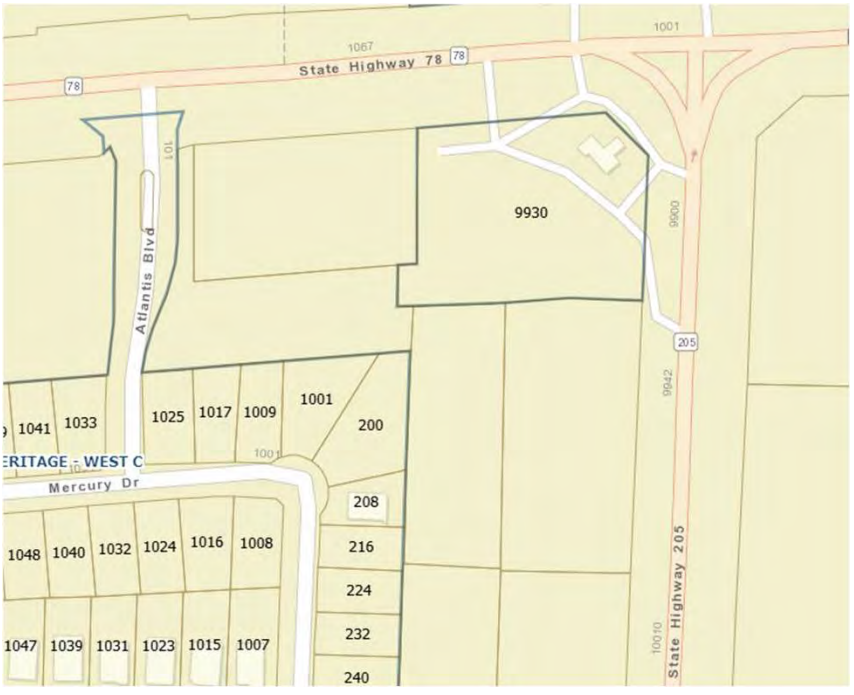




24


N. STATE HIGHWAY 78
SITE
ORBIT DR
ARMSTRONG LANE
STATE HIGHWAY 205
N

25


State Highway 78
1067
1001
78
Atlantis Blvd
9930
9900
205
9942
1041
1033
1025
1017
1009
1001
200
Mercury Dr
208
1048
1040
1032
1024
1016
1008
216
224
1047
1039
1031
1023
1015
1007
232
240
State Highway 205
10010

26



27

CITY OF LAVON
SITE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220

APPLICATION INFORMATION

Name: Mical Stephenson

Address: 201 Main St, Suite 901 Fort Worth TX, 76102

Telephone Number: (682) 286-5644

Email Address: MStephenson@pape-dawson.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)
205-78 Addition Lots 1 & 2, Block A

SUBDIVISION NAME: (*approved plat is prerequisite*) _____

ZONING: Retail (R)

LEGAL OWNER OF PROPERTY INVOLVED: _____
Micheal Hopkins

If Applicant is NOT the Owner, Relationship to Owner: _____
Civil Engineer

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature: _____ 1-8-2026
Owner / Authorized Agent — Date

Printed Name: Mical Stephenson
Owner / Authorized Agent

Title: Seinor Project Manger

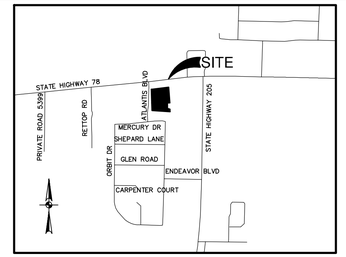
Company: Pape-Dawson Engineers

City Office Use Only:

Fee paid (*due at time of application*) Cost $200 plus - $500 deposit	**Amount:** **Check #** **or Cash** _____
Required items submitted	
Development Engineer Comments	
Development Review Committee Comments	
Comments Addressed by Applicant	
Planning & Zoning Action	
City Council Action	

BENCHMARKS

TBM 1	TBM 2	TBM 3
X-CUT	X-CUT	X-CUT
N: 7060636.10	N: 7060913.10	N: 7060849.80
E: 2594463.70	E: 2594565.90	E: 2594032.10
ELEV: 499.20	ELEV: 498.70	ELEV: 479.70



LOCATION MAP

NOT-TO-SCALE

SCALE: 1" = 40'

0' 40' 80' 120'

SITE LEGEND

- PROPERTY BOUNDARY
- RIGHT-OF-WAY
- EASEMENT
- FIRE LANE
- PROPOSED CURB
- PROPOSED SAFETY RAIL
- PROPOSED RETAINING WALL
- PARKING COUNT
- ADA PARKING
- PROPOSED WALL MOUNTED FDC
- PROPOSED SANITARY SEWER CLEANOUT
- PROPOSED LIGHT POLE
- EXISTING FIRE HYDRANT
- EXISTING ROAD SIGN
- EXISTING POWER POLE / GUY WIRE
- EXISTING TREE TO REMAIN
- EXISTING CURB INLET
- EXISTING SANITARY SEWER MANHOLE
- PROPOSED FIRE LANE
- EXISTING FIRE LANE

SITE PLAN NOTES

1. THIS SITE PLAN IS FOR INFORMATIONAL PURPOSES ONLY. REFER TO ARCHITECTURAL, MEP, STRUCTURAL AND LANDSCAPE PLANS FOR FINAL DESIGN LAYOUT AND FEATURES.
2. COORDINATES PROVIDED INDICATE THE DESIGN INTENT OF THE ENGINEER. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF ANY INCONSISTENCIES OR DISCREPANCIES FOUND DURING CONSTRUCTION. THE CONTRACTOR SHALL VERIFY ALL COORDINATES DURING CONSTRUCTION LAYOUT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
3. THE CONTRACTOR IS RESPONSIBLE FOR THE VERIFICATION OF THE ACCURACY OF THE DIMENSION CONTROL FURNISHED HEREIN. THE CONTRACTOR IS REQUIRED TO VERIFY ALL THE COORDINATES FOR ACCURACY AND CONFIRM THE LOCATIONS OF ALL UTILITIES TO BE CONSTRUCTED, BOTH HORIZONTALLY AND VERTICALLY. DISCREPANCIES FOUND BY THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY.
4. THE LOCATION AND DIMENSIONS SHOWN ON THE PLANS RELATIVE TO EXISTING UTILITIES ARE BASED ON THE BEST RECORDS AND/OR FIELD INFORMATION AVAILABLE. ALL DAMAGE TO UTILITIES RESULTING FROM CONTRACTOR'S OPERATIONS SHALL BE RESTORED AT HIS EXPENSE.

UTILITY NOTE

THE EXISTING UTILITIES SHOWN ON THESE PLANS WERE COMPILED FROM VARIOUS SOURCES AND ARE INTENDED TO SHOW THE GENERAL EXISTENCE AND LOCATION OF THE UTILITY INFORMATION ON THE PLANS. THE CONTRACTOR SHALL CONTACT A UTILITY LOCATING SERVICE 48 HOURS PRIOR TO ANY CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL VERIFY THE EXACT LOCATION AND OF ALL EXISTING UTILITIES AND DETERMINE IF THERE ARE ANY CONFLICTS WITH THE PROPOSED FACILITIES. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY WHEN CONFLICTS WITH EXISTING UTILITIES ARE DISCOVERED.

Site Data Table Lot 1

	SF	%	Retail Parking Ratio	Restaurant Parking Ratio
Gross Area	104979	100%	1:250sf	1:3 seats & 1.5:1 employee
Lot Coverage by Impervious Surface	66503	63%		
Lot Coverage by Landscaping	38476	37%		

Total Building Elevation				24 feet	
Building Area	sf	Seats	Employees	Park/250sf	Parks Required
Restaurant 39%	5,900	120	30	-	85
Retail 61%	9,245	-	-	1	37
Total	15,145				**122**
				Total Provided	**132**

DATE

NO. REVISION

THIS DOCUMENT IS RELEASED FOR "REVIEW PURPOSES" UNDER THE AUTHORIZATION OF MICAL STEPHENSON, P.E. #138539 MARCH 23, 2026. IT IS NOT FOR CONSTRUCTION OR PERMIT PURPOSES.

PAPE-DAWSON
201 MAIN ST. STE 901 | FT. WORTH, TX 76102 | 817.870.3668
TEXAS ENGINEERING FIRM #470 | TEXAS SURVEYING FIRM #10028800

LAVON RETAIL
1000 S. STATE HWY 78 LAVON, TX

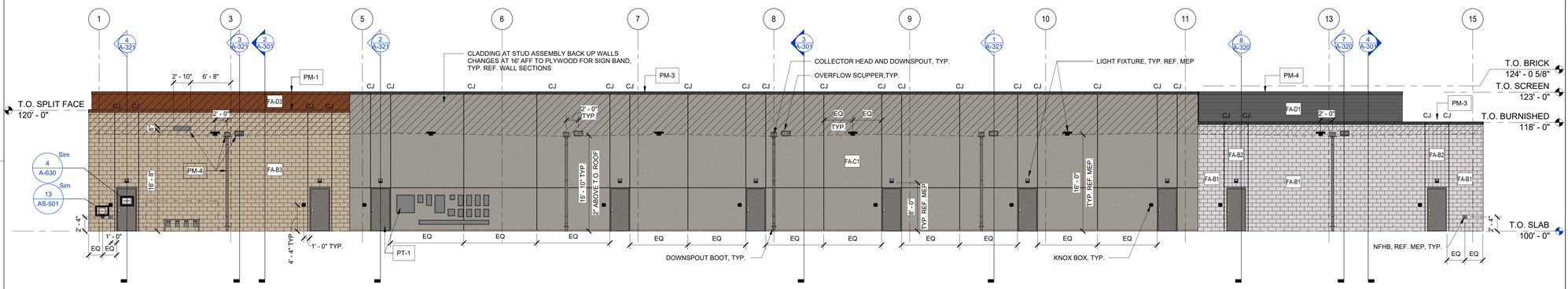
PRELIMINARY SITE PLAN

PLAT NO.
JOB NO. 61588-00
DATE MARCH 2026
DESIGNER CH
CHECKED MS DRAWN CH
SHEET 1

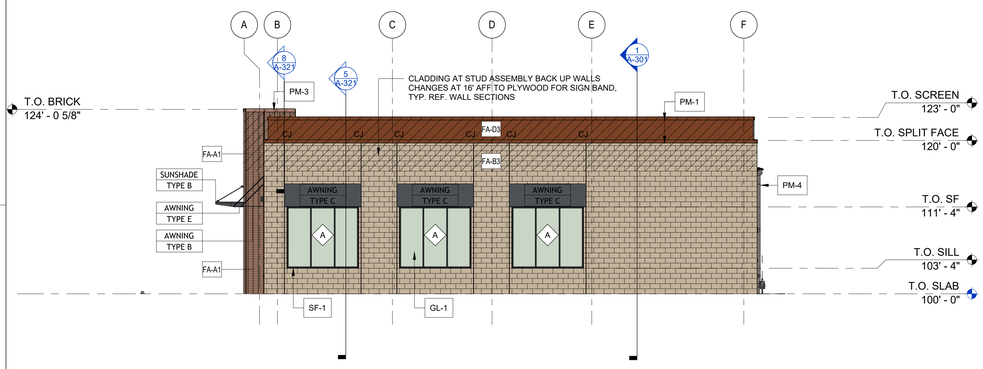
PRELIMINARY DESIGN

Date: January 8, 2025, 1:47 PM - User ID: MStephenson
File: S:\projects\615\88\00\2.0 Design\2.2 Planning\2.2.4 Site Plan Application\SP-6158800 Site Plan App.dwg

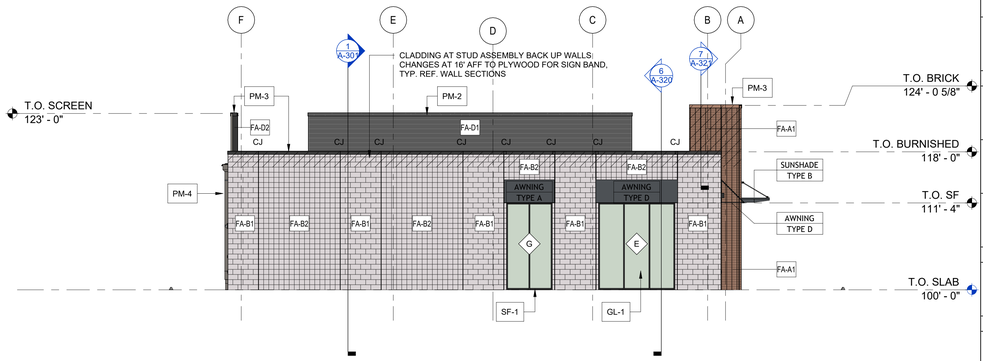
THIS DOCUMENT HAS BEEN PRODUCED FROM MATERIAL THAT WAS STORED AND/OR TRANSMITTED ELECTRONICALLY AND MAY HAVE BEEN INADVERTENTLY ALTERED. RELY ONLY ON FINAL HARDCOPY MATERIALS BEARING THE CONSULTANT'S ORIGINAL SIGNATURE AND SEAL. AERIAL IMAGERY PROVIDED BY GOOGLE© UNLESS OTHERWISE NOTED. Imagery © 2016,CAPCOG,Digital Globe,Texas Orthoimagery Program, USDA Farm Service Agency.



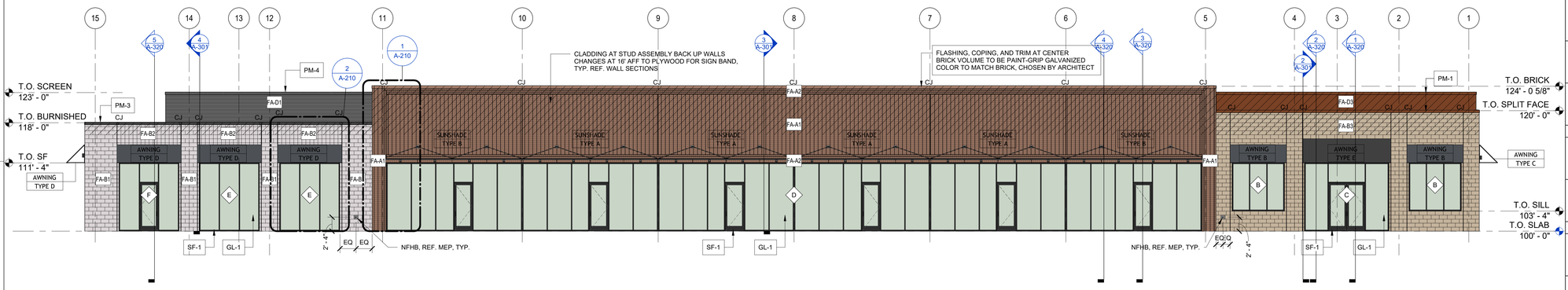
4 SOUTH ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



1 NORTH ELEVATION
1/8" = 1'-0"

NOTES - ELEVATION

1. HATCH SYMBOLS USED ON ELEVATIONS INDICATE EXTENT OF MATERIAL ONLY; THEY ARE NOT TO SCALE.
2. UNLESS NOTED OR INDICATED OTHERWISE, REFER TO SPECIFICATIONS FOR LOCATIONS OF CONTROL JOINTS IN EXTERIOR MATERIALS. PRIOR TO INSTALLATION, SUBMIT LAYOUT TO ARCHITECT FOR REVIEW.
3. CONCEAL ROOF-MOUNTED EQUIPMENT FROM VIEW BY UTILIZING PARAPET OR EQUIPMENT SCREEN; COORDINATE HEIGHT OF EQUIPMENT SCREEN WITH HEIGHT OF ROOF-MOUNTED EQUIPMENT BEING PROVIDED. EQUIPMENT NOT PLACED BEHIND SCREEN SHALL BE CONCEALED BY PARAPET NOTIFY OWNER AND ARCHITECT OF CONFLICTS OR DISCREPANCIES PRIOR TO INSTALLATION.
4. REFER TO SHEET A-902 FOR CONFIGURATION AND OTHER REQUIREMENTS OF MOCK-UP.
5. COLOR OF WALL/PARAPET COPING, ROOF EDGE TRIM, COLLECTOR HEADS, DOWNSPOUTS, BOOTS, AND MECHANICAL EQUIPMENT SHALL MATCH THAT OF ADJACENT MATERIALS; MULTIPLE COLORS MAY BE REQUIRED. FINAL SELECTION SHALL BE MADE BY ARCHITECT BASED ON APPEARANCE OF MOCK-UP ERECTED PRIOR TO CONSTRUCTION.
6. TYPICAL EXTERIOR FINISHES:
   - REFER TO MATERIAL LEGEND
7. EXTEND VERTICAL REVEALS AND PAINT TO MINIMUM 8 INCHES BELOW FINISH GRADE.
8. AT EXPOSED CORNERS, RETURN REVEALS ONTO ENDS OF WALLS.
9. REFER TO ENLARGED ELEVATIONS AND DETAILS FOR INFORMATION ABOUT SIZE AND PROFILE OF REVEALS.
10. GLASS SHALL BE TEMPERED WHERE REQUIRED BY BUILDING CODE AND AUTHORITY HAVING JURISDICTION.
11. WORK INCLUDES, BUT IS NOT LIMITED TO, THAT INDICATED IN NOTES AND DRAWINGS. CONTRACTOR SHALL REVIEW CONSTRUCTION DOCUMENTS AND VISIT SITE PRIOR TO BIDDING TO VERIFY ACTUAL CONDITIONS, DIMENSIONS, AND MATERIAL QUANTITIES NECESSARY TO COMPLETE THE TASK.

MATERIAL LEGEND

PATTERN	EXTERIOR FINISH MATERIALS		
BRICK VENEER MASONRY			
	FA-A1	MARK	MANUF. YANKEE HILL
		MODEL	FLASH TAN - MODULAR - SMOOTH
		NOTES	FIELD - HORIZONTAL - STACK BOND, COPING, TRIM, AND FLASHING PAINT-GRIP GALVANIZED, SW 6061 TANBARK, FLAT MATTE, REF. SPECS
	FA-A2	MARK	MANUF. YANKEE HILL
		MODEL	FLASH TAN - MODULAR - SMOOTH
		NOTES	ACCENTS - VERTICAL / ROW LOCK / SOLDIER ORIENTATIONS VARY, REFER SPECIFICATIONS
CONCRETE UNIT VENEER MASONRY			
	FA-B1	MARK	MANUF. NETTLETON CONCRETE
		MODEL	BURNISHED FACE - SAND DOLLAR (SEALED)
		NOTES	4" X 8" X 16" - FIELD 1/2 RUNNING BOND SHAPES VARY BY LOCATION, REFER SPECS
	FA-B2	MARK	MANUF. NETTLETON CONCRETE
		MODEL	BURNISHED FACE - SAND DOLLAR (SEALED)
		NOTES	4" X 8" X 16" - 1/2 SCORE FACE PATTERN STACK BOND SHAPES VARY BY LOCATION, REFER SPECS
	FA-B3	MARK	MANUF. BEST BLOCK
		MODEL	SPLIT FACE - 700 WHITE LIMESTONE
		NOTES	4" X 8" X 16" - FIELD 1/2 RUNNING BOND SHAPES VARY BY LOCATION, REFER SPECS
DRAINAGE MAT CONTINUOUS INSULATION STUCCO			
	FA-C	MARK	MANUF. PAREX / SIKA
		MODEL	ARMOURWALL WATERMASTER DM CI STUCCO
		NOTES	SAND SMOOTH, DRAINAGE MAT, CONTINUOUS INSULATION, COLOR TO MATCH SW 9170 ACIER, REFER SPECIFICATIONS
FORMED METAL WALL PANEL			
	FA-D1	MARK	MANUF. WESTERN STATES METALS
		MODEL	WESTERN RIB (7.2) PANEL
		NOTES	1-1/2", PRE-FINISHED, STREAKED BLACKENED RUST, EXPOSED FASTENERS, HORIZONTAL ORIENTATION, REFER SPECIFICATIONS
	FA-D2	MARK	MANUF. WESTERN STATES METALS
		MODEL	PBR (R) PANEL
		NOTES	1-1/4", PRE-FINISHED, CHARCOAL GRAY, EXPOSED FASTENERS, VERTICAL ORIENTATION, REFER SPECIFICATIONS
	FA-D3	MARK	MANUF. WESTERN STATES METALS
		MODEL	CORRUGATED PANEL
		NOTES	7/8", PRE-FINISHED, STREAKED RUST, EXPOSED FASTENERS, VERTICAL ORIENTATION, REFER SPECIFICATIONS
PRE-FINISHED METAL			
	PM-1	MARK	MANUF. WESTERN STATES METALS
		MODEL	SPECKLED RUST
		NOTES	METAL FLASHING, COPING, AND TRIM FOR PANELS ADJACENT TO FORMED METAL WALL PANELS FINISHED IN STREAKED RUST, REFER SPECS
	PM-2	MARK	MANUF. WESTERN STATES METALS
		MODEL	SPECKLED BLACKENED RUST
		NOTES	METAL FLASHING, COPING, AND TRIM FOR PANELS ADJACENT TO METAL WALL PANELS FINISHED IN STREAKED BLACKENED RUST, REF. SPECS
	PM-3	MARK	MANUF. WESTERN STATES METALS
		MODEL	CHARCOAL GRAY
		NOTES	METAL FLASHING, COPING, AND TRIM FOR PANELS ADJACENT TO FORMED METAL WALL PANELS FINISHED IN CHARCOAL GRAY, REF. SPECS
	PM-4	MARK	MANUF. WESTERN STATES METALS
		MODEL	SLATE GRAY (MATCH SW 7019 GAUNTLET GRAY)
		NOTES	PRE-FINISHED ALUMINUM CONDUCTOR HEADS, DOWNSPOUTS, OVERFLOWS, THROUGH WALL SCUPPERS, FLASHING, AND TRIM, REF. SPECS
PRE-FINISHED METAL CANOPIES			
	AWNING	MARK	MANUF. ARCHITECTURAL FABRICATIONS
		MODEL	PRE-FINISHED METAL AWNING
		NOTES	PRE-FINISHED PLATE ON PRE-FINISHED FRAME POWDER COAT CHARCOAL GRAY, TRIM, FRAME, & PANEL FINISHED TO MATCH, REF. SPECS
	SUN SHADE	MARK	MANUF. ARCHITECTURAL FABRICATIONS
		MODEL	SUNSHADE
		NOTES	POWDER COAT CHARCOAL GRAY, TRIM, FRAME, & TIES AND ANCHORS FINISHED TO MATCH REF. SPECIFICATIONS
ALUMINUM FRAMED ENTRANCES AND STOREFRONTS			
	SF-1	MARK	MANUF. KAWNEER
		MODEL	TRIFAB - 451UT
		NOTES	2" X 4.5" ANODIZED - BLACK #29 REFER SPECIFICATIONS
	GL-1	MARK	MANUF. VITRO
		MODEL	SOLAR BAN 70 (2) + CLEAR
		NOTES	REFER WINDOW SCHEDULE REF. SPECIFICATIONS
EXTERIOR PAINT			
	PT-1	MARK	MANUF. SHERWIN WILLIAMS
		MODEL	SW 7019 - GAUNTLET GRAY
		NOTES	HOLLOW METAL DOORS AND FRAMES, TRASH ENCLOSURE GATES, EXTERIOR EXPOSED METALS, REF. SPECIFICATIONS

GFFdesign

LAVON RETAIL
S STATE HWY 78
LAVON, TEXAS 75166
CONSTRUCTION DOCUMENTS

No. Date Revision

Author
Drawn By

Approver
Reviewed By

REGISTERED ARCHITECT CHRISTOPHER MICHAEL GRANT 22128 STATE OF TEXAS
12/19/2025

OVERALL BUILDING ELEVATIONS

Project No. 25046
Date 12/19/2025

A-201

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Schedule									
Symbol	Label	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	LLF	Input Power	Mounting Height
◯	A	24	Lithonia Lighting	OLGFM 15 DDB	GENERAL PURPOSE LED CAST FLUSH MOUNT WITH DARK BRONZE FINISH	1	1042	0.9	16.6	11.66 ft
□	SL1	7	Lithonia Lighting	RSX2 LED P3 40K R4 HS	RSX LED Area Luminaire Size 2 P3 Lumen Package 4000K CCT Type R4 Distribution with HS shield	1	14473	0.9	149.98	25 ft
▭	WP1	33	Lithonia Lighting	WDGE2 LED P1 30K 90CRI VW	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3000K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1076	0.9	9.81	12 ft
▭	WP2	10	Lithonia Lighting	WDGE1 LED P2 35K 80CRI VW	WDGE1 LED WITH P2 - PERFORMANCE PACKAGE, 3500K, 80CRI, VISUAL COMFORT WIDE OPTIC	1	1929	0.9	15.0178	8 ft
▭	WP3	6	Lithonia Lighting	WDGE2 LED P1 35K 90CRI VF	WDGE2 LED WITH P1 - PERFORMANCE PACKAGE, 3500K, 90CRI, VISUAL COMFORT FORWARD OPTIC	1	1058	0.9	9.81	16 ft
□	SL3	3	Lithonia Lighting	RSX2 LED P1 40K R2 HS	RSX LED Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R2 Distribution with HS shield	1	8340	0.9	72.06	25 ft
□ □ □ □	SL2	2	Lithonia Lighting	RSX2 LED P1 40K R2 HS	RSX LED Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R2 Distribution with HS shield	1	8340	0.9	288.24	25 ft
□ □ □	SL4	1	Lithonia Lighting	RSX2 LED P1 40K R2 HS	RSX LED Area Luminaire Size 2 P1 Lumen Package 4000K CCT Type R2 Distribution with HS shield	1	8340	0.9	216.18	25 ft

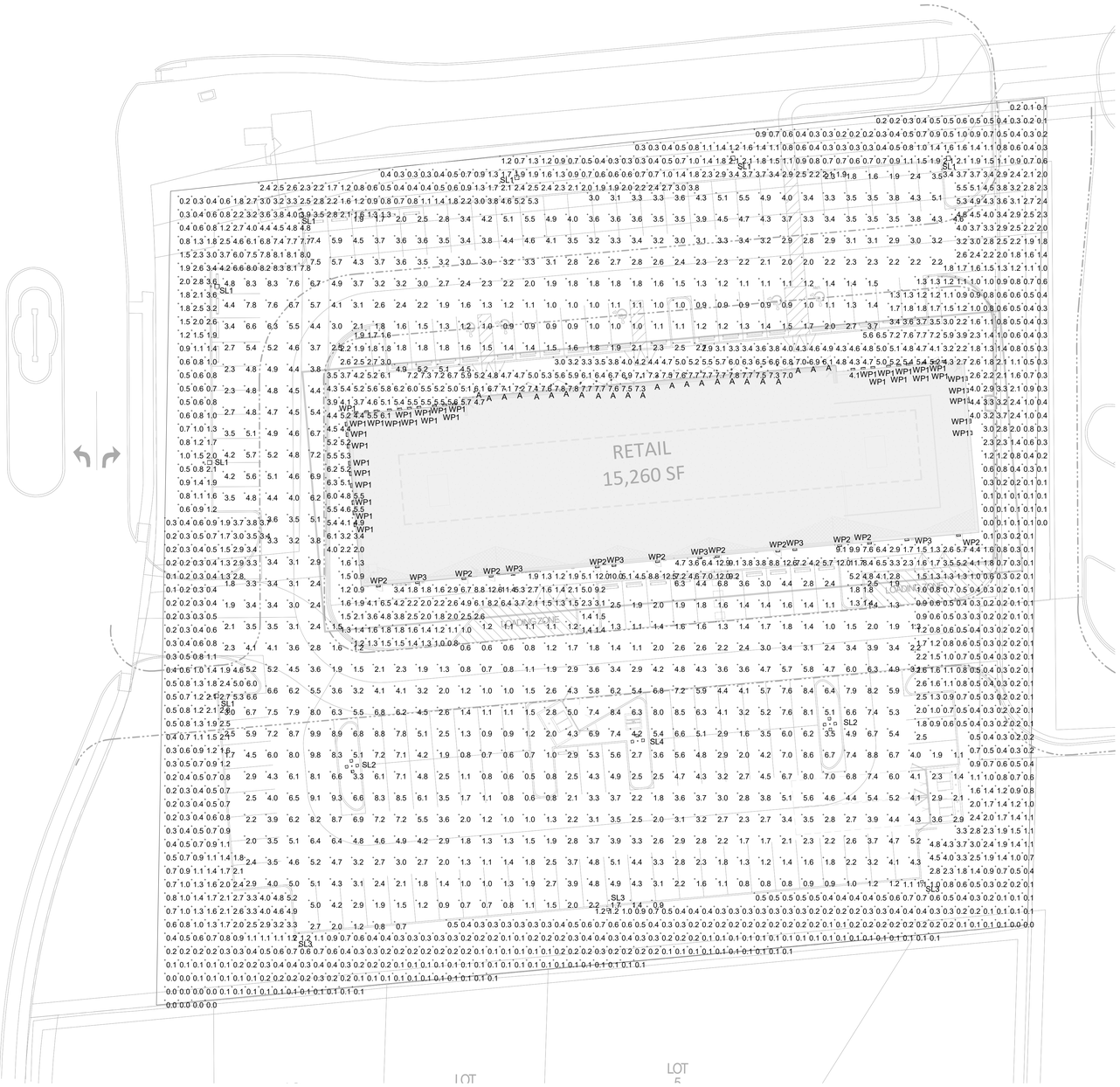
Statistics						
Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Site	+	1.9 fc	12.9 fc	0.0 fc	N/A	N/A
Parking Lot	+	3.4 fc	9.9 fc	0.5 fc	19.8:1	6.8:1

GENERAL ELECTRICAL NOTES

A. PHOTOMETRICS WERE PROVIDED BY SUTTON ENGINEERING AND ARE FOR REFERENCE ONLY.

B. ANY ALTERNATE FIXTURE PACKAGE SHALL COMPLY WITH ENERGY CODE LIGHTING POWER DENSITY REQUIREMENTS. NON-COMPLIANCE DUE TO DEVIATION FROM BASIS OF DESIGN IS THE RESPONSIBILITY OF THE ELECTRICAL CONTRACTOR TO RESOLVE.

C. ALL POLE MOUNTED FIXTURES LOCATED AT OR NEAR THE PROPERTY LINES SHALL HAVE HOUSE SIDE SHIELDS.



N
PLAN

1 OVERALL SITE PLAN - PHOTOMETRICS
1" = 20'-0"

SE.P.0925030.010

GFFdesign

LAVON
RETAIL

S STATE HWY 78
LAVON, TEXAS 75166

ISSUE FOR PERMIT

No.	Date	Revision

SR
Drawn By

MP
Reviewed By

STATE OF TEXAS
MICHAEL PARKER
150327
REGISTERED
ENGINEER
12/18/25

OVERALL SITE PLAN - PHOTOMETRICS

SUTTON ENGINEERING, LLC
2740 Dallas Parkway
Suite 280
Plano, Texas 75093
214.763.7300
Texas Registered Engineering Firm # F-18652

Project No. 25046
Date 12/18/2025

E-101

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CITY OF LAVON
LANDSCAPE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220 Fax (972) 843-0397

APPLICATION INFORMATION

Name: Mical Stephenson

Address: 201 Main St. Suite 901 Fort Worth TX, 76102

Telephone Number: 6822865644

Email Address: MStephenson@pape-dawson.com

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)

205-78 Addition Lots 1 & 2, Block A

SUBDIVISION NAME: (*approved plat is prerequisite)*

ZONING: Retail (R)

LEGAL OWNER OF PROPERTY INVOLVED:

Micheal Hopkins

If Applicant is NOT the Owner, Relationship to Owner:

Civil Engineer

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature: _____ 1-8-2026
Owner / Authorized Agent — Date

Printed Name: Mical Stephenson
Owner / Authorized Agent

Title: Senior Project Manager

Company: Pape-Dawson Engineers

City Office Use Only:

Fee paid (*due at time of application*) Cost plus admin fee - $500 deposit	**Amount:** **Check #** **or Cash** _____
Required items submitted	
Development Engineer Comments	
Development Review Committee Comments	
Comments Addressed by Applicant	
Planning & Zoning Action	
City Council Action	

SUMMARY CHART - ADDITIONAL LANDSCAPE REQUIREMENTS

REQUIRED / PROVIDED	NO CANOPY TREE CLOSER THAN FOUR (4) FEET TO A RIGHT-OF-WAY LINE OR CLOSER THAN EIGHT (8) FEET TO ANY PUBLIC WATER, WASTEWATER, FIRE PROTECTION, OR DRAINAGE LINE.
REQUIRED / PROVIDED	ONE (1) TREE PER FIFTEEN HUNDRED (1,500) SQUARE FEET OF RETAIL FLOOR AREA. 15,145 SF / 1,500 SF = 10 REQUIRED / PROVIDED TREES
REQUIRED / PROVIDED	PARKING ROWS ALONG PUBLIC R.O.W. SHALL BE SCREENED WITH EVERGREEN SHRUBS AT A MINIMUM HEIGHT OF TWO (2) FEET.
REQUIRED / PROVIDED	LANDSCAPED ISLANDS SHALL CONTAIN ONE (1) CANOPY TREE
REQUIRED / PROVIDED	LANDSCAPED ISLANDS REQUIRED AT THE TERMINUS OF EVERY PARKING ROW
REQUIRED / PROVIDED	ONE (1) CANOPY TREE FOR EVERY SEVEN (7) PARKING SPACES. EVERY PARKING SPACE WITHIN MAXIMUM SIXTY-FIVE (65) FEET FROM A TREE 134 PARKING SPACES / 7 = 19 CANOPY TREES
PROVIDED	TOTAL SITE AREA: 105,168 SF TOTAL DRIVE AREA: 52,959 SF TOTAL LANDSCAPED AREA: 26,235 SF (25% TOTAL SITE AREA)

SUMMARY CHART - BUFFER YARDS / SETBACKS

LOCATION OF BUFFER YARD OR SETBACK	REQUIRED / PROVIDED	LENGTH (FT)	BUFFER YARD WIDTH	CANOPY TREES	ORNAMENTAL TREES	SHRUBS	COMMENTS
NORTH (HWY 78)	REQUIRED: YES	336'-1"	20'	-			REF. COMMENT BELOW
	PROVIDED: NO						
EAST	REQUIRED: NO						
	PROVIDED: NO						
SOUTH	REQUIRED: YES	375'-3"	20'	13			
	PROVIDED: YES	375'-3"	20'	9*			1 CANOPY TREE / 30' O.C.
WEST (ATLANTIS BLVD.)	REQUIRED: YES	281'-3"	20'	12			
	PROVIDED: YES	281'-3"	20'	12			

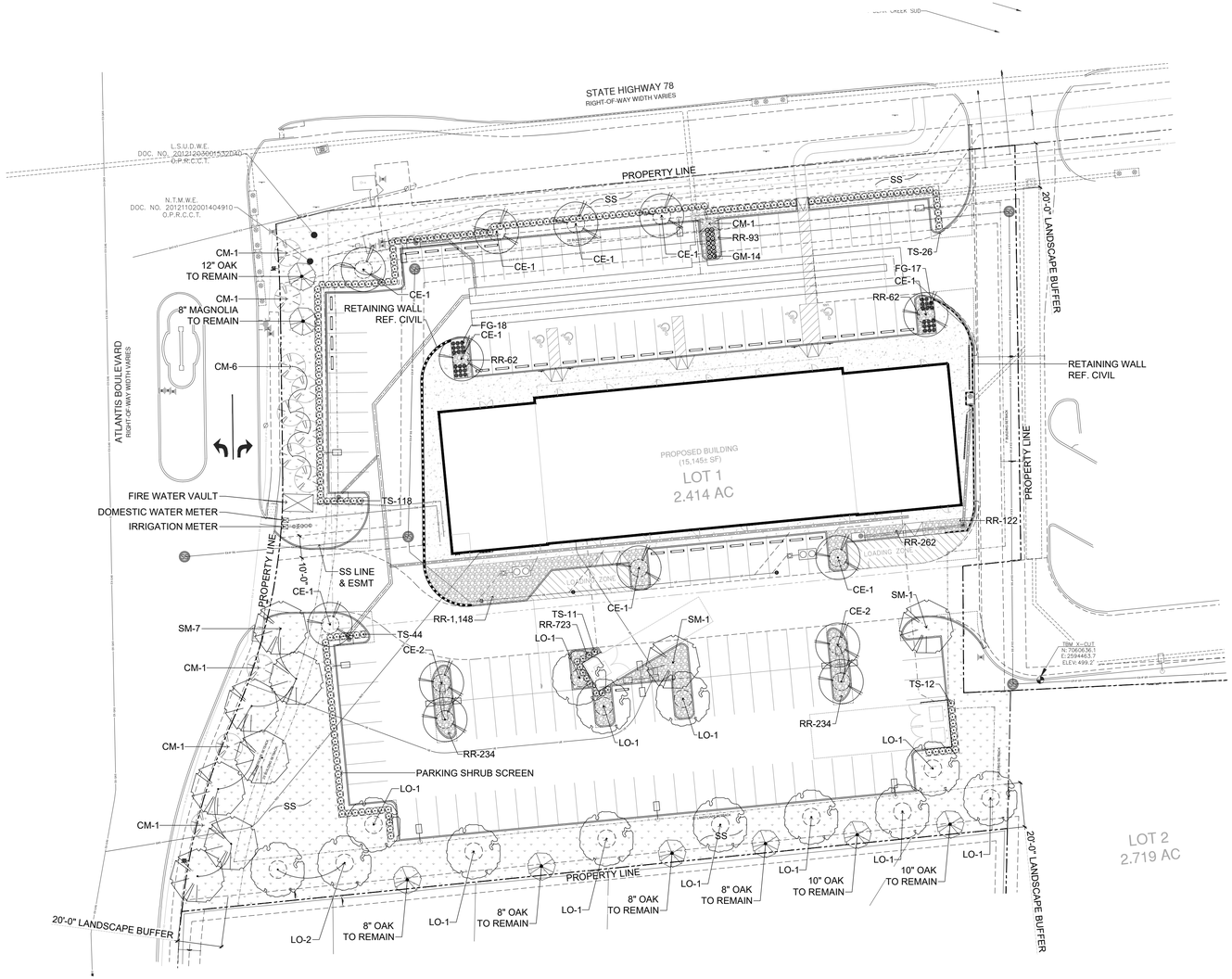
*NOTE ANY CREDITS USED IN CALCULATIONS: N/A

OTHER COMMENTS:

UTILITIES AND R.O.W. RESTRICTIONS PREVENT REQUIRED CANOPY STREET TREES ALONG HIGHWAY 78.

REQUIRED CANOPY STREET TREES ALONG ATLANTIS BOULEVARD SUBSTITUTED FOR ORNAMENTALS AT 2:1 REPLACEMENT VALUE.

NOTE* : NINE (9) CANOPY TREES PLANTED ALONG SOUTH IN ADDITION TO RETENTION OF EXISTING TREES (6) FOR A TOTAL OF (15) TREES ALONG SOUTHERN BOUNDARY.



SUMMARY PLANT LEGEND

QTY / SYMBOL	COMMON NAME	BOTANICAL NAME	SIZE	HEIGHT	NOTES
CANOPY TREES					
13/ CE	CEDAR ELM	ULMUS CRASSIFOLIA	3" CAL.	10'-12'	
13 / LO	LIVE OAK	QUERCUS VIRGINIANA	3" CAL.	10'-12'	
9 / SM	SOUTHERN MAGNOLIA	MAGNOLIA GRANDIFLORA	3" CAL.	10'-12'	
ORNAMENTAL TREES					
12 / CM	'CATAWBA' CREPE MYRTLE	LAGERSTROEMIA INDICA 'CATAWBA'	3" CAL. (1" CAL./CANE)	8'-10'	MULTI-CANE
SHRUBS					
210 / TS	TEXAS SAGE	LEUCOPHYLLUM FRUTESCENS	3 GAL.	24" MIN.	18" MIN. SPREAD, 36" O.C.
14 / GM	PINK MUHLY GRASS	MUHLENBERGIA CAPILLARIS	3 GAL.	24" MIN.	18" MIN. SPREAD, 36" O.C.
35 / FG	MEXICAN FEATHER GRASS	NASSELLA TENUISSIMA	1 GAL.	12" MIN.	12" MIN. SPREAD
GROUNDCOVERS					
22,900 SF / SS	BERMUDA GRASS (SOLID SOD)	CYNADON DACTYLON	SOLID SOD		
2,900 SF / RR	RIVER ROCK	-	2" DIAMETER, COLOR: GREY 3" MIN. DEPTH, INSTALL OVER FILTER FABRIC		

LANDSCAPE INSTALLATION & MAINTENANCE

1. LANDSCAPING INSTALLED AS PART OF THE REQUIREMENTS OF THE LANDSCAPE STANDARDS SHALL BE FREE FROM DISEASES AND INSECTS AND MAINTAINED IN A HEALTHY AND GROWING CONDITION AT ALL TIMES.
2. THE PROPERTY OWNER IS RESPONSIBLE FOR REGULAR WEEDING, MOWING, IRRIGATION, FERTILIZING, PRUNING, LITTER REMOVAL, AND OTHER MAINTENANCE AS NEEDED FOR ALL PLANTINGS.
3. THE PROPERTY OWNER SHALL REMOVE AND REPLACE ANY REQUIRED LANDSCAPING AS PART OF AN APPROVED LANDSCAPE PLAN THAT DIES WITH OTHER APPROVED LIVING PLANTS FROM THE APPROVED PLANT LIST CONTAINED IN THE SITE DESIGN CRITERIA MANUAL NO LATER THAN 30 DAYS AFTER: THE LANDSCAPING HAS DIED, OR AFTER THE POSTMARKED DATE OF WRITTEN NOTIFICATION FROM THE CITY, WHICHEVER IS SOONER. THE DIRECTOR OR DESIGNEE MAY, IN HIS SOLE DISCRETION, EXTEND THIS TIME PERIOD DUE TO WEATHER, APPROPRIATE PLANTING SEASON, OR OTHER EVENTS OUTSIDE OF THE REASONABLE CONTROL OF THE PROPERTY OWNER.

IRRIGATION NOTES

TO ENSURE VIABILITY, LANDSCAPE AREAS SHALL BE IRRIGATED BY ONE OR A COMBINATION OF THE FOLLOWING METHODS:

1. AN AUTOMATED UNDERGROUND SYSTEM;
2. A DRIP IRRIGATION SYSTEM

LANDSCAPE PLAN

SCALE: 1" = 30'-0"

0 30 60

GRAPHIC SCALE IN FEET

N

ISSUES:
1. 01.12.26 ISSUE FOR PERMIT

REVISIONS:
1. 02.10.26 PER CITY COMMENTS
2. 03.02.26 PER CITY COMMENTS
3. 03.23.26 PER CITY COMMENTS

CLIENT:

PAPE-DAWSON ENGINEERS
201 MAIN STREET, SUITE 901
FT. WORTH, TX 76102

LAVON RETAIL

SOUTH STATE HWY 78
LAVON, TEXAS 75166

mdg landscape architects
MEEKS DESIGN GROUP, INC.
1755 N. COLLINS BLVD., SUITE 300
RICHARDSON, TX 75080
PH: (972) 690-7474, EXT. 227

REGISTERED LANDSCAPE ARCHITECT
BRIAN H. BIEL
2485
STATE OF TEXAS
01.12.26

LAVON RETAIL

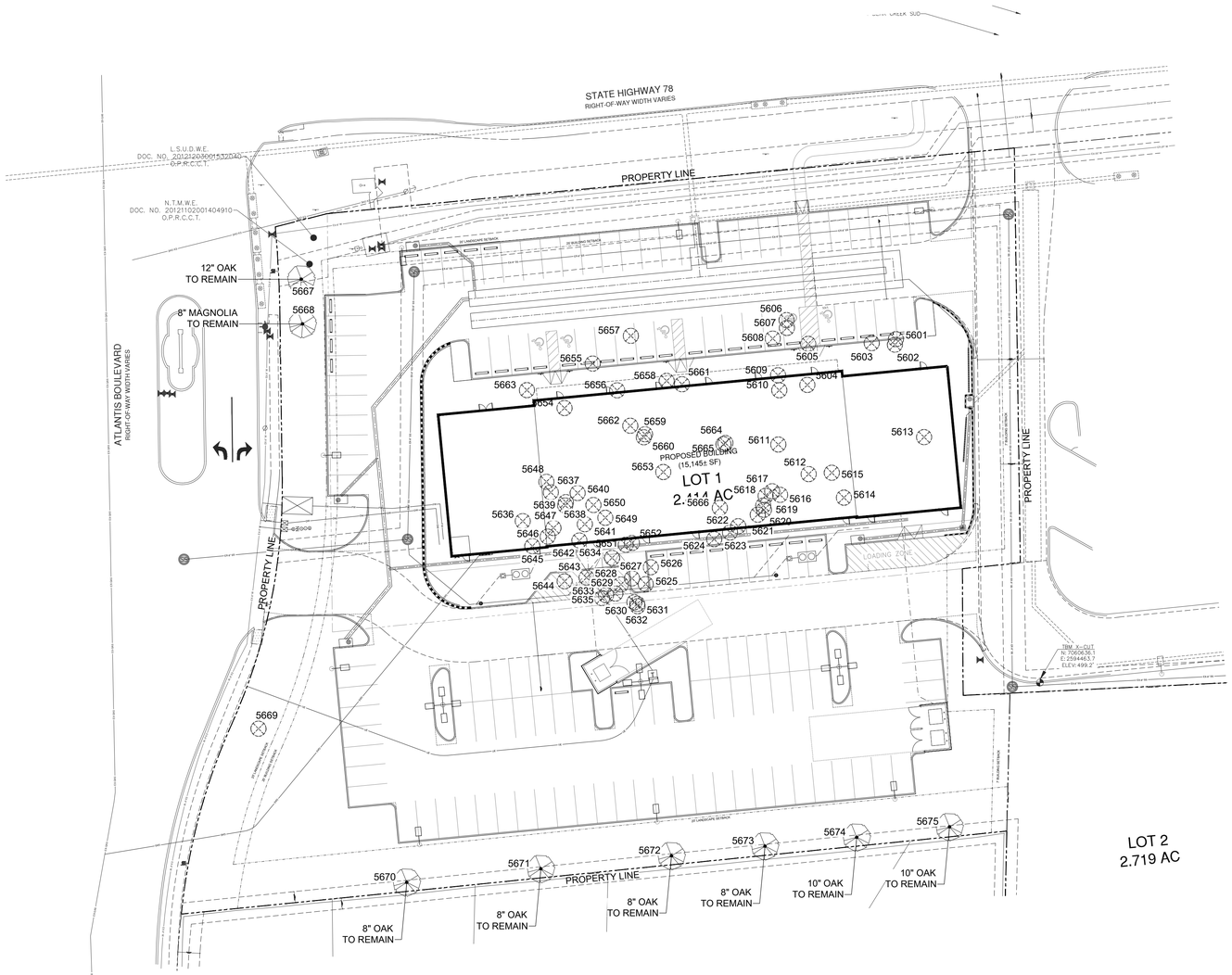
LAVON, TEXAS

MDG JOB #: PDE-2505

LANDSCAPE PLAN
(CITY REQ.)

LP.01

SUMMARY CHART - TREE PRESERVATION REQUIREMENTS	
REQUIRED	TEN (10) PERCENT OF EXISTING TREES OVER SIX (6) INCHES SHALL BE PRESERVED
PROVIDED	75 EXISTING TREES OVER 6" x 0.1 = 7.5 = 8 REQUIRED TREES TO BE PRESERVED EIGHT (8) EXISTING TREES TO BE PRESERVED ON SITE
REQUIRED	TWENTY (20) PERCENT OF PROPERTY TO BE LANDSCAPED
PROVIDED	105,168 SF PROPERTY x 0.2 = 21,033.6 SF REQUIRED 23,362 SF LANDSCAPED AREA PROVIDED



TREE TABLE			
ID	COMMON NAME	DBH (INCHES)	SAVED
5601	HACKBERRY	8	N
5602	HACKBERRY	6	N
5603	HACKBERRY	8	N
5604	HACKBERRY	14	N
5605	HACKBERRY	14	N
5606	HACKBERRY	10	N
5607	HACKBERRY	16	N
5608	BOIS D'ARC	10	N
5609	HACKBERRY	18	N
5610	HACKBERRY	12	N
5611	HACKBERRY	8	N
5612	HACKBERRY	8	N
5613	HACKBERRY	30	N
5614	HACKBERRY	8	N
5615	HACKBERRY	19	N
5616	HACKBERRY	12	N
5617	HACKBERRY	10	N
5618	HACKBERRY	8	N
5619	ELM	10	N
5620	ELM	8	N
5621	HACKBERRY	18	N
5622	HACKBERRY	6	N
5623	HACKBERRY	12	N
5624	HACKBERRY	6	N
5625	PECAN	6	N
5626	HACKBERRY	10	N
5627	ELM	8	N
5628	CEDAR	8	N
5629	HACKBERRY	10	N
5630	PECAN	8	N
5631	PECAN	6	N
5632	PECAN	6	N
5633	CEDAR	8	N
5634	ELM	14	N
5635	ELM	6	N
5636	CEDAR	10	N
5637	CEDAR	8	N
5638	HACKBERRY	6	N
5639	HACKBERRY	6	N
5640	CEDAR	10	N
5641	ELM	10	N
5642	CEDAR	8	N
5643	CEDAR	6	N
5644	CEDAR	10	N
5645	CEDAR	12	N
5646	CEDAR	10	N
5647	CEDAR	6	N
5648	ELM	6	N
5649	ELM	6	N
5650	CEDAR	8	N
5651	HERCULES CLUB	6	N
5652	ELM	8	N
5653	PECAN	6	N
5654	CEDAR	12	N
5655	ELM	12	N
5656	ELM	8	N
5657	BOIS D'ARC	30	N
5658	BOIS D'ARC	8	N
5659	BOIS D'ARC	10	N
5660	BOIS D'ARC	8	N
5661	BOIS D'ARC	18	N
5662	BOIS D'ARC	14	N
5663	CEDAR	12	N
5664	BOIS D'ARC	8	N
5665	BOIS D'ARC	12	N
5666	CEDAR	6	N
5667	OAK	12	Y
5668	MAGNOLIA	8	Y
5669	OAK	10	N
5670	OAK	8	Y
5671	OAK	8	Y
5672	OAK	8	Y
5673	OAK	8	Y
5674	OAK	10	Y
5675	OAK	10	Y

TREE PRESERVATION PLAN

SCALE: 1" = 30'-0"

0 30 60

GRAPHIC SCALE IN FEET

N

ISSUES:
1 01.12.26 ISSUE FOR PERMIT

REVISIONS:
1 02.10.26 PER CITY COMMENTS
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REGISTERED LANDSCAPE ARCHITECT
BRIAN K. BOOTH
2485
STATE OF TEXAS
01.12.26

LAVON RETAIL

LAVON, TEXAS

MDG JOB #: PDE-2505

TREE PRESERVATION PLAN (CITY REQ.)

LP.02

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

March 27, 2026

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

Re: Lavon Retail (1000 S. SH 78)
Site Plan
LJA Job No. NTP-40467
MyGov Submittal: March 23, 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

February 26, 2026

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

Re: Comments regarding Lavon Retail - 1000 S. SH 78 - Site Plan - LJA Job No. NTP-40467.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated February 23, 2026, Lavon Retail - 1000 S. SH 78 - Site Plan - LJA Job No. NTP-40467.

PLANNING AND DESIGN COMMENTS

1. Repeat comment: Revise the landscape plan to provide one (1), eight (8) foot-tall canopy tree every 25 linear feet along SH 78.

   Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. Included is the exhibit, "Tree Planting Exclusion Area" that highlights the existing public utilities along SH 78 and the area surrounding them that cannot have trees planted to prevent damage from the roots in the future.

   This comment is deferred to the city engineer.

   Response: Noted.

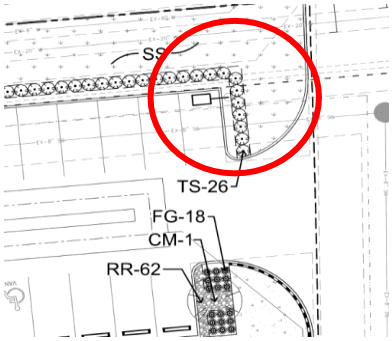
2. Repeat comment: Revise the landscape plan to provide landscape islands at a rate of one (1) canopy tree for every seven (7) parking spaces. Every parking space should be located within a maximum of 65 feet from a tree.

   Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. However, every parking space is within 65 feet of a canopy tree.

   There are parking rows along the western and southern ends of the site that do not appear to be encumbered by utilities. The requirement applies in these areas. Revise the site and landscape plans accordingly.

   Response: Trees added where they would fit without encumbering utilities. The only space discussed in our emails that was left without tree is the one where the water meters and existing public sewer lines could be harmed by the roots. (north side of driveway)

3. Repeat comment: Landscape islands are required at the terminus of every parking row. Revise the site plan to include a terminus tree at the end of the parking row detailed below.



Applicant response: With the existing sanitary sewer and storm drainpipes running through this landscape island, a canopy tree is not suitable for this location. All parking terminuses have a canopy tree where it is suitable with no utility directly under the end of the parking row.

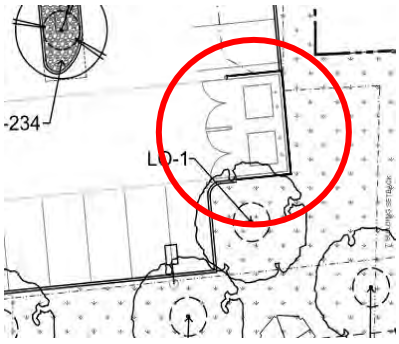
This comment is deferred to the city engineer.

Response: Noted.

4. Repeat comment: Revise the landscape plan to provide evergreen shrubs around the dumpster enclosure detailed below.

Applicant response: Shrubs have been added around the dumpster enclosure by the parking areas.

Revise the landscape plan to provide evergreen shrubs around the dumpster enclosure located at the southernmost end of the site.



Response: Dumpster enclosure surrounded by evergreen shrubs.

5. Revise the site plan to remove the ITE trip generation table and fire lane striping notes.

Response: ITE trip generation and fire lane striping detail have been removed from the site plan.

6. Revise the site plan to correct the street label along the western side of the property from SH 78 to Atlantis Boulevard.

Response: Street label along Atlantis Blvd. has been corrected.

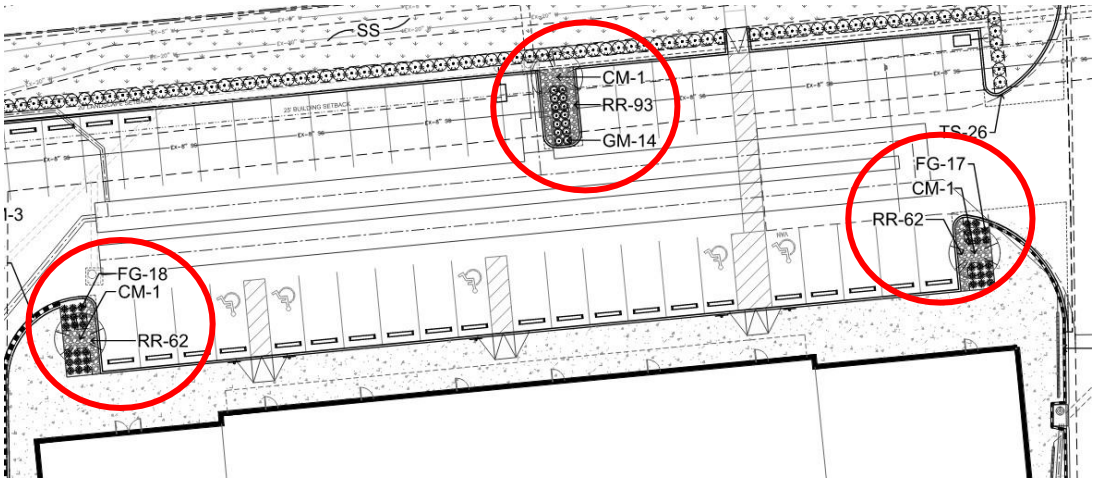
7. Revise the site plan to label the required mutual access easement along the northern and western sides of the property.

Response: Per email coordination with Abra Nusser on Feb. 26, 2026 the referenced mutual access easement is not required since there is a provided mutual access easement through the center of the property.

8. Revise the site plan to add the building height to the site summary table.

Response: Building height added to the site summary table.

9. The landscape islands and landscape buffers require canopy trees. The landscape plan shows Crepe Myrtle trees within the landscape islands and landscape buffers; however, Crepe Myrtle trees are not an approved canopy tree per Section § 9.03.193 of the zoning ordinance. Revise the landscape plan to provide an approved canopy tree within these locations. An example is shown below.



Response: Per comment #1 on this document, the canopy tree requirement along SH 78 has been deferred to the engineer and is engineering exempt from the tree requirement due to the many utilities in the area. The landscaping islands in front of the building will be planted with Cedar Elm as opposed to Crepe Myrtle to meet the canopy tree requirements.

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

    Response: Noted.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

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

February 23, 2026

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

Re: Lavon Retail (1000 S. SH 78)
Site Plan
LJA Job No. NTP-40467
MyGov Submittal: February 16, 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. **Repeat comment:** Revise the Landscape Plan to provide one (1), eight (8) foot-tall canopy tree every 25 linear feet along SH 78.

   Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. Included is the exhibit, "Tree Planting Exclusion Area" that highlights the existing public utilities along SH 78 and the area surrounding them that cannot have trees planted to prevent damage from the roots in the future.

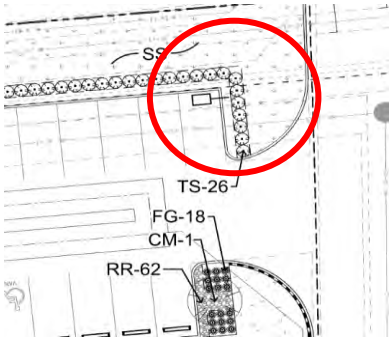
   This comment is deferred to the City Engineer.

2. **Repeat comment:** Revise the Landscape Plan to provide landscape islands at a rate of one canopy tree for every seven parking spaces. Every parking space should be located within a maximum of 65 feet from a tree.

   Applicant response: Due to the extensive public utilities lining the frontage of SH 78 this canopy tree requirement cannot be met. However, every parking space is within 65 feet of a canopy tree.

   There are parking rows along the western and southern ends of the site that do not appear to be encumbered by utilities. The requirement applies in these areas. Revise the Site and Landscape Plans, accordingly.

3. **Repeat comment:** Landscape islands are required at the terminus of every parking row. Revise the Site Plan to include a terminus tree at the end of the parking row detailed below.



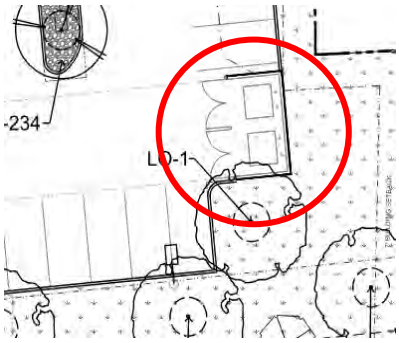
Applicant response: With the existing sanitary sewer and storm drainpipes running through this landscape island, a canopy tree is not suitable for this location. All parking terminus have a canopy tree where it is suitable with no utility directly under the end of the parking row.

This comment is deferred to the City Engineer.

4. **Repeat comment:** Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosure detailed below.

Applicant response: Shrubs added around dumpster enclosure by parking areas.

Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosure located at the southernmost end of the site.



5. Revise the Site Plan to remove the ITE Trip Generation table and Fire Lane striping notes.

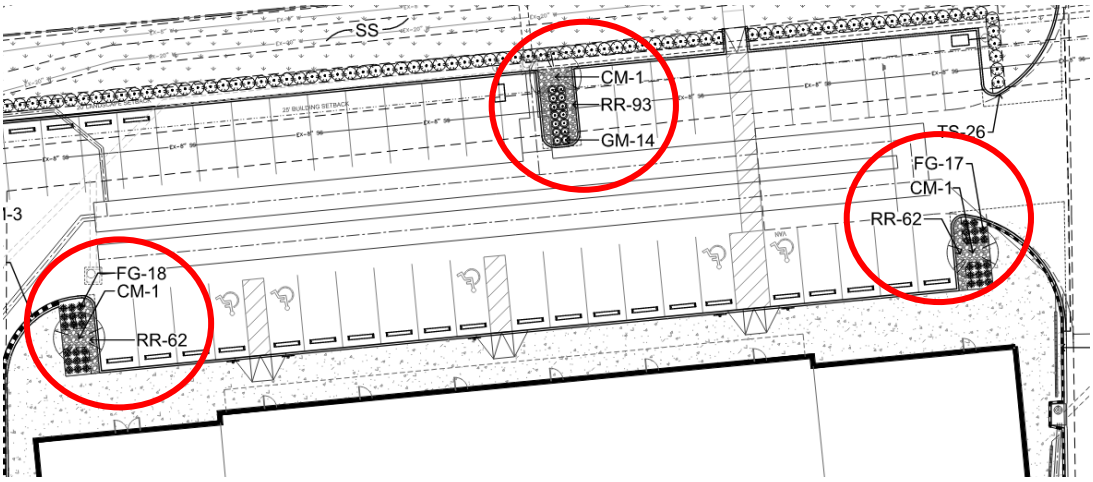
6. Revise the Site Plan to correct the street label along the western side of the property from State Highway 78 to Atlantis Boulevard.

7. Revise the Site Plan to label the required Mutual Access Easement along the northern and western sides of the property.

8. Revise the Site Plan to add the building height to the Site Summary table.

9. The landscape islands and landscape buffers require canopy trees. The Landscape Plan shows Crepe Myrtle trees within the landscape islands and landscape buffers, however, Crepe Myrtle trees are not an approved canopy tree per Section § 9.03.193 of the Zoning

Ordinance. Revise the Landscape Plan to provide an approved canopy tree within these locations. An example is shown below.



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

Comments prepared and compiled by:

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

Quality check by:

Abra R. Nusser, AICP
Senior Director of Placemaking + Resilience 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

January 23, 2026

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

Re: Lavon Retail (1000 S. SH 78)
Site Plan
LJA Job No. NTP-40467
MyGov Submittal: January 13, 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. FYI - The northern portion of the property is zoned Retail. The southern portion of the property is part of the Grand Heritage PD 2004-09-05 (West Residential C area). A rezoning application is pending approval. The proposed site layout will be required to change if the rezoning application is not approved.

2. Revise the Site Plan to only show proposed Lot 1, since the proposed improvements are only on proposed Lot 1. Update the Location Map and Site Data Table accordingly.

3. Revise the Site Plan to make the following plan drawing corrections:
   - Remove the topographic contour lines and provide on a separate Drainage Plan
   - Remove the aerial background
   - Lightly shade the proposed Fire Lanes
   - Remove retaining wall/safety rail labels
   - Remove parking island radius dimension labels
   - Remove repetitive parking space dimension labels

4. Revise the Site Plan to dimension and label the ultimate ROW widths on SH 205 and SH 78.

5. It appears that parking is proposed in the previously dedicated Mutual Access Easement, shown along the northern and western property boundaries. If parking is proposed along the northern boundary, the easement must be shifted or the parking relocated to avoid potential conflicts.

6. Revise the Site Plan to add the following label to the dumpster enclosures, “Six- foot masonry enclosure with solid metal doors.” Additionally, ensure the enclosure doors do not swing into a fire lane.

7. The minimum parking ratio for a Retail use is one parking space per 250 sf, and the minimum parking ratio for a Restaurant use is one parking space for every three seats and one and one-half parking spaces per employee. The Site Data Table shown below does not list the correct parking ratios. Revise the Site Data Table to correct the parking ratios and parking calculations accordingly.

Site Data Table				
			SF	%
Gross Area			223604	100%
Lot Coverage by Impervious Surface			69647	31%
Lot Coverage by Landscaping			153957	69%
Building Area		sf	Park/1000sf	Parks Required
Restaurant	39%	5,900	10	59
Retail	61%	9,245	4	37
Total		15,145		**96**
			Total Provided	**134**

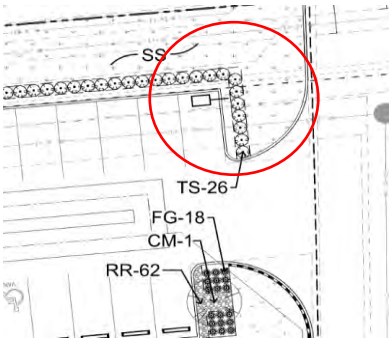
8. The Retail zoning district requires a 20-foot landscape buffer, with canopy trees spaced 1/30 linear feet along the southern property boundary. Revise the Landscape Plan to add additional canopy trees to satisfy the requirement.

9. Revise the Landscape Plan to list the percentage of landscaped area in the Summary Chart.

10. Revise the Landscape Plan to provide one eight-foot-tall canopy tree every 25 linear feet along SH 78.

11. Revise the Landscape Plan to provide landscape islands at a rate of one canopy tree for every seven parking spaces. Every parking space should be located within a maximum of 65 feet from a tree.

12. Landscape islands are required at the terminus of every parking row. Revise the Site Plan to include a terminus tree at the end of the parking row detailed below.



13. Revise the Landscape Plan to provide evergreen shrubs around the dumpster enclosures.

14. Revise the Photometric Plan to reduce the footcandles measurements along the southern property boundary to 0.1 or less.

Comments prepared and compiled by:



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

Quality check by:



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

CITY OF LAVON
Agenda Brief

MEETING: April 28, 2026 **ITEM: __5 – G__**

Item:

Discussion and action regarding the replat of Lot 9 of Whitson Estates at 11060 County Road 484, consisting of 2.02 acres of land to form two lots northwest of the intersection of CR 484 and CR 485, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas (CCAD Property ID 1812293).

Application Information

Owner(s): Christopher S. Burrow and Ashton Burrow

Applicant: CBG Surveying Texas, LLC

Location: 11060 CR 484, northwest of the intersection of CR 484 and CR 485/Lavon Trail Parkway

Description: 2.02 acres in the Whitson Estates, Lot 9 in the extraterritorial jurisdiction (ETJ) of the City of Lavon, Collin County, Texas (CCAD Property ID 1812293).

Current Zoning: None in the ETJ

Request: Replat

Request Details

The applicant is seeking approval of a replat to subdivide a single residential lot into two residential lots. The property presently contains a residential structure and three accessory structures.

Whitson Estates was developed in 1985.

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.

Access: The property takes access from CR 484. The City of Lavon Master Thoroughfare Plan provides that CR 484 will eventually be widened. The City worked with the property owner for the grant of a right of way easement rather than the typical dedication of right of way to enable to property owner to maintain sufficient lot area for two septic services.

Utilities: The property will be served by Bear Creek Special Utility District (SUD) for water and will be served by onsite sanitary sewer facilities (OSSF), regulated by Collin County.

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

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

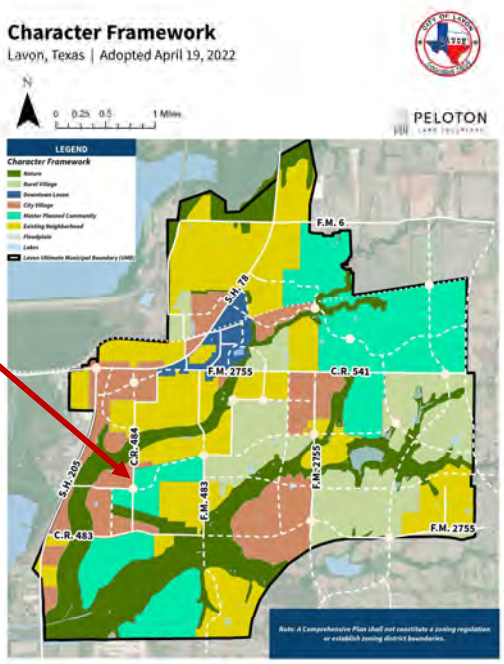
Staff Notes:

The proposed replat was reviewed by the city engineer, planning consultant, and staff development review committee. Approval of the replat is recommended.

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

Future Land Use Plan

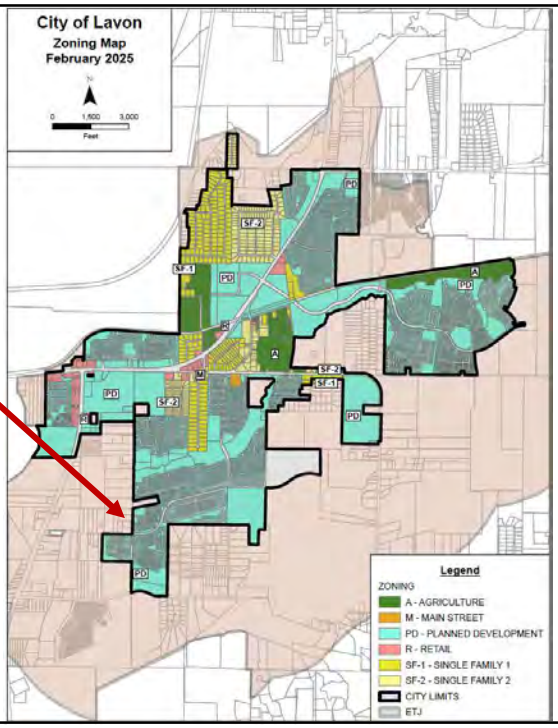




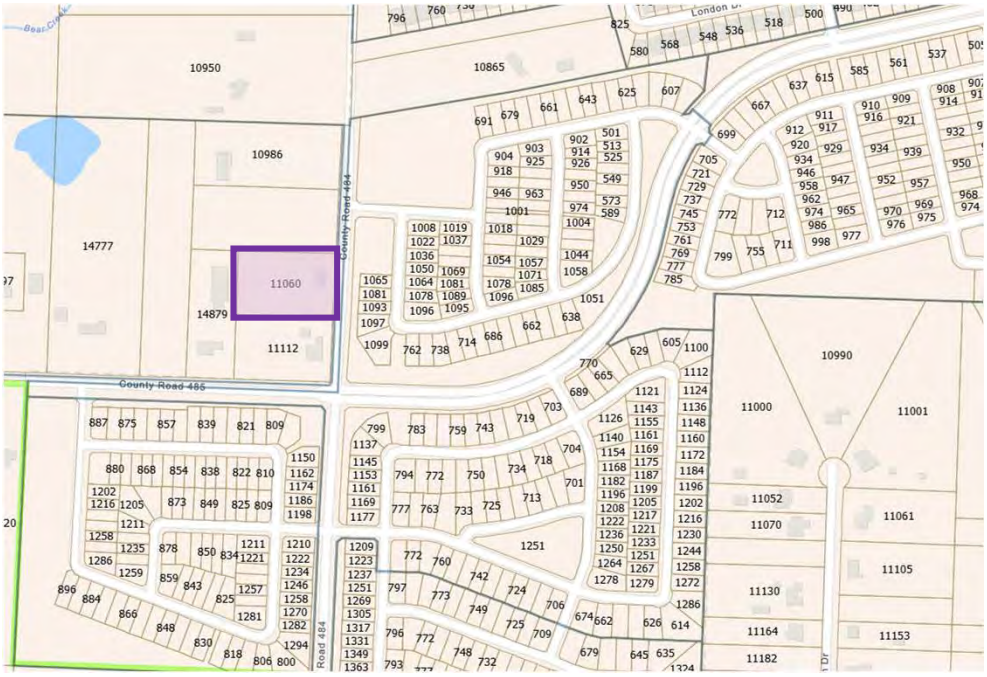
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Zoning Map





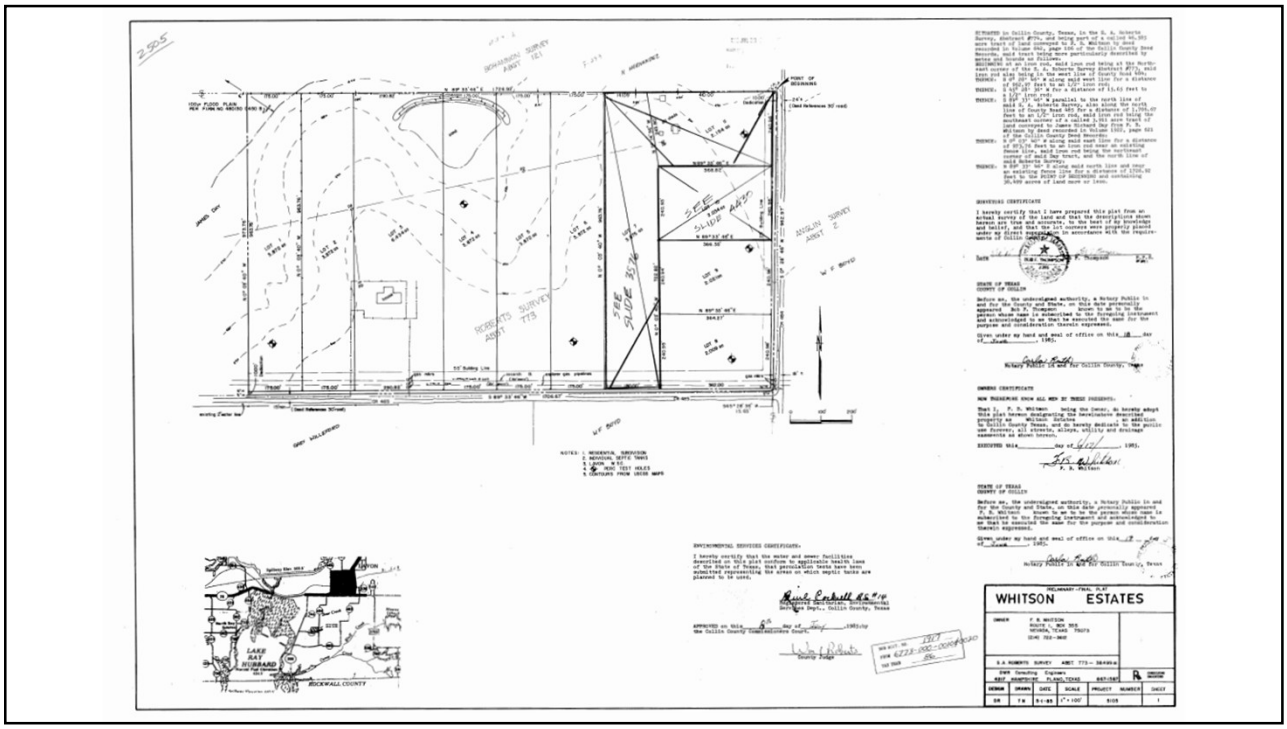
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10950
10865
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County Road 485
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14879
11112
1022
1036
1050
1065
1064
1081
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1099
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750
738

35


WHITSON ESTATES
F. B. WHITSON
ROUTE 1, BOX 305
WYLIE, TEXAS 75098
(214) 729-9400
B.A. ROBERTS SURVEY ABST 773 - 34.930±
DWR Consulting Engineers
EAST HAMPTON DR. PLANO, TEXAS 897-1867
DESIGN DRAWN DATE SCALE PROJECT NUMBER SHEET
DR TB 9-1-85 1"=100' 8109 1
ROBERTS SURVEY ABST 773
BOWMAN SURVEY ABST 121
AUGLIN SURVEY ABST 2
SEE SLIDE 3576
SEE SLIDE A827
LAKE RAY HUBBARD
ROCKWALL COUNTY
NOTES: 1. RESIDENTIAL SUBDIVISION
2. INDIVIDUAL SEPTIC TANKS
3. ZOON "A" SF.
4. 2 PERC TEST HOLES
5. CONTOURS FROM USGS MAPS
ENVIRONMENTAL SERVICES CERTIFICATE.
I hereby certify that the water and sewer facilities described on this plat conform to applicable health laws of the State of Texas, that percolation tests have been performed, and that the lots having the areas on which septic tanks are planned to be used.
OWNERS CERTIFICATE
NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:
STATE OF TEXAS
COUNTY OF COLLIN
RECORDING CERTIFICATE
I hereby certify that I have prepared this plat from an actual survey of the land and that the descriptions shown hereon are true and correct to the best of my knowledge and belief, and that the lot corners were properly placed under my direct supervision in accordance with the requirements of Collin County.

CITY OF LAVON

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

PLAT APPLICATION

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

Company Making Submission	Property Owner
Name: CBG Surveying Texas, LLC	Name: Christopher Shae Burrow and Ashton Burrow
Address: 1413 E Interstate 30 # 7	Address: 11060 County Road 484
City/State/Zip: Garland, TX 75043	City/State/Zip: Lavon, Tx 75166
Phone #: 214-349-9485 Fax #:	Phone # 214- 682- 3713 Fax #
Authorized Person: Jasmine Martinez	Authorized Person: Christopher Shae Burrow and Ashton Burrow

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

Check List of Items Submitted

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

Pricing

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

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

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

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Jasmine Martinez	Jasmine Martinez	2/18/26

To be completed by the City

In Takers Name:

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

Comments:

PDF processed with CutePDF Editor www.CutePDF-Editor.com

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 3/02/26 ~~2/18/26~~

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Christopher & Ashton Burrow, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize CBG Surveying Texas, LLC- Jasmine Martinez to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Christopher Burrow
Signature (Owner)

Ashton Burrow
Signature (Owner)

Signature (Owner)

The State of Texas
County of Rockwall

Before me, the undersigned authority, appeared Christopher Burrow, Ashton Burrow,
on this the 2nd day of March, 2026.

KEVIN D WILLIAMS II
Notary Public, State of Texas
Comm. Expires 02-10-2030
Notary ID 132201776

(Notary Seal)

Notary Public in and for Rockwall County, Texas

PDF processed with CutePDF Editor www.CutePDF-Editor.com

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 3/02/26 ~~2/18/26~~

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Christopher & Ashton Burrow, 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.

Ashton Burrow
Signature (Owner)

Christopher Burrow
Signature (Owner)

Signature (Owner)

The State of Texas
County of Rockwall

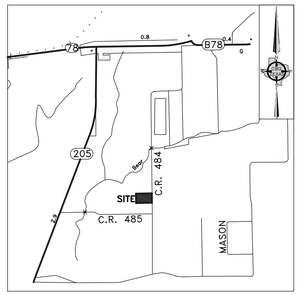
Before me, the undersigned authority, appeared Ashton Burrow, Christopher Burrow,
on this the 2nd day of March, 20 26.

(Notary seal)

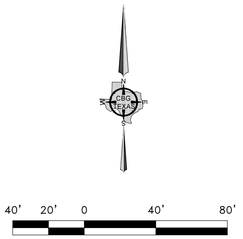
KEVIN D WILLIAMS II
Notary Public, State of Texas
Comm. Expires 02-10-2030
Notary ID 132201776

Notary Public in and for Rockwall County, Texas

PDF processed with CutePDF Editor www.CutePDF-Editor.com



VICINITY MAP
NOT TO SCALE



SCALE: 1" = 40'

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS, Christopher Shae Burrow and Ashton Burrow are the Owners of a tract of land situated in the S.A. Roberts Survey, Abstract No. 773, Collin County, Texas and being Lot 9, Whitson Estates, an Addition to the City of Lavon-ETJ, Collin County, Texas, according to the Plat thereof recorded in Volume F, Page 293, Map Records, Collin County, Texas, and being a tract of land conveyed to Christopher Shae Burrow and Ashton Burrow, by Warranty with Vendors Lien, recorded in Instrument Number 2025000103077, Official Public Records, Collin County, Texas, and being more particularly described by metes and bounds as follows:

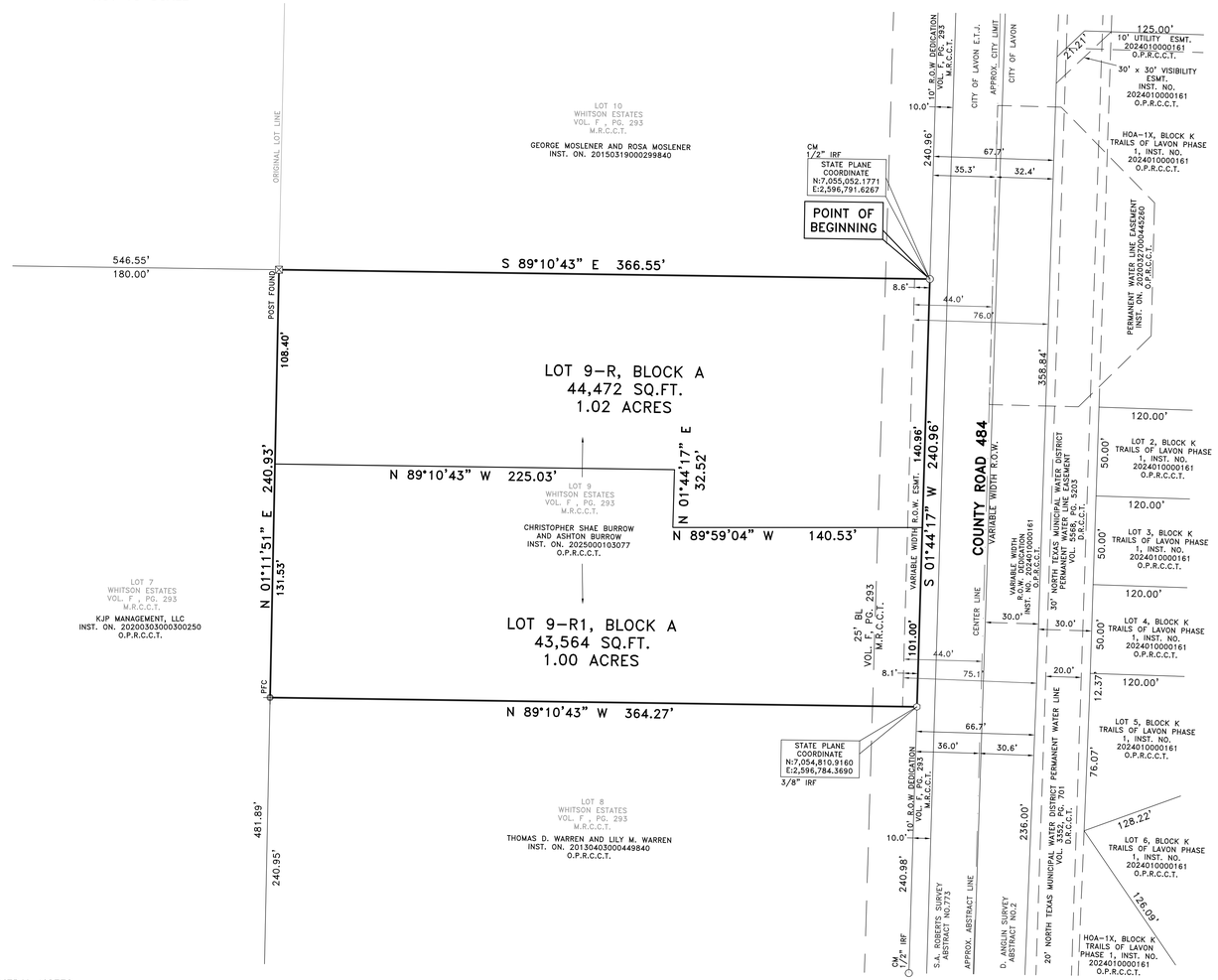
BEGINNING at a 1/2-inch iron rod found for corner, said corner being along the West right-of-way line of County Road 484 (variable width right-of-way), same being Southeast corner of a tract of land conveyed to George Moslener and Rosa Moslener, by General Warranty Deed, recorded in Instrument No. 20150319000299840, Official Public records, Collin County, Texas, and being the Northeast corner of said Burrow tract;

THENCE South 01 degree 44 minutes 17 seconds West, along the West Right-of-Way line of said County Road 484, a distance of 240.96 feet to a 3/8-inch iron rod found for corner, said corner being the Northeast corner of Lot 8, of said Whitson Estates Addition;

THENCE North 89 degrees 10 minutes 43 seconds West, along the North line of said Lot 8, a distance of 364.27 feet to a point for corner, same being the Southwest corner of said Burrow tract, said corner being on the East line of lot 7, of said Whitson Estates addition;

THENCE North 01 degree 11 minutes 51 seconds East, along the East line of said Lot 7, a distance of 240.93 feet to a fence post found for corner, said corner being the Northwest corner of said Burrow tract;

THENCE South 89 degrees 10 minutes 43 seconds East, along the south line of said Moslener tract, a distance of 366.55 feet to the POINT OF BEGINNING and containing 88,038 square feet and or 2.021 acres of land.



STANDARD PLAT NOTES:
1. Mail boxes shall meet USPS specifications.
2. Driveway connections must meet City of Lavon specifications.
3. All roadway signs shall meet City of Lavon specifications.
4. City of Lavon will only maintain street signs and poles with materials currently approved and in use by City of Lavon Public Works.
5. City of Lavon does not, and will not accept street lights for maintenance or operation.
6. A road dedicated to the public may not be obstructed, including by means of a gate.
7. Blocking the flow of water, constructing improvements in drainage easements, and filling or obstruction of the floodway is prohibited.
8. The existing creeks or drainage channels traversing along or across the subdivision 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.
9. The 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.
10. The City of Lavon will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding or flooding conditions.
11. All surface drainage easements shall be kept clear of buildings, foundations, structures, plantings, and other obstructions to the operation, access and maintenance of the drainage facility.
12. Fences and utility appurtenances may be placed within the 100-yr drainage easement provided they are placed outside the design-yr floodplains, as shown on the plat.
13. All necessary City of Lavon authorizations (i.e. OSSF, flood plain permits, etc.) are required for building construction, on-site sewage facilities, and driveway culverts.
14. The finish floor elevations of all house pads shall be at least 18" above the highest elevation of the surrounding ground around the house after final grading and two feet (2') above the 100-yr base flood elevation.
15. Except for ditches that are adjacent to Roadways and/or culverts and other improvements that are a part of a Roadway, the City of Lavon generally will not accept drainage
improvements for maintenance, including retention and detention ponds. Therefore, the Applicant must provide for this work to be done either by way of an HOA; by providing in the Deed Restrictions that each lot owner is responsible for maintaining the portions of the drainage improvements on or adjacent to their lot; or other method.
16. Individual lots in a Subdivision are considered part of a larger common plan of development, regardless of when construction activity takes place on that lot in relation to the other lots, and are required to have BMP's and comply with the Construction General Permit.
17. The Developer, Contractor, or Builder of any structure on a single lot in a developing subdivision shall prepare an SW3P and submit to the Director of Engineering prior to receiving any permits.

SURVEYOR'S CERTIFICATE
KNOW ALL MEN BY THESE PRESENTS:
I am a Registered Professional Land Surveyor licensed by the State of Texas. This Plat is a true and accurate representation of the property described and platted hereon as determined by an actual survey made on the ground under my direction and supervision.

RELEASED FOR REVIEW ON 04/02/2026, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSES AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

_____
Bryan Connally
Texas Registered Professional Land Surveyor No. 5513

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Bryan Connally, 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 _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Christopher Shae Burrow and Ashton Burrow, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as Lots 9-R and 9-R1, Block A, Whitson Estates, an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon.
That Christopher Shae Burrow and Ashton Burrow does herein certify the following:
1. The streets and alleys, if any, are dedicated in fee simple for street and alley purposes.
2. All public improvements and dedications are free and clear of all debt, liens, and/or encumbrances.
3. The easements and public use areas, as shown, and created by this plat, are dedicated, for the public use forever, for the purposes indicated on this plat.
4. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements.
5. Utility easements may 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 use thereof.
6. The public utilities shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements.
7. The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement 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.
8. The owners of the lots adjacent to or upon which drainage easements are created by this plat or the homeowner's association will be responsible for the maintenance and or the reconstruction of the drainage improvements constructed in said easements for the purpose of assuring the flow of storm water to the degree required by the design and original construction
9. The City of Lavon will not be responsible for maintenance or repair of drainage improvements on private lots or adjacent thereto.
10. The City of Lavon shall have the full right of ingress and egress to or from a drainage easement if necessary to maintain or repair the effect the drainage system in that easement is having on the use and maintenance of a roadway and the drainage sysetms of the raodway.
11. Roadways of the Subdividion are public roads and neither applicant or any future owner has the right to obstruct the Roadways by a fence, gate, or otherwise.
12. All modifications to this document shall be by means of plat and approved by City of Lavon.
13. This plat is subject to the Subdivision Regulations of City of Lavon, Texas.

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

BY:_____

SUBSCRIBED AND SWORN TO BEFORE ME THIS _____ day of _____, _____.

_____ _____
Notary Public, State of Texas
My commission expires: _____

WITNESS, my hand, this the ___ day of _____, 20__.
BY:

_____
Christopher Shae Burrow (Owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Christopher Shae Burrow, Owner, 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 _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

WITNESS, my hand, this the ___ day of _____, 20__.
BY:

_____
Ashton Burrow (Owner)

STATE OF TEXAS §
COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Ashton Burrow, Owner, 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 _____, 20__.

_____
Notary Public in and for the State of Texas

_____
My Commission Expires On:

GENERAL NOTES
1) BEARINGS ARE BASED ON THE STATE PLANE COORDINATE SYSTEM, TEXAS NORTH CENTRAL ZONE 4201, NORTH AMERICAN DATUM OF 1983 (2011).
2) LOT TO LOT DRAINAGE WILL NOT BE ALLOWED WITHOUT ENGINEERING SECTION APPROVAL.
3) ANY STRUCTURE NEW OR EXISTING MAY NOT EXTEND ACROSS NEW PROPERTY LINES.
4) COORDINATES SHOWN HEREON ARE TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983 ON GRID COORDINATE VALUES, NO SCALE AND NO PROJECTION.
5) ACCORDING TO THE F.I.R.M. IN MAP NO. 48085C0440J, THIS PROPERTY DOES LIE IN ZONE X AND DOES NOT LIE WITHIN THE 100 YEAR FLOOD ZONE.
6) PROPERTY SUBJECT TO TERMS, CONDITIONS, AND EASEMENTS CONTAINED IN INSTRUMENTS RECORDED IN DOC. NO. 92-0057777, INST. NO. 20140317000243800, VOL. 2809, PG. 805, VOL. 4514, PG. 4135.
7) PURPOSE FOR THIS PLAT IS TO SPLIT LOT 9, WHITSON ESTATES INTO 2 LOTS, LOT 9-R AND LOT 9-R1.
8) SELLING A PORTION OF THIS ADDITION BY METES AND BOUNDS IS A VIOLATION OF CITY ORDINACE AND STATE LAW AND IS SUBJECT TO FINES AND WITHHOLDING OF UTILITIES AND BUILDING PERMITS.

WATER PROVIDER = BEAR CREEK SPECIAL UTILITY DISTRICT 972-843-2101

LEGEND
D.R.C.C.T. = DEED RECORDS, COLLIN COUNTY, TEXAS
M.R.C.C.T. = MAP RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO. = INSTRUMENT NUMBER
VOL. = VOLUME
PG. = PAGE
CM = CONTROLLING MONUMENT
R.O.W. = RIGHT-OF-WAY
3/8" IRF = 3/8 INCH IRON ROD FOUND
1/2" IRF = 1/2 INCH IRON ROD FOUND
PFC = POINT FOR CORNER

HEALTH DEPARTMENT CERTIFICATION
I, as a representative of Collin County Development Services, do hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas,
that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

By: _____

Printed Name: _____
Designated Representative for Collin County Development Services

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: _____

Recommended for Approval:

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

_____
Date: _____
Mayor, City of Lavon, Texas

OWNER: CHRISTOPHER SHAE BURROW AND ASHTON BURROW
11060 COUNTY ROAD 484
LAVON, TEXAS 75166
PHONE: 214-682-3713
EAMIL: CHRISSBURROW@GMAIL.COM

REPLAT
LOTS 9-R & 9-R1, BLOCK A WHITSON ESTATES
A 2.02 ACRES ADDITION TO THE CITY OF LAVON-ETJ
COLLIN COUNTY ,TEXAS
2 RESIDENTIAL LOTS
BEING A REPLAT OF LOT 9, WHITSON ESTATES, VOLUME F, PAGE 293, COLLIN COUNTY, TEXAS,
S.A. ROBERTS SURVEY, ABSTRACT NO. 773
THE CITY OF LAVON-ETJ, COLLIN COUNTY, TEXAS

CBG SURVEYING TEXAS LLC
PROFESSIONAL LAND SURVEYORS
PLANNING & SURVEYING
Main Office
1413 East I-30, Ste. 7
Dallas, TX 75043
P 214.349.9485
F 214.349.2216
Firm No. 10168800
www.cbgtxllc.com

SCALE: 1"=40' / DATE: 04/02/2026 / JOB NO. 2819 / DRAWN BY: CP

April 14, 2026

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

Re: Whitson Estates – Lot 9, 2 Total Lots, 2.02 Acres
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated April 2, 2026 as prepared by CBG Surveying Texas, LLC for the above referenced property. The property is located on the west side of CR 484, north of CR 485. This lot is located within the City of Lavon ETJ. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments.

All previous comments have been satisfactorily addressed.

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

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

Attachment

F:\17024 - LAV General Servies\9 - Review\Whitson Estates\Lot 9\Whitson Estates Lot 9 - Replat - Rev 1.docx

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

April 8, 2026

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

Re: Whitson Estates Replat
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: April 7, 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

April 2, 2026

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

Re: Whitson Estates – Lot 9, 2 Total Lots, 2.02 Acres
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Replat dated March 24, 2026 as prepared by CBG Surveying Texas, LLC for the above referenced property. The property is located on the west side of CR 484, north of CR 485. This lot is located within the City of Lavon ETJ. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. The purpose of the Replat is to subdivide Lot 9 into 2 residential lots.

2. Each of the new lots is 1.00 acres or greater.

3. CR 484 ROW is being dedicated as requested (minimum 75' total width).

4. There is a suggested deletion in the written description.

5. All topographic information should be removed from the Replat.

6. A signature block is required for Bear Creek SUD in accordance with their requirements.

This concludes our review of the above referenced revised Replat. A copy of the Replat, 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

Attachment

F:\17024 - LAV General Servies\9 - Review\Whitson Estates\Lot 9\Whitson Estates Lot 9 - Replat - Rev 1.docx

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

March 31, 2026

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

Re: Whitson Estates Replat
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: March 27, 2026

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

1. **REPEAT COMMENT:** Revise the Replat to remove any indications of existing structures.

   The Replat still shows existing structures. Revise the Replat to remove the existing structures.

2. Revise the Replat to add a Block (i.e. “Block A”) to each lot label, the dedication language, and to the Title Block.

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

CBG SURVEYING TEXAS, LLC.
DFW-HOUSTON-EAST TEXAS
MAIN OFFICE
1413 E I-30 West Garland, Texas 75043
PH 214-349-9485 / FAX 214-481-8716

March 27, 2026

Kim Dobbs
City of Lavon
120 School Road
Lavon, Tx 75166
Kdobbs@lavontx.gov

RE: Whitson Estates Replat

Plat Review Comments Response

Revise the Replat's Owner Dedication to correct the following items: a. Include the Subdivision Name and owner's names. Subdivision and Owner Name added to Owner Dedication.

Correct note seven to remove number 51. Removed

Revise notes nine, ten, twelve and thirteen to reference the City of Lavon. Revised

Revise the Replat to adjust the proposed property line to ensure existing structures do not extend across the proposed property line. Adjusted boundary lines

Revise the Replat to remove any indications of existing structures. Revised

Revise the Replat to provide the City of Lavon approval blocks as listed in § 9.02.004(d)(14) of the Lavon Code of Ordinances. Block added to plat

Revise the Replat's notes to reference the City of Lavon. Revised

CR 484 is a City of Lavon Street. All references to Collin County related to CR 484 should be modified to the City of Lavon (e.g. design standards). This is applicable to Notes 2, 3, 4, and 5. Corrected and Revised

Notes 9, 10 and 13 should include both Collin County and City of Lavon. Revised

Note 14 is not applicable. Removed

CBG SURVEYING TEXAS, LLC.
DFW-HOUSTON-EAST TEXAS
MAIN OFFICE
1413 E I-30 West Garland, Texas 75043
PH 214-349-9485 / FAX 214-481-8716

Between Notes 17 and 18, there is a number “60”. This should be removed or further described. Removed

In the General Notes, the water service provider should be identified. Provider name and info added to Notes

There are several spelling errors to address. There are also a few suggestions for deletions. Corrected and revised

In the Dedication, notes 12 and 13 should reference the City of Lavon and not Collin County. Revised

A variable width ROW Easement should be provided along CR 484 to provide a total 75’ wide ROW for future expansion. The ROW Easement should provide the City of Lavon the right to construct, reconstruct and maintain a roadway, drainage and sidewalks associated with the future CR 484 expansion. The Easement shall allow ingress and egress to the easement area at any time by the City in relation to CR 484 work effort. Variable width ROW easement added

March 16, 2026

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

Re: Whitson Estates – Lot 9, 2 Total Lots, 2.02 Acres
Replat

Dear Ms. Dobbs:

As requested, we have reviewed the Replat dated December 30, 2025 as prepared by CBG Surveying Texas, LLC for the above referenced property. The property is located on the west side of CR 484, north of CR 485. This lot is located within the City of Lavon ETJ. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. The purpose of the Replat is to subdivide Lot 9 into 2 residential lots.

2. Each of the new lots is 1.00 acres or greater.

3. CR 484 is a City of Lavon Street. All references to Collin County related to CR 484 should be modified to the City of Lavon (e.g. design standards). This is applicable to Notes 2, 3, 4, and 5.

4. Notes 9, 10 and 13 should include both Collin County and City of Lavon.

5. Note 14 is not applicable.

6. Between Notes 17 and 18, there is a number “60”. This should be removed or further described.

7. In the General Notes, the water service provider should be identified.

8. There are several spelling errors to address. There are also a few suggestions for deletions.

9. In the Dedication, notes 12 and 13 should reference the City of Lavon and not Collin County.

10. A variable width ROW Easement should be provided along CR 484 to provide a total 75’ wide ROW for future expansion. The ROW Easement should provide the City of Lavon the right to construct, reconstruct and maintain a roadway, drainage and sidewalks associated with the future CR 484 expansion. The Easement shall allow ingress and egress to the easement area at any time by the City in relation to CR 484 work effort.

11. A signature block is required for Bear Creek SUD in accordance with their requirements.

This concludes our review of the above referenced Replat. A copy of the Replat, 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

Attachment

F:\17024 - LAV General Servies\9 - Review\Whitson Estates\Lot 9\Whitson Estates Lot 9 - Replat - Rev 0.docx

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

March 12, 2026

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

Re: Whitson Estates Replat
Replat Review
LJA Job No. NTP-40467
MyGov Submittal: March 5, 2026

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

PLANNING + DESIGN COMMENTS

1. Revise the Replat's Owner Dedication to correct the following items:
   a. Include the Subdivision Name and owner's names.

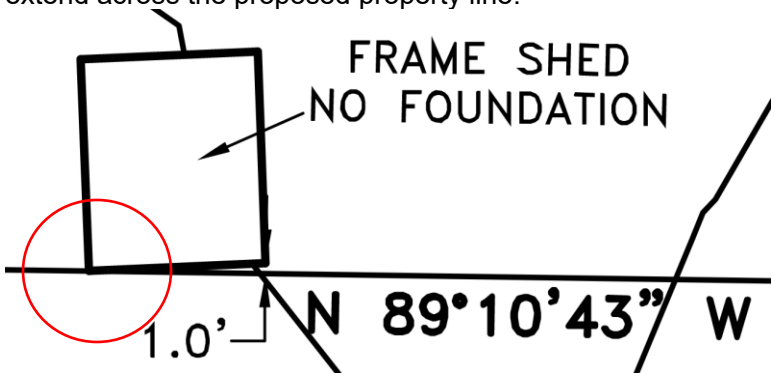
NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:
That Christopher Shae Burrow and Ashton Burrow, acting herein by and through its duly authorized officers, does hereby certify and adopt this plat designating the herein above described property as (Subdivision Name), an addition to Collin County, Texas and does hereby dedicate to the public use forever, the streets, rights-of-way, and other public improvements shown thereon. The (owner name) does herin certify the following:

   b. Correct note seven to remove number 51.

7. The Public Utilities shall at all times have the full right of ingress and egress to or from their respective easement for the purpose of construction, reconstructing, inspecting, 51
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.

   c. Revise notes nine, ten, twelve and thirteen to reference the City of Lavon.

2. Revise the Replat to adjust the proposed property line to ensure existing structures do not extend across the proposed property line.



3. Revise the Replat to remove any indications of existing structures.

4. The Lavon Master Thoroughfare Plan designates the ultimate configuration of County Road 484 to be a 4LD Minor Arterial with 90’ ROW. Coordinate with the City Engineer to determine the required ROW dedication along County Road 484.

5. Revise the Replat to provide the City of Lavon approval blocks as listed in § 9.02.004(d)(14) of the Lavon Code of Ordinances.

6. Revise the Replat’s notes to reference the City of Lavon.

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: April 28, 2026 **ITEM: 5 - H**

Item:

Staff report regarding Planning and Zoning Commission recommendations to the City Council and discussion regarding the Comprehensive Plan Update.

City Council Actions:

- Approve the replat of the Grand Heritage Club Common Addition Lot 1R, Block S, Common Area No. 4 and Lot 1R, Block R, Common Area No. 3 on 3.782 acres northwest and northeast of the intersection of S. SH 78 and Grand Heritage Blvd. in the vicinity of 200 Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property IDs 2938319, 2612611, 2612612, and 2614649).
- Approve the replat of the SB Lavon Addition Lot 4R2 on 1.750 Acres to revise lot line for additional 0.329 acres to be joined to an adjacent lot in a separate replat, at 783 S. SH 78, northwest of the intersection of SH 78 and Grand Heritage Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2938319).

MOTION: APPROVE THE CONSENT AGENDA.
MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent, Hedge)

- Public hearing, discussion and action regarding an application to amend Article 9.03 Zoning Ordinance to change the zoning from Planned Development District (PD), in the Grand Heritage PD established by Ordinance No. **2004-09-05**, as amended, to a new PD for mixed uses for commercial and multifamily development on 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, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive for which an associated amendment of the Comprehensive Plan and an associated variance of the Subdivision Code for Parkland Dedication may be considered, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

MOTION: APPROVE AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE DIVISION 2 "DISTRICTS AND ZONING DISTRICT MAP" SECTION 9.03.032 "PERMITTED USE TABLE" AND DIVISION 8 "OFF-STREET PARKING AND LOADING APPROVE AN AMENDMENT TO ARTICLE 9.03 ZONING ORDINANCE TO CHANGE THE ZONING FROM PLANNED DEVELOPMENT DISTRICT (PD), IN THE GRAND HERITAGE PD ESTABLISHED BY ORDINANCE NO. 2004-09-05, AS

AMENDED, TO A NEW PD FOR MIXED USES FOR COMMERCIAL AND MULTIFAMILY DEVELOPMENT ON 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, SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DRIVE, AND TRADITIONS DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS, INCLUDING THE ADDITION OF RIGHT TURN DECELERATION LANES ON ALL ENTRANCES ON SH 205 AND SH 78SUBJECT TO CITY ENGINEER AND CITY PLANNER APPROVAL, AND APPROVE A PROPOSED WAIVER OF THE SUBDIVISION ORDINANCE FOR A REDUCTION IN PARKLAND DEDICATION AS PROVIDED IN THE PROPOSED PLANNED DEVELOPMENT REGULATIONS.

MOTION MADE: COOK
SECONDED: SHEPARD
APPROVED: UNANIMOUS (Absent, Hedge)

- Discussion and action regarding the preliminary plat of the Bear Creek Commercial Addition, also referred to as the Heritage Square project, on 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, situated southeast of the intersection of SH 205 and SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

MOTION: APPROVE THE PRELIMINARY PLAT OF THE BEAR CREEK COMMERCIAL ADDITION, ALSO REFERRED TO AS THE HERITAGE SQUARE PROJECT, ON 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, SITUATED SOUTHEAST OF THE INTERSECTION OF SH 205 AND SH 78, BOUND BY SH 205, SH 78, GEREN DRIVE, AND TRADITIONS DRIVE, CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent, Hedge)

- PUBLIC HEARING TO BE CONTINUED TO MAY 5, 2026 Open and continue to May 5, 2026 at 6:30 p.m. a public hearing regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-02-08 for residential development to provide additional lot types with minimum lot depth dimension of 110', on approximately 104.8 acres of land, preliminary platted as Elevon Section 3A, identified as Pod 3A-East north of Elevon Parkway, east of Elevon, Section 2, and west of Skyview Meadows, described as part of the 472.8955 acre tract in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759, 1290034, 1290132, 1290169).

Mayor Sanson opened the public hearing at 8:26 p.m. and continued it to a meeting to be held on May 5, 2026 beginning at 6:30 p.m