



AGENDA
JUNE 23, 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 April 28, 2026 meeting.

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

1) Presentation of proposed application.

2) **PUBLIC HEARING** to receive comments regarding the proposed application.

3) Discussion and action regarding the proposed application.

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

1) Presentation of proposed application.

2) **PUBLIC HEARING** to receive comments regarding the proposed application.

3) Discussion and action regarding the proposed application.

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

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

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

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

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

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

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

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

J. Discussion and action regarding the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863).

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

L. 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.

- July 28, 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 June 16, 2026.

/ Rae Norton /

Rae Norton, City Secretary

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**MINUTES
APRIL 28, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM**

ATTENDING: DAVID ROSENQUIST, CHAIRMAN, SEAT 5
DEBORAH NABORS, VICE CHAIR, SEAT 2
JOHNATHAN CLIFTON, SEAT 3

ABSENT: JOANE MCCLENDON, SEAT 1
HENRY VALLEJO, SEAT 4

1. **MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
 - Babysitter Training-June 1-3, 2026
 - Camp 911 June 4, 2026

4. **CITIZEN COMMENTS**

There were none.

5. **ITEMS FOR CONSIDERATION**

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

MOTION: APPROVE THE MINUTES OF THE FEBRUARY 24, 2026 MEETING.

MOTION MADE: NABORS

SECONDED: CLIFTON

APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

- 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).**

Presentation of proposed amendment.

Kim Dobbs, City Manager, presented details including slides for reference. Due to weather related issues the developers representatives were unable to attend.

PUBLIC HEARING continued from March 24, 2026 to receive comments regarding the proposed application.

At 6:37 p.m. Mr. Rosenquist continued the public hearing and invited comments for or against the application. There being no comments, Mr. Rosenquist closed the public hearing at 6:37 p.m.

Discussion and action regarding the proposed amendment.

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 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 or opposition of 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 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 SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

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

- C. Discussion, 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).

MOTION: RECOMMEND APPROVAL OF 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 SUBJECT TO CITY COUNCIL APPROVAL OF MODIFIED BLOCK LENGTH, CITY PLANNER AND CITY ENGINEER APPROVAL.

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

- 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).

MOTION: RECOMMEND APPROVAL OF 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 SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION: NABORS

SECONDED: CLIFTON
APPROVED: UNANIMOUS (Absent: McClendon, Vallejo)

- 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).**

MOTION: RECOMMEND APPROVAL OF 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.

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

- F. Discussion and action 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).**

Ms. Dobbs provided information regarding the site and landscape plan including a slide presentation.

MOTION: RECOMMEND APPROVAL OF 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 SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

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

- 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).**

Ms. Dobbs provided information regarding the revised replat.

MOTION: RECOMMEND APPROVAL OF 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.

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

- 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 – May 26, 2026

THE MEETING WAS ADJOURNED AT 6:59 P.M.

DULY PASSED AND APPROVED on this 26th day of May 2026.

David Rosenquist, Chairman

Attest:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: June 23, 2026

ITEM: 5 - B

Item:

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

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

Background:

Application Information

Owner(s): Scott West

Applicant: Joel Boyd, BB Metal Buildings

Location: 246 Shoreview.

Description: Bently Farms, Phase 2, Lot 3, Block D
Lavon, Collin County, TX; CCAD Property ID 2132750

Current Zoning: Single Family - 2 (SF-2)

Request: Conditional Use Permit – Accessory Structure - Area

Request Details

The applicant is seeking approval of a conditional use permit (CUP) for an accessory structure that does not conform to the provisions of Section 9.03.083 (b) (2)(A) Accessory Structures and Improvements of the Zoning Ordinance – Lot Coverage that permits a maximum combined floor area of all accessory structures.

The property is approximately 1.01 acres in area.

The applicant is seeking to construct a second accessory structure, 25' x 40' in area, on the property. The second accessory structure as proposed exceeds the permitted area of the cumulative structures. The proposed structure is 12' in height and does not contain living facilities. There is no paved access planned for the second structure.

Code Excerpts:

CITY OF LAVON – ZONING ORDINANCE

9.03.083 ACCESSORY STRUCTURES AND IMPROVEMENTS

(2) Lot coverage:

- (A) The combined floor area of all accessory buildings shall not exceed ten (10) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.

Accessory structures of this size and style construction are relatively common in this neighborhood.

Staff Notes:

The required public hearing notice was published in the newspaper and on the website and thirteen (13) notices were provided to the owners of property located within 200 feet of the proposed site. One notice was returned in favor of or none in opposition to the proposed application.

Approval is recommended.

- Attachments:**
- 1. Application
 - 2. Location Exhibits
 - 3. Neighbor Notice
 - (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

PROJECT OVERVIEW

Project Type: Conditional Use Permit (R) | **Project Title:** Conditional Use Permit (R)

ID # 26-000770 | **Started** 05/13/2026 at 10:01 AM

Status: In Review



Address

246 Shoreview, Lavon, TX USA 75166

Legal

Bently Farms Phase Two (cla) Blk D Lot 3

Description

25'w x 40'l x 12'h metal shop constructed of welded red iron steel and 26ga R-panel siding.

PROPERTY DETAILS

Property ID 298935

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Joel Boyd	[REDACTED]	14333 FM 121 Suite 1 Van Alstyne, TX 75495	General Contractor	APPLICANT
William D & Sandra Prince	-	246 Shoreview Lavon, TX 75166-1252	-	Property Owner

INFORMATION FIELDS

Site Address
246 Shoreline Drive, Lavon, TX 75166

Property Owner Information

Name
Scott West

Owner Phone #
(317) 281-1855

Address, City, State, Zip
-

Email Address
-

Driver's License Number and State of Issuance
-

Mortgage Holder Name & Address
-

Partnership: if property is owned by a Partnership, list partner names, addresses, telephone numbers
-

Builder Information

Builder Name

Boyd Brother Metal Buildings LLC

Builder Phone #

(469) 457-4002

Misc (R) Building - Description of Work

Select Description of Work

New Building

If "Other", Please Explain

-

Comments

-

Building Information - Area in Sq. Ft.

Under Roof

1000

A/C

-

Garage

-

Lot Size

-

Building Height

-

Electric

Select Electric

-

If "Other", Please Provide

-

Hazardous Material?

No

Gas in Building?

No

Number of Stories

1

Site Coverage (in %)

2

HOA Approval Document

-

Upload: Plans

Screenshot2026-05-13100035.png

Upload: Pictures of Inspection

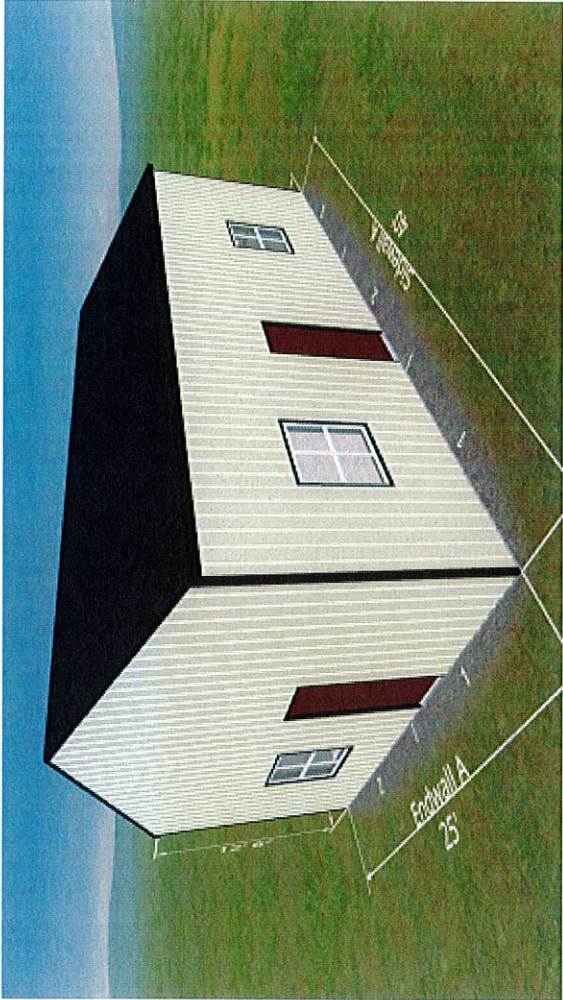
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New Construction / Remodel Building Permit (R) Acknowledgement
Yes

Construction Value
-

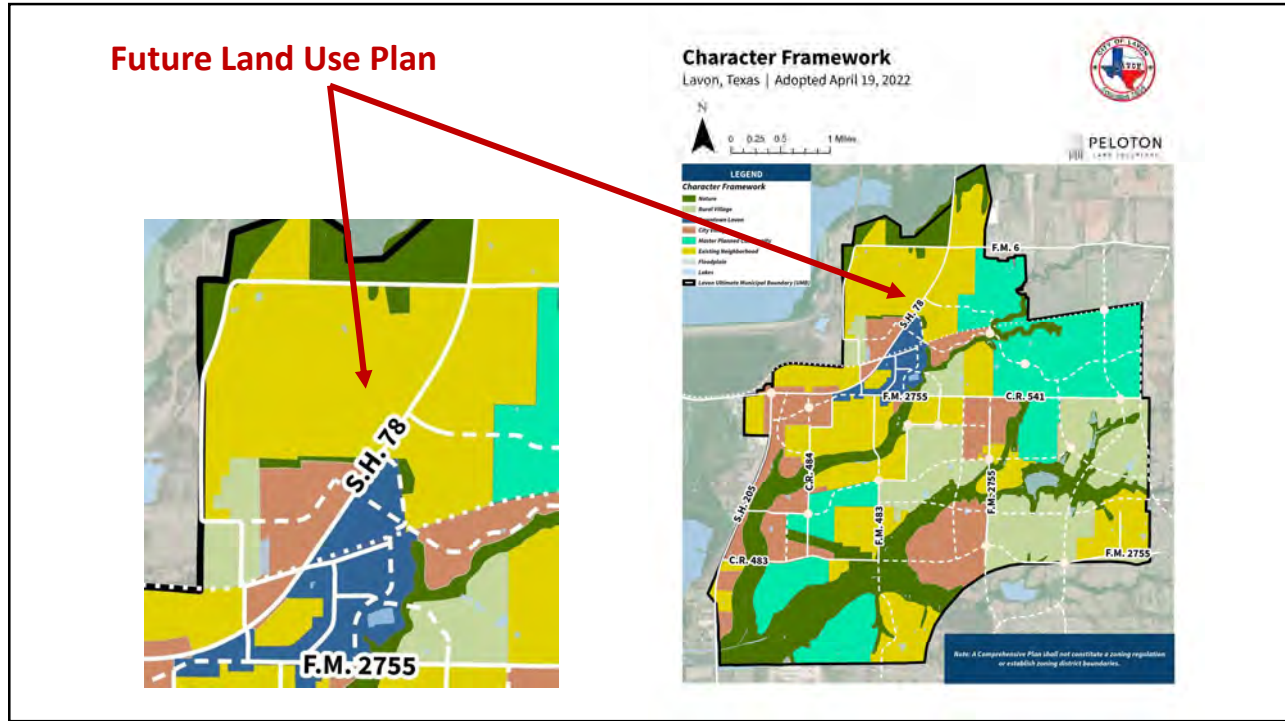
GENERAL COMMENTS

No data for General Comments.

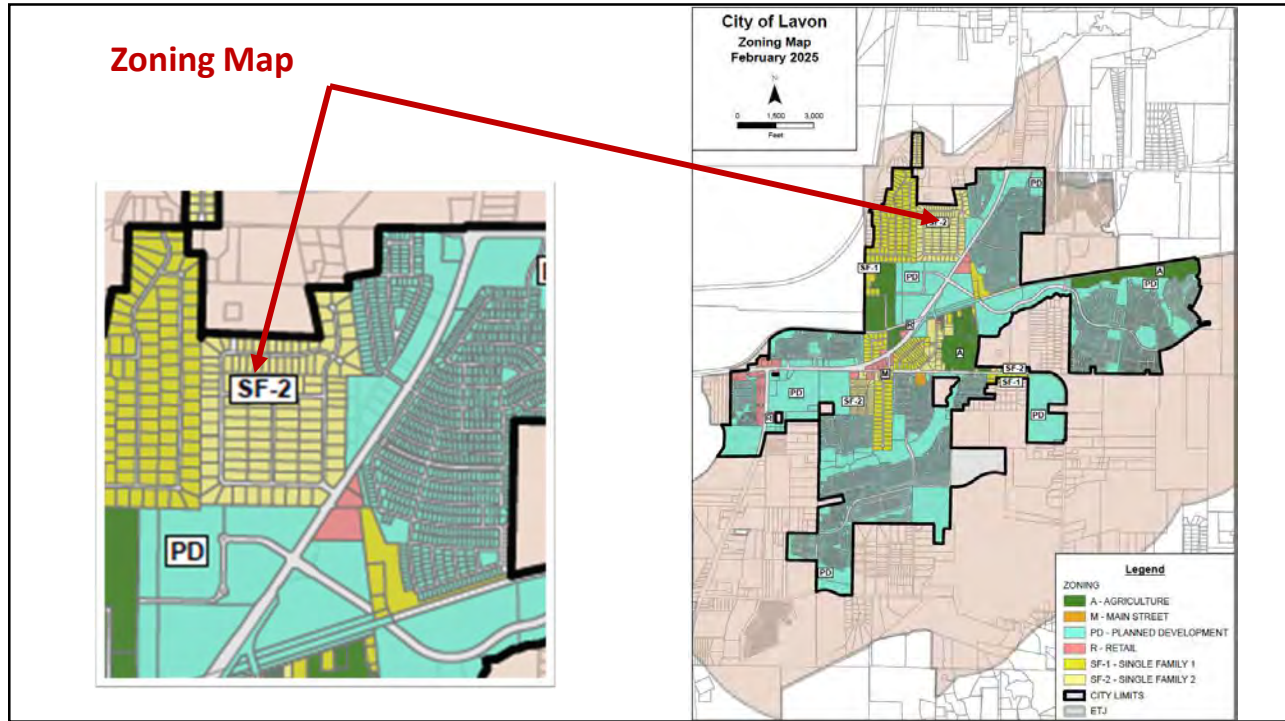


Main Building Dimensions

Width	25'
Eave Height	12' 6"
Length	40'
Roof Type	Gable



5



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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on June 23, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on July 7, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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

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

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

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

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

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

OWNERS PERSONAL PROPERTY

Signature:

Name (printed):

Address:

Phone:

Email Address:

JOE WETZEL
434 Cold Hill
9727542314 jpw-tx@yahoo.com

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



CITY OF LAVON

Agenda Brief

MEETING: June 23, 2026

ITEM: 5 - C

Item:

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

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

Although the application was published for June 23, the review is still in progress. The applicant has requested and staff recommends opening and continuing the public hearing without comment or action.

Application Information

Owner(s): Austin Clinkscales

Applicant: Grayson Edwards, Toth Engineering

Location: Northeast of the intersection of S. SH 78 and SH 205, adjacent to Sonic at 963 S. SH 78, City of Lavon

Description: A proposed replat consisting of 0.783-acre portion of Lot 2, Block 1 of the Lavon 7-Eleven Addition, CCAD Parcel ID 2796752

Current Zoning: Retail (R)

Request: Change to Planned Development (PD)

Request Details

The owner is proposing to change the zoning from Retail (R) to Planned Development with a base zoning of Retail (R) to permit a drive-through-only oil change and minor maintenance automobile service establishment with modifications of the Building, Placement, Orientation, and Site Design requirements to accommodate a specific site layout.

Background:

The subject property is zoned Retail (R) which provides that an automobile service establishment is permitted with an approved conditional use permit. Retail (R) further requires that no service canopies, drive-thru lanes, service doors for auto or similar service shall face the public street nor a residential lot or residential zoning district. The site has a public street on the front and residential on the back which may limit the layout options, although the draft site plan achieves compliance.

Staff Notes:

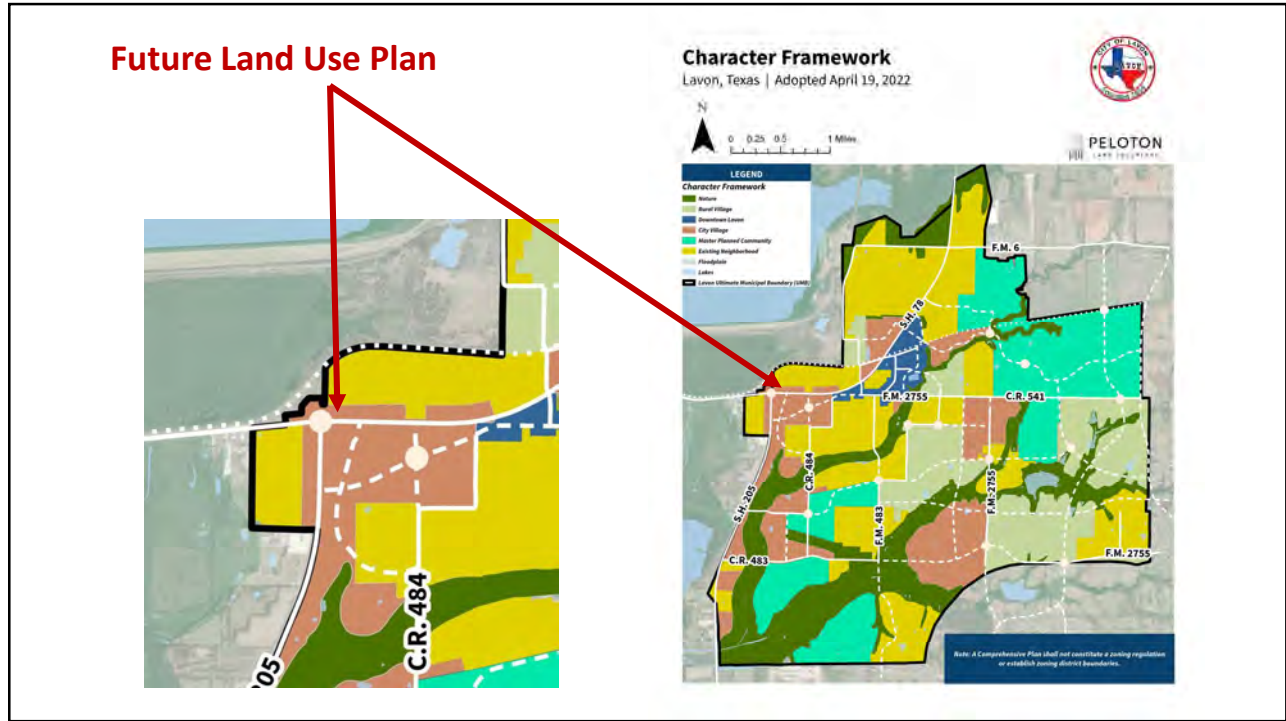
The proposed application is generally consistent with the Future Land Use Plan and the Comprehensive Plan.

The requisite public hearing notice was published in the newspaper and posted on the website and a zoning change sign was placed on the property. In accordance with state and local laws, twenty (20) neighbor notices were mailed to the owners of property located within 200 feet of the applicant's property. One notice was returned in favor of and none were returned in opposition to the proposed zoning change.

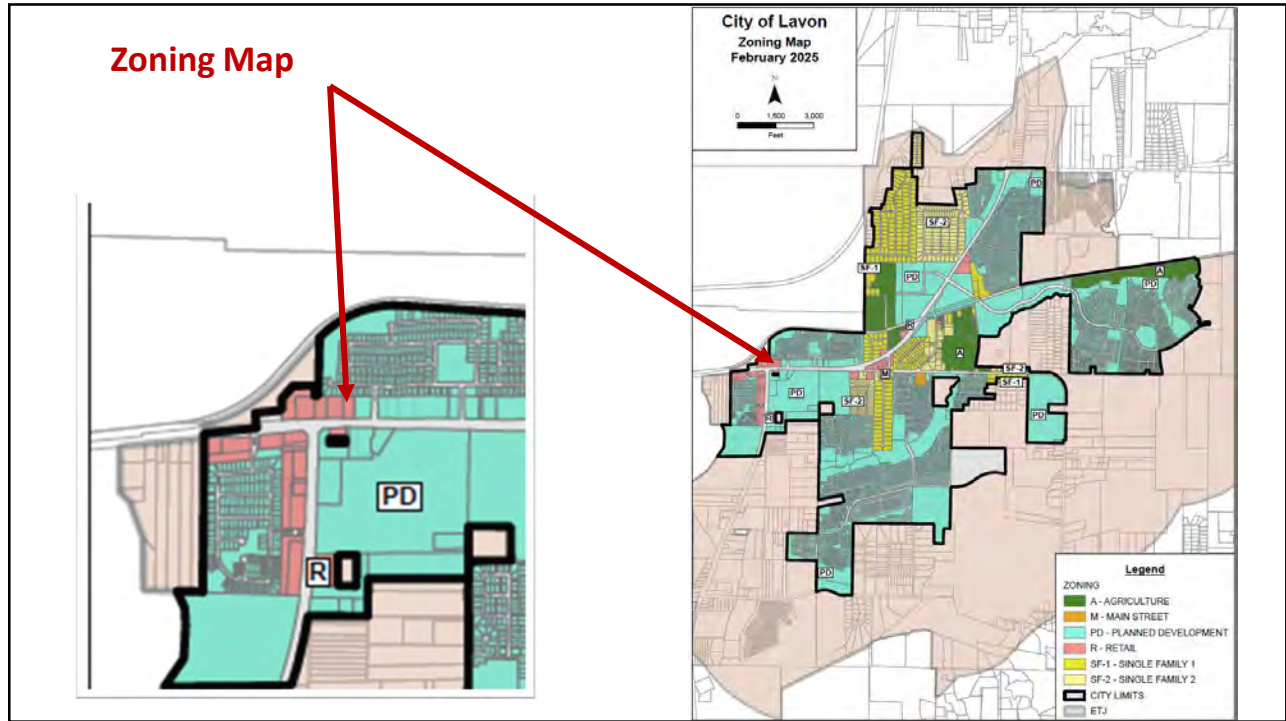
The application is still in review.

Until the review is finalized, it is recommended that the public hearing should be opened and continued to the July 28, 2026 meeting.

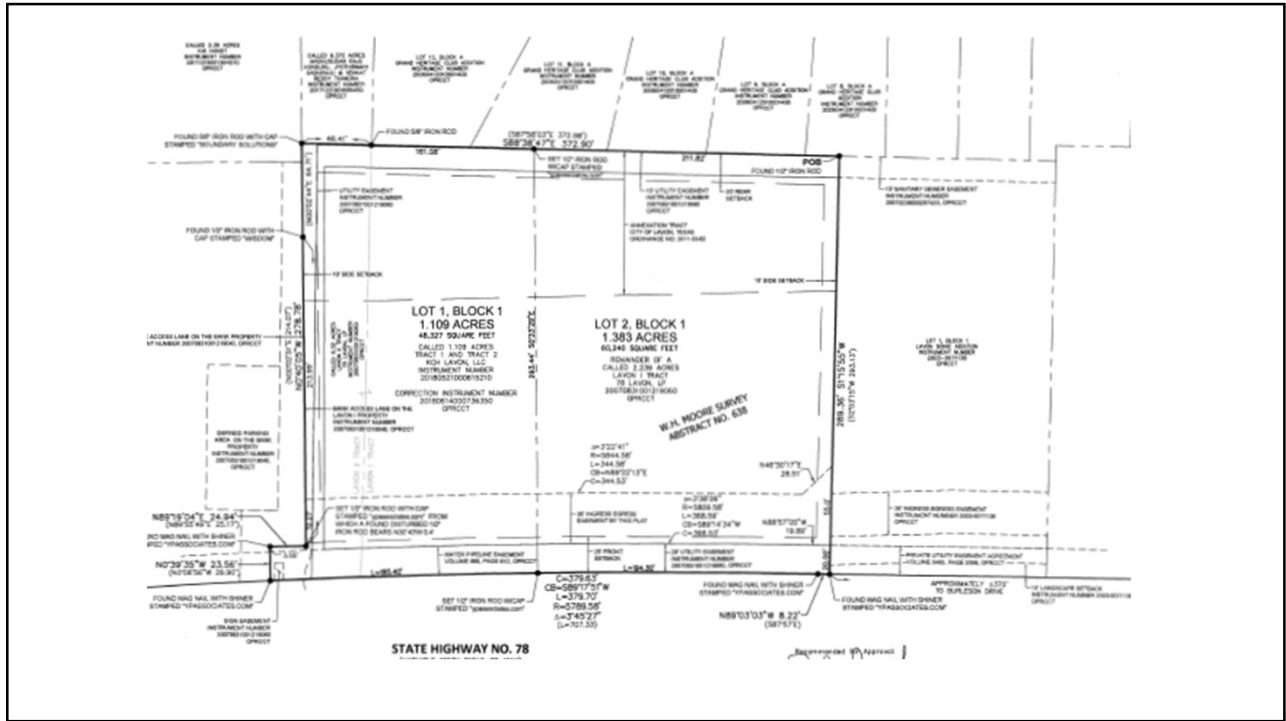
- Attachments:**
1. Application
 2. Location exhibits
 3. Neighbor notices
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)



13



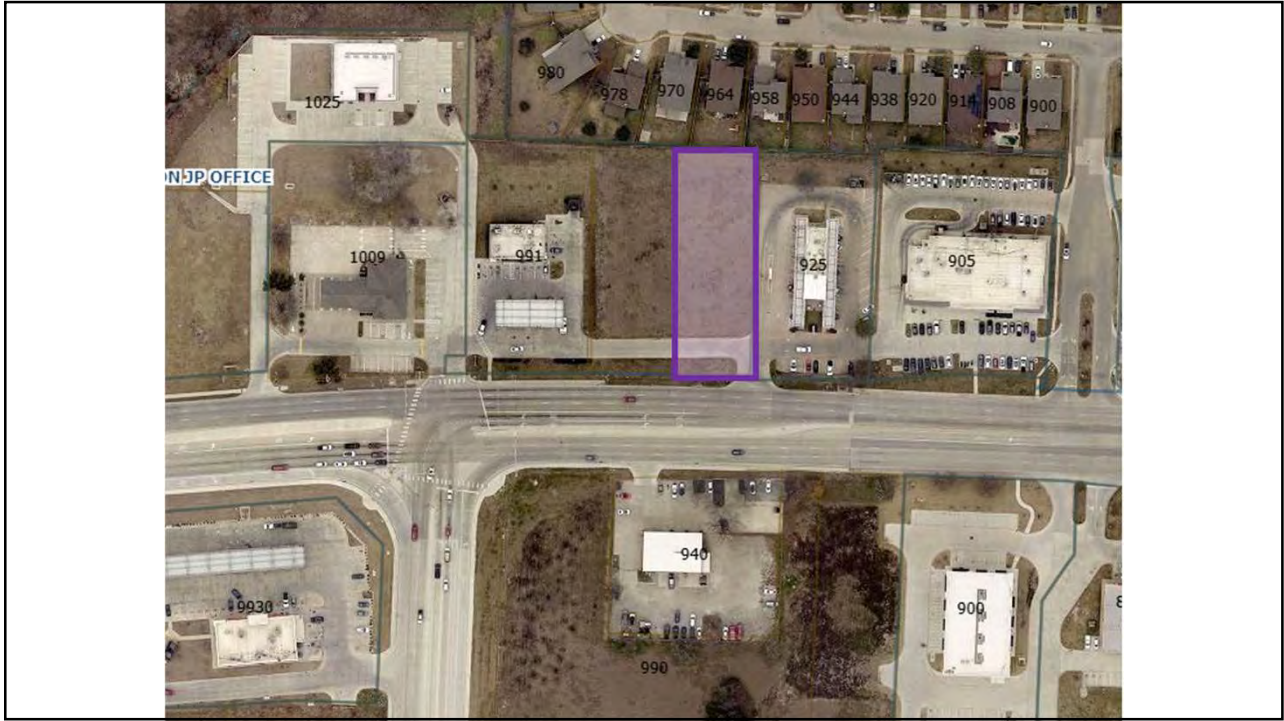
14



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

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

Complete and submit via MyGov at www.cityoflavon.com

Grayson Edwards _____ Date _____
 Applicants Name

Agent _____ 417.888.0645 _____
 Representative or Agent Phone Number

1550 East Republic Road _____ Springfield, MO 65804 _____
 Street City, State, Zip

963 North State HWY 78, Lavon, Texas 75166 _____
 Location of Property

Lot 2B, Block 1, Lavon 7-Eleven Subdivision _____ Retail Zoning _____
 Legal Description of Property Current Zoning

Check which zoning category you wish to change to:

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

Signature of Applicant or Representative: Grayson Edwards _____

For Office Use Only

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

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



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

Authorization of Representation

Date: 5/11/20

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

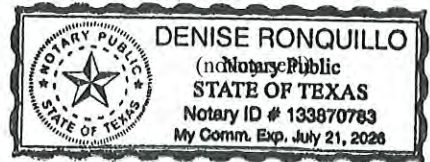
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Austin Clinkscales,
on this the 11 day of May, 2020.

Denise Ronquillo



Notary Public in and for Dallas County, Texas

May 28, 2026

RE: Take 5 Oil Change - 963 North State Hwy 78, Lavon, TX

Take 5 Oil Change is requesting approval of a Planned Development (PD) to allow development of a drive-through-only automobile service establishment within the existing R – Retail zoning district. The PD is located at 963 State Highway 78 in Lavon, Texas and will consist of the East portion of the currently vacant lot located between 7-Eleven and Sonic. The proposed business is intended to provide routine preventative vehicle maintenance services in a controlled and low-intensity operating environment designed to remain compatible with surrounding commercial and residential developments. A site plan exhibit has been included with this application to show the proposed layout of the site.

The proposed use falls under the City's "Automobile Service Establishment" classification, and includes minor maintenance activities such as oil changes, filter replacement, windshield wiper replacement, light bulb replacement, fluid services, and similar basic vehicle maintenance operations. The facility will not operate as a traditional automotive repair garage and will not perform the following activities:

- Major mechanical repair
- Engine or transmission repair
- Tire sales, repair, installation, or balancing services.
- Body work or collision repair
- Muffler or exhaust system repair
- Overnight vehicle storage
- Outdoor repair operations

Given the site's proximity to residential zoning, it is understood that noise levels are a major concern to the public. Standard operation of a Take 5 Oil Change does not include use of loud and disruptive air tools, such as air wrenches, chisels, and other such equipment. The air compressor, which is used low-impact tasks such as tire inflation and blowing dust from filters, is housed in a room within the building to minimize noise levels at neighboring properties.

All service activities will occur entirely within enclosed service bays, and no outdoor storage of vehicles, parts, or materials will be permitted. In addition, the service bays are oriented away from the public street in compliance with City development standards. The service bays are also oriented away from adjacent residential areas, further minimizing noise and visibility of operations.

The proposed business model also differs operationally from a traditional repair garage. Customers remain in their vehicles during service, resulting in limited customer wait times and reduced outdoor activity. Vehicle stay durations are brief and are associated with routine preventative maintenance rather than extended repair operations. As a result, the use functions more similarly to a quick-service commercial operation than a full-scale automotive repair facility.

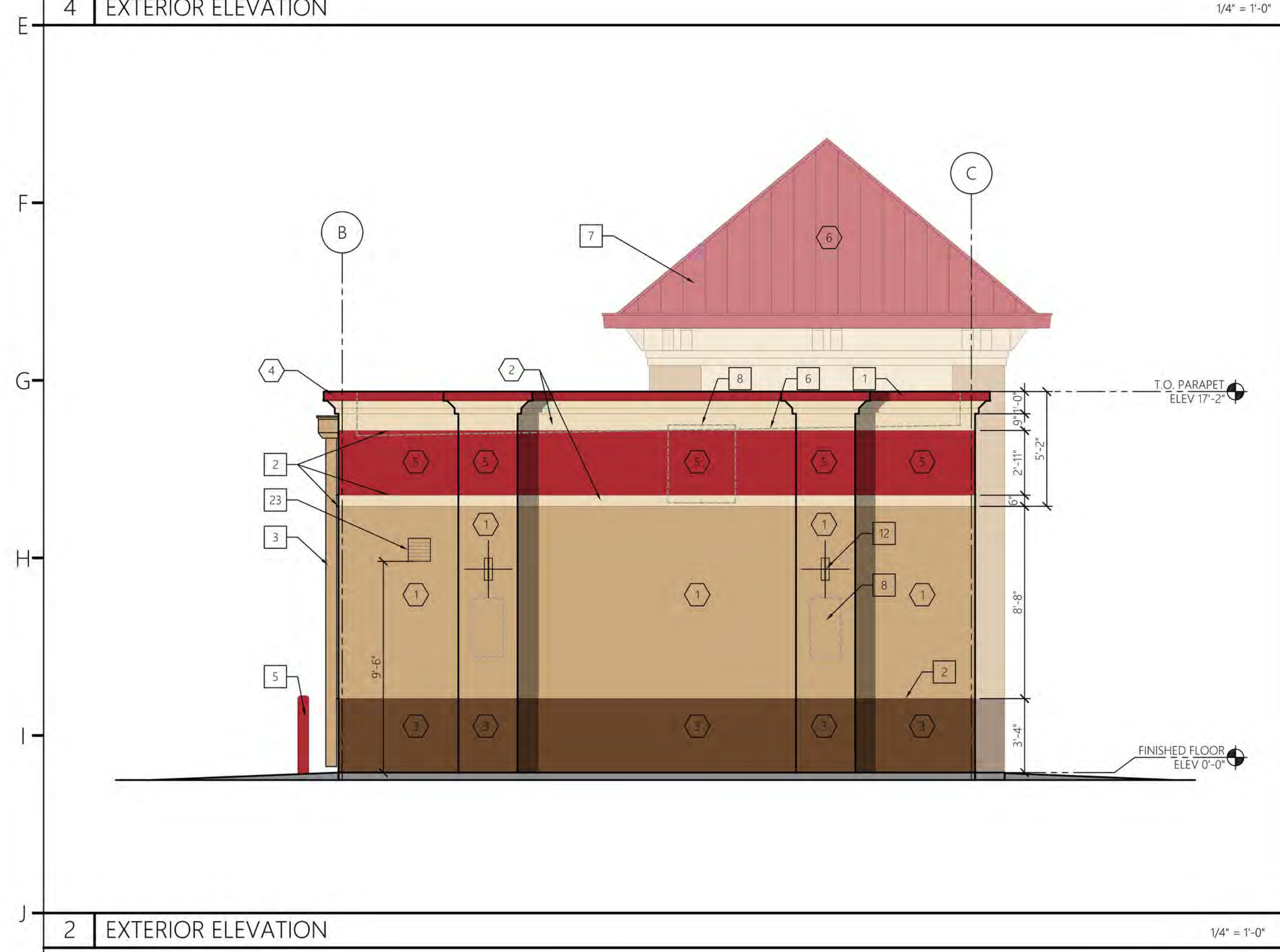
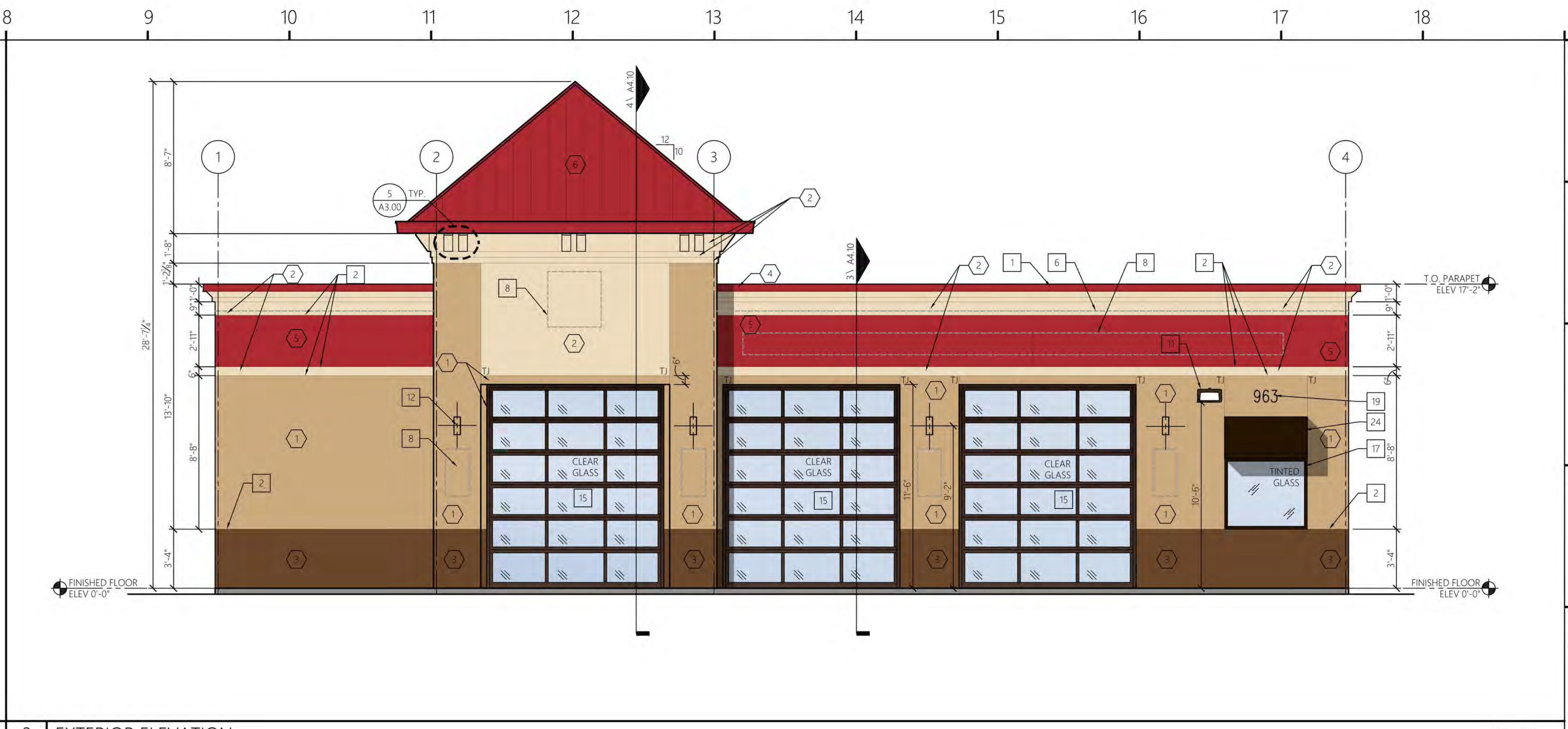
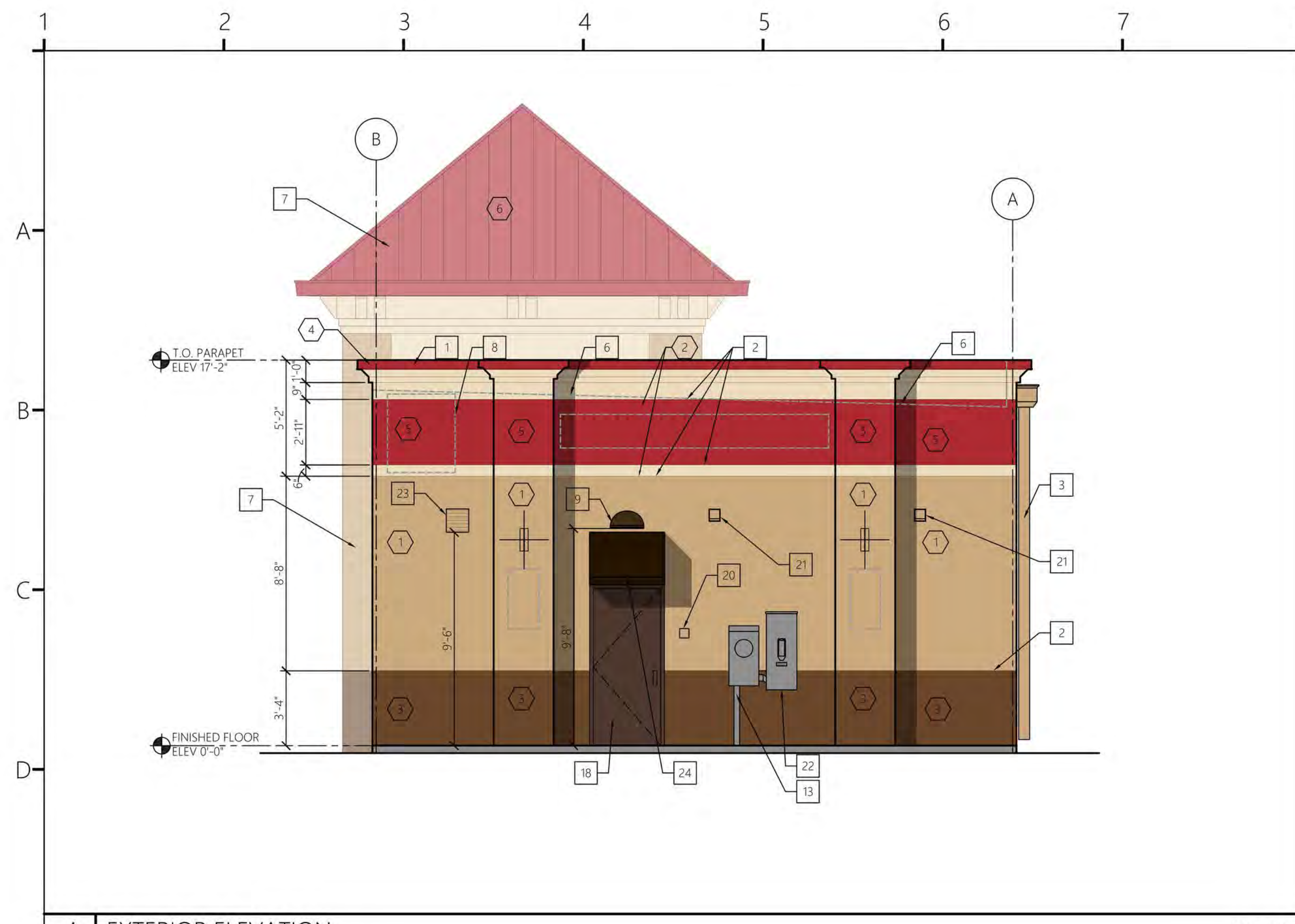
The request for a PD at this location also includes a request for approval of the drive-through component, which typically requires a Change of Use Permit.

Overall, the proposed development represents a modern, low-intensity vehicle maintenance use designed to operate in a clean, quiet, and professional manner that is compatible with nearby residential development. The applicant respectfully requests approval of the Planned Development application and associated conditional use components of the proposed development.

Respectfully,



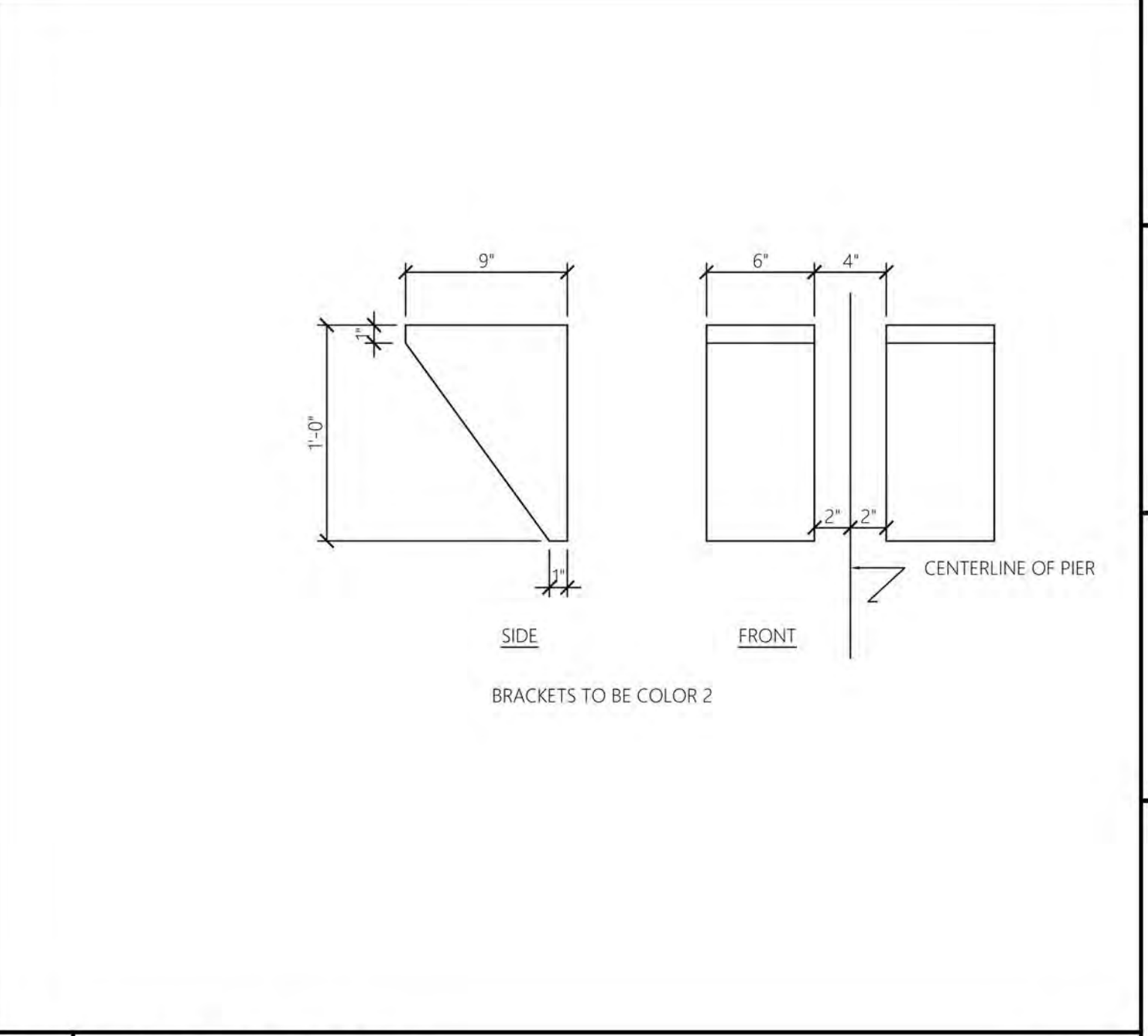
Shawn Barry, PE
Vice President
Toth and Associates, Inc.



- KEYNOTE DESCRIPTION**
1. PREFINISHED GALV. MTL. COPING.
 2. "V" JOINT IN STUCCO. REFER TO DET. 2/A7.00
 3. PREFINISHED MTL. DOWNSPOUT AND LEADERHEAD W/ (3) STRAP ANCHORS PER D.S., REFER TO DET. 17/A1.00. COLOR TO MATCH SW #7693, STONEBRAR
 4. PREFINISHED MTL. OVERFLOW SCUPPER. REFER TO DET. 12/A7.00. COLOR TO MATCH SW #7693, STONEBRAR
 5. 6" DIA. CONC. FILLED PIPE BOLLARD. REFER TO DET. 8/A1.50 - COLOR TO MATCH SW COLOR #6871, POSITIVE RED
 6. ROOF LINE BEYOND BUILDING BEYOND.
 7. SIGNAGE, BY OTHERS.
 9. WALL PACK LIGHTING. REFER TO ELEC. DWG'S.
 10. 1/2" SPLASH-BLOCK OR CONNECT TO STORM DRAIN. REFER TO CIVIL DWG'S.
 11. LED LIGHT FIXTURE. REFER TO ELEC. DWG'S.
 12. SCONCE LIGHTING. REFER TO ELEC. DWG'S.
 13. ELEC. PANEL & METER, PAINT DARK BRONZE. REFER TO ELEC. DWG'S.
 14. NOT USED
 15. METAL ROLL-UP DOOR. REFER TO DOOR SCHEDULE A6.00.
 16. CONDENSING UNIT FOR SPLIT-SYSTEM HEAT PUMP. REFER TO MECH. DWG'S.
 17. CIL IS ALUMINUM SERIES 8200 HORIZONTAL SLIDING WINDOW, REFER TO WINDOWS SCHEDULE A6.00.
 18. HM DOOR. REFER TO DOOR SCHEDULE A6.00. PAINT DOOR AND FRAME COLOR TO BE SW #6076 "TURKISH COFFEE"
 19. BUILDING ADDRESS SHALL BE PLAINLY LEGIBLE AND VISIBLE FROM THE STREET FRONTING THE PROPERTY. MIN. 6" HIGH NUMBERS SHALL CONTRAST WITH THEIR BACKGROUND. REFER TO TEXAS FIRE PREVENTION CODE REQUIREMENTS. ADDRESS NUMBERS SHALL BE 6" BLACK ALUMINUM FLATATING OR FLAT MODERN HOUSE NUMBERS (BY MONTAGUE METAL PRODUCTS, INC. COLOR: BLACK WITH 10 STROKE, OR EQUAL).
 20. KNOX BOX TO BE 3200 SERIES, RECESSED AND INSTALLED AT A MIN. HT. OF 5'-0" TO 6'-0" MAX. THE FIRE DEPT. ALERT DECAL IS TO BE MOUNTED ON THE DOOR OR FRAME OF BUILDING MAIN ENTRANCE. KEYS TO BE PLACED INTO THE KNOX BOX WILL BE DETERMINED BY LAVON FIRE PREVENTION STAFF. ALL PER LAVON FIRE DEPT. REQUIREMENTS.
 21. EXHAUST VENT. REFER TO MECH DWG'S.
 22. MEANS OF DISCONNECT PER NEC. REFER TO ELEC.
 23. 12"x12" LOUVER - REFER TO MECHANICAL DRAWINGS. PAINT TO MATCH SW #7693, STONEBRAR
 24. PREFAB. METAL AWNING

EXTERIOR FINISH SCHEDULE

NO.	AREA	COATS	COLOR
1	STUCCO MAIN COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #7693, STONEBRAR
2	STUCCO ACCENT BAND	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #7678, COTTAGE CREAM
3	STUCCO WAINSCOT	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6097, STURDY BROWN
4	COPING / CORNICE	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED
5	STUCCO SECONDARY COLOR	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED
6	TOWER PREFINISHED STANDING SEAM ROOF	SEE SPECIFICATION AND MANUFACTURER'S REQUIREMENTS	MATCH SW COLOR #6871, POSITIVE RED



KEYNOTES

EXTERIOR FINISH SCHEDULE

EIFS BRACKET DETAIL

ARCHITECT OF RECORD:
STEPHEN KLIMAS
TEXAS REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

OWNERS REPRESENTATIVE:



COR3 Design, LLC
Commercial Office, Retail, Restaurant, Real Estate Development
125 Rhett St.
Suite 101
Greenville, SC 29601
Phone: 864.451.5288
Fax: 864.990.3085
www.cor3design.com

- Consultants:
- STRUCTURAL**
Fuller Group, LLC
1350 C Cleveland Street
Greenville, SC 29607
864.235.3180
 - PLUMBING**
LWI Consulting Engineers
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
 - MECHANICAL**
LWI Consulting Engineers
870 Cleveland St, STE 1D
Greenville, SC 29601
864.271.6535
 - ELECTRICAL**
Fugitt P. Burn
612 S. Pine Street
Spartanburg, SC 29302
864.583.6274

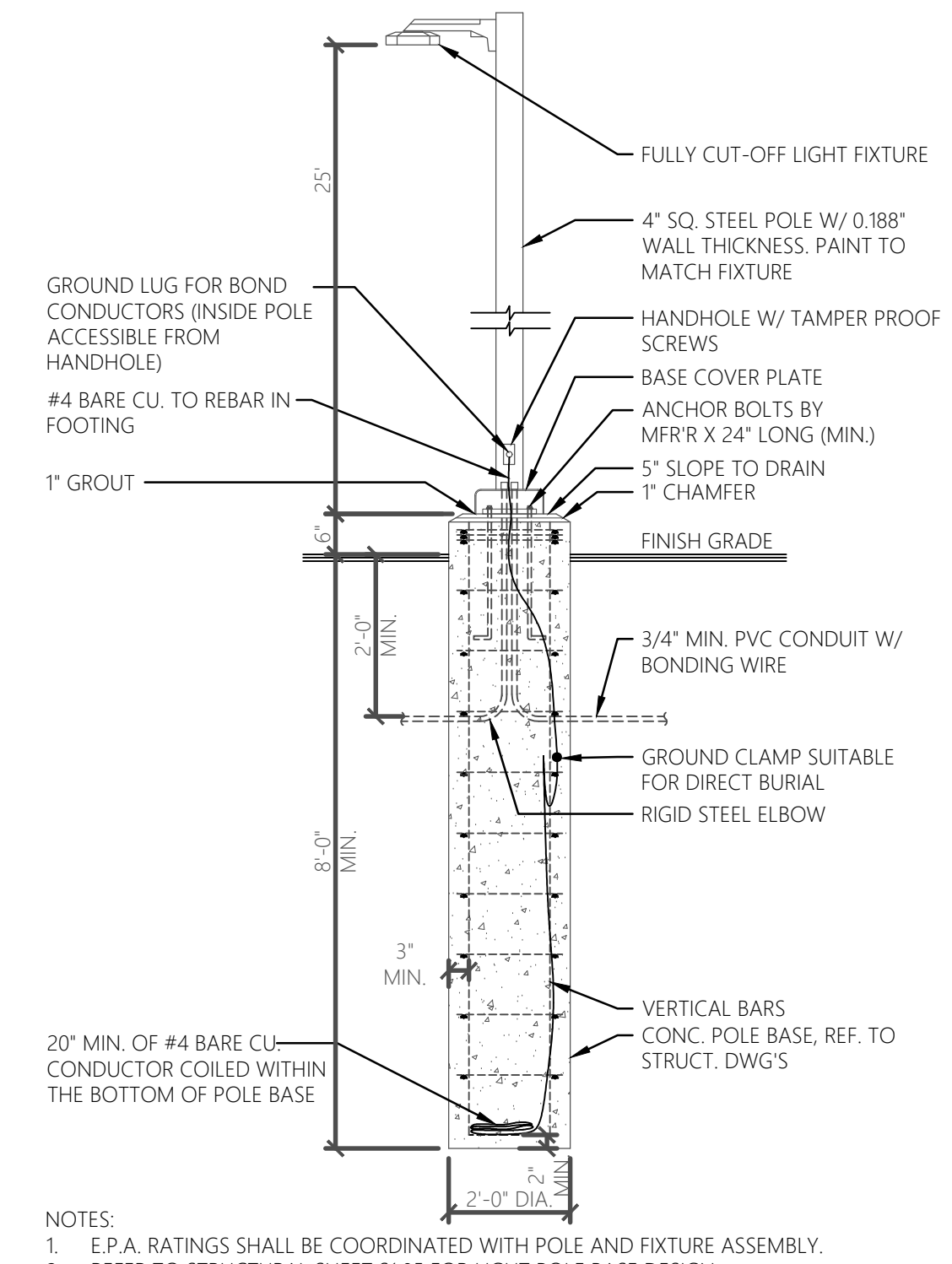
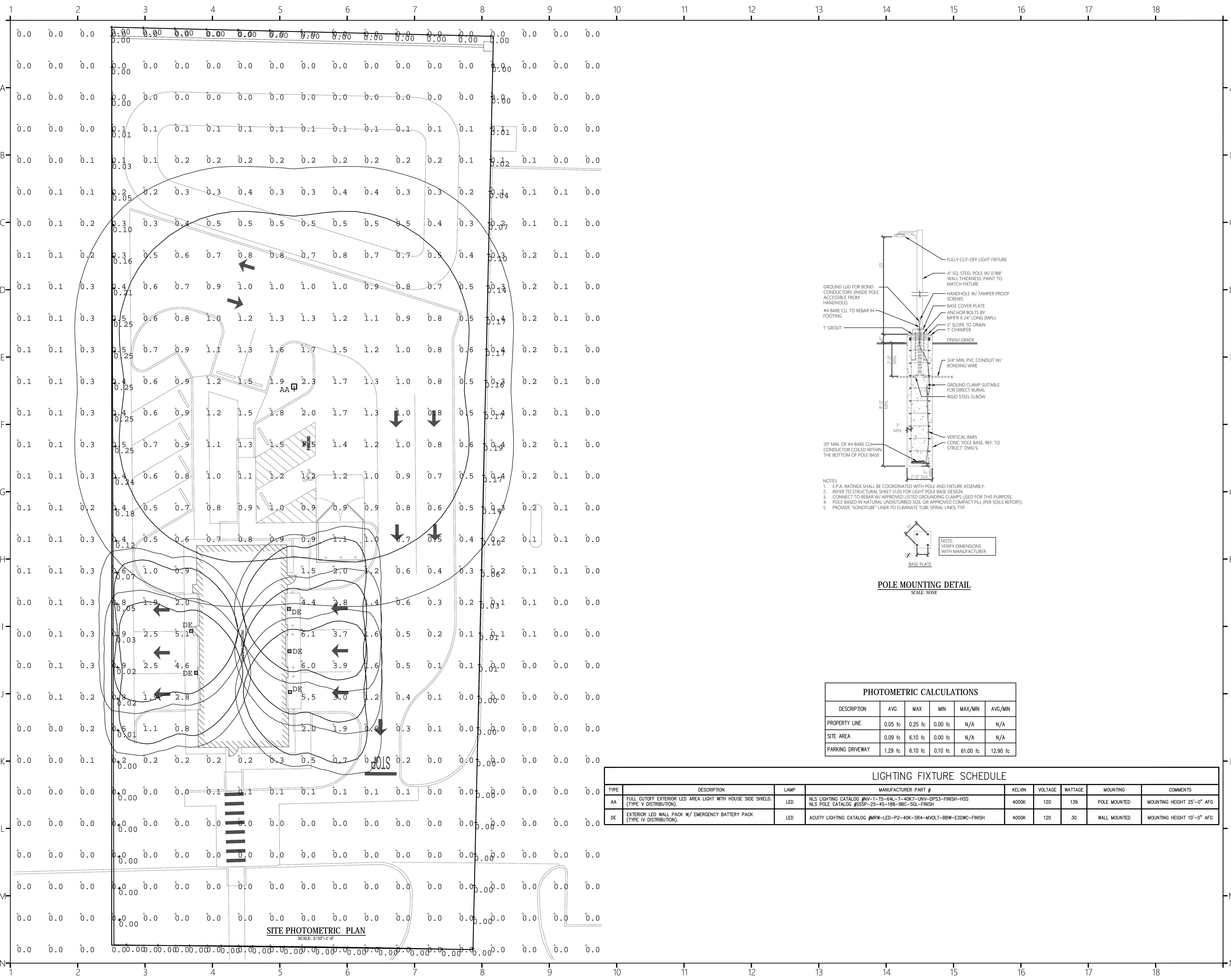
Project Title:
**TAKE 5 OIL CHANGE
LAVON TX**
963 STATE RTE 78
LAVON, TX 75166



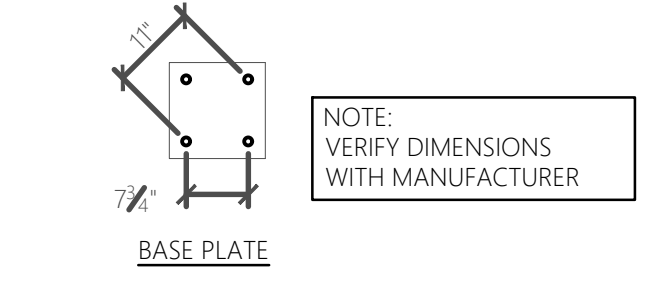
Revisions:
xxxx.2026 Issue for Permit

Project Number:
26024
Phase:
CD
Date:
xx.xx.2026
Drawn By:
Checked By:
Sheet Number:
A3.00
Sheet Title:
EXTERIOR ELEVATIONS

THIS DRAWING IS THE PROPERTY OF COR3 DESIGN, LLC, AND IS COPY RIGHT PROTECTED. IT IS NOT TO BE REPRODUCED OR COPIED IN WHOLE OR IN PART. IT IS ONLY TO BE USED FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREIN AND IS NOT TO BE USED FOR ANY OTHER PROJECT. IT IS TO BE RETURNED UPON REQUEST.



- NOTES:
- E.P.A. RATINGS SHALL BE COORDINATED WITH POLE AND FIXTURE ASSEMBLY.
 - REFER TO STRUCTURAL SHEET S105 FOR LIGHT POLE BASE DESIGN.
 - CONNECT TO REBAR W/ APPROVED LISTED GROUNDING CLAMPS USED FOR THIS PURPOSE.
 - POLE BASED IN NATURAL UNDISTURBED SOIL OR APPROVED COMPACT FILL (PER SOILS REPORT).
 - PROVIDE "SONOTUBE" LINER TO ELIMINATE TUBE SPIRAL LINES, TYP.



POLE MOUNTING DETAIL
SCALE: NONE

PHOTOMETRIC CALCULATIONS					
DESCRIPTION	AVG	MAX	MIN	MAX/MIN	AVG/MIN
PROPERTY LINE	0.05 fc	0.25 fc	0.00 fc	N/A	N/A
SITE AREA	0.09 fc	6.10 fc	0.00 fc	N/A	N/A
PARKING DRIVEWAY	1.29 fc	6.10 fc	0.10 fc	61.00 fc	12.90 fc

LIGHTING FIXTURE SCHEDULE									
TYPE	DESCRIPTION	LAMP	MANUFACTURER PART #		KELVIN	VOLTAGE	WATTAGE	MOUNTING	COMMENTS
AA	FULL CUTOFF EXTERIOR LED AREA LIGHT WITH HOUSE SIDE SHIELD. (TYPE V DISTRIBUTION).	LED	NLS LIGHTING CATALOG #NV-1-15-64L-7-40K7-UNV-DPS3-FINISH-HSS		4000K	120	139	POLE MOUNTED	MOUNTING HEIGHT 25'-0" AFG
DE	EXTERIOR LED WALL PACK W/ EMERGENCY BATTERY PACK (TYPE IV DISTRIBUTION).	LED	ACUITY LIGHTING CATALOG #MRW-LED-P2-40K-SR4-MVOLT-BBW-E2WC-FINISH		4000K	120	30	WALL MOUNTED	MOUNTING HEIGHT 10'-0" AFG

SITE PHOTOMETRIC PLAN
SCALE: 3/32"=1'-0"

ARCHITECT OF RECORD:
STEPHEN KLIMAS
TEXAS REGISTERED ARCHITECT
125 RHETT ST, SUITE 101
GREENVILLE, SC 29601
PHONE: 864.451.5288

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864.271.6535
 - ELECTRICAL**
Hugh P. Burn
912 S. Pine Street
Spartanburg, SC 29302
864.583.6274

Project Title:
TAKE 5 OIL CHANGE LAVON TX
963 STATE RTE 78
LAVON, TX 75166

Client Logo:

Seals:

Revisions:
05.26.2026 Issue for Permit

Project Number:
26024
Phase:
CD
Date:
05.26.2026
Drawn By:
NT
Checked By:
HPB
Sheet Number:

LP-1
Sheet Title:
SITE PHOTOMETRIC PLAN

LANDSCAPE NOTES

- PLANT MATERIAL SHALL BE MEASURED AND SIZED ACCORDING TO THE LATEST EDITION OF THE TEXAS NURSERY & LANDSCAPE ASSOCIATION (TNLA) SPECIFICATIONS, GRADES AND STANDARDS.
- ALL PLANT SUBSTITUTIONS ARE SUBJECT TO CITY APPROVAL AND MUST BE SPECIFIED ON THE APPROVED LANDSCAPE PLAN.
- ALL TURF AREAS TO BE ESTABLISHED PRIOR TO THE CERTIFICATE OF OCCUPANCY, UNLESS OTHERWISE APPROVED BY THE CITY.
- GROUND COVERS USED IN LIEU OF TURF GRASS MUST PROVIDE COMPLETE COVERAGE WITHIN ONE (1) YEAR OF PLANTING AND MAINTAIN ADEQUATE COVERAGE AS APPROVED BY THE CITY.
- TREES MUST BE PLANTED FOUR FEET (40) OR GREATER FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS, AND/OR OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.
- TREE PITS SHALL HAVE ROUGHENED SIDES AND BE TWO TO THREE TIMES WIDER THAN THE ROOT BALL OF THE TREE IN ORDER TO FACILITATE HEALTHY ROOT GROWTH. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT WITHIN A 24-HOUR PERIOD, THE CONTRACTOR SHALL PROVIDE BERMING, OR DEVISE ALTERNATIVE DRAINAGE.
- TREES SHALL NOT BE PLANTED DEEPER THAN THE BASE OF THE "TRUNK FLARE".
- THE TREE PIT SHALL BE BACKFILLED WITH NATIVE TOPSOIL FREE OF ROCK AND OTHER DEBRIS.
- BURLAP, TWINE, AND WIRE BASKETS SHALL BE REMOVED FROM THE TRUNK OF TREE AS MUCH AS POSSIBLE.
- TREES SHALL NOT BE WATERED TO EXCESS THAT RESULTS IN SOIL SATURATION. IF SOIL BECOMES SATURATED, THE WATERING SCHEDULE SHALL BE ADJUSTED TO ALLOW FOR DRAINAGE AND ABSORPTION OF THE EXCESS WATER.
- A 3-4" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH SHALL BE PULLED BACK 1-2" FROM THE TRUNK OF THE TREE.
- NO PERSON(S) OR ENTITY MAY USE IMPROPER OR MALICIOUS MAINTENANCE OR PRUNING TECHNIQUES WHICH WOULD LIKELY LEAD TO THE DEATH OF THE TREE. IMPROPER OR MALICIOUS TECHNIQUES INCLUDE, BUT ARE NOT LIMITED TO, TOPPING OR OTHER UNSYMMETRICAL TRIMMING OF TREES, TRIMMING TREES WITH A BACKHOE, OR USE OF FIRE OR POISON TO CAUSE THE DEATH OF A TREE.
- TOPSOIL SHALL BE A MINIMUM OF 8 INCHES IN DEPTH IN PLANTING AREAS. SOIL SHALL BE FREE OF STONES, ROOTS, AND CLOUDS AND ANY OTHER FOREIGN MATERIAL THAT IS NOT BENEFICIAL FOR PLANT GROWTH.
- ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF MULCH.
- TREES OVERHANGING WALKS AND PARKING SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 7 FEET. TREES OVERHANGING PUBLIC STREET PAVEMENT DRIVE AISLES AND FIRE LANES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 14 FEET.
- A VISIBILITY TRIANGLE MUST BE PROVIDED AT ALL INTERSECTIONS, WHERE SHRUBS ARE NOT TO EXCEED 30 INCHES IN HEIGHT, AND TREES SHALL HAVE A MINIMUM CLEAR TRUNK HEIGHT OF 9 FEET.
- TREES PLANTED ON A SLOPE SHALL HAVE THE TREE WELL AT THE AVERAGE GRADE OF SLOPE.
- NO SHRUBS SHALL BE PERMITTED WITHIN AREAS LESS THAN 3 FEET IN WIDTH. ALL BEDS LESS THAN 3 FEET IN WIDTH SHALL BE GRASS, GROUNDCOVER, OR SOME TYPE OF FIXED PAVING.
- THE OWNER, TENANT, AND/OR THEIR AGENTS, IF ANY, SHALL BE JOINTLY AND SEVERALLY RESPONSIBLE FOR THE MAINTENANCE, ESTABLISHMENT, AND PERMANENCE OF PLANT MATERIAL. ALL LANDSCAPING SHALL BE MAINTAINED IN A NEAT AND ORDERLY MANNER AT ALL TIMES. THIS SHALL INCLUDE, BUT NOT LIMITED TO, MOWING, EDGING, PRUNING, FERTILIZING, WATERING, AND OTHER ACTIVITIES NECESSARY FOR THE MAINTENANCE OF LANDSCAPED AREAS.
- ALL PLANT MATERIAL SHALL BE MAINTAINED IN A HEALTHY AND GROWING CONDITION AS IS APPROPRIATE FOR THE SEASON OF THE YEAR. PLANT MATERIAL THAT IS DAMAGED, DESTROYED, OR REMOVED SHALL BE REPLACED WITH PLANT MATERIAL OF SIMILAR SIZE AND VARIETY WITHIN 30 DAYS UNLESS OTHERWISE APPROVED IN WRITING BY THE CITY.
- LANDSCAPE AND OPEN AREAS SHALL BE KEPT FREE OFF TRASH, LITTER, AND WEEDS.
- AN AUTOMATIC IRRIGATION SYSTEM SHALL BE PROVIDED TO IRRIGATE ALL LANDSCAPE AREAS. OVERSPRAY ON STREETS AND WALKS IS PROHIBITED. A PERMIT FROM THE BUILDING INSPECTION DEPARTMENT IS REQUIRED FOR EACH IRRIGATION SYSTEM.
- NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON RIGHT-OF-WAY, SIDEWALKS, OR EASEMENTS TO THE EXTENT THAT THE VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC IS IMPEDED.
- NO PLANTING AREAS SHALL EXCEED 3:1 SLOPE.
- EARTHEN BERMS SHALL NOT INCLUDE CONSTRUCTION DEBRIS. CONTRACTOR MUST CORRECT SLIPPAGE OR DAMAGE TO THE SMOOTH FINISH GRADE OF THE BERM PRIOR TO ACCEPTANCE.
- FINAL INSPECTION AND APPROVAL OF SCREENING WALLS, IRRIGATION, AND LANDSCAPE IS SUBJECT TO ALL PUBLIC UTILITIES, INCLUDING BUT NOT LIMITED TO MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER APPURTENANCES, TO BE ACCESSIBLE, ADJUSTED TO GRADE, AND TO THE CITY'S PUBLIC WORKS DEPARTMENT STANDARDS.
- PRIOR TO CALLING FOR A LANDSCAPE INSPECTION, CONTRACTOR IS RESPONSIBLE FOR MARKING ALL MANHOLES, VALVES, WATER METERS, CLEANOUTS, AND OTHER UTILITY APPURTENANCES WITH FLAGGING FOR FIELD VERIFICATION BY THE CITY.



P.O. BOX 28 COLLINSVILLE, TEXAS 76233
WWW.LONDON-LANDSCAPES.NET



ATA TOOTH & ASSOCIATES
1589 E. REPUBLIC ROAD
LAWSON, TEXAS 75166
PH. 417-288-0645 FAX 417-288-0657
WWW.ATAASSOCIATES.COM
TX# F-13229
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Drawings and specifications are not intended for use without the written approval of the engineer.



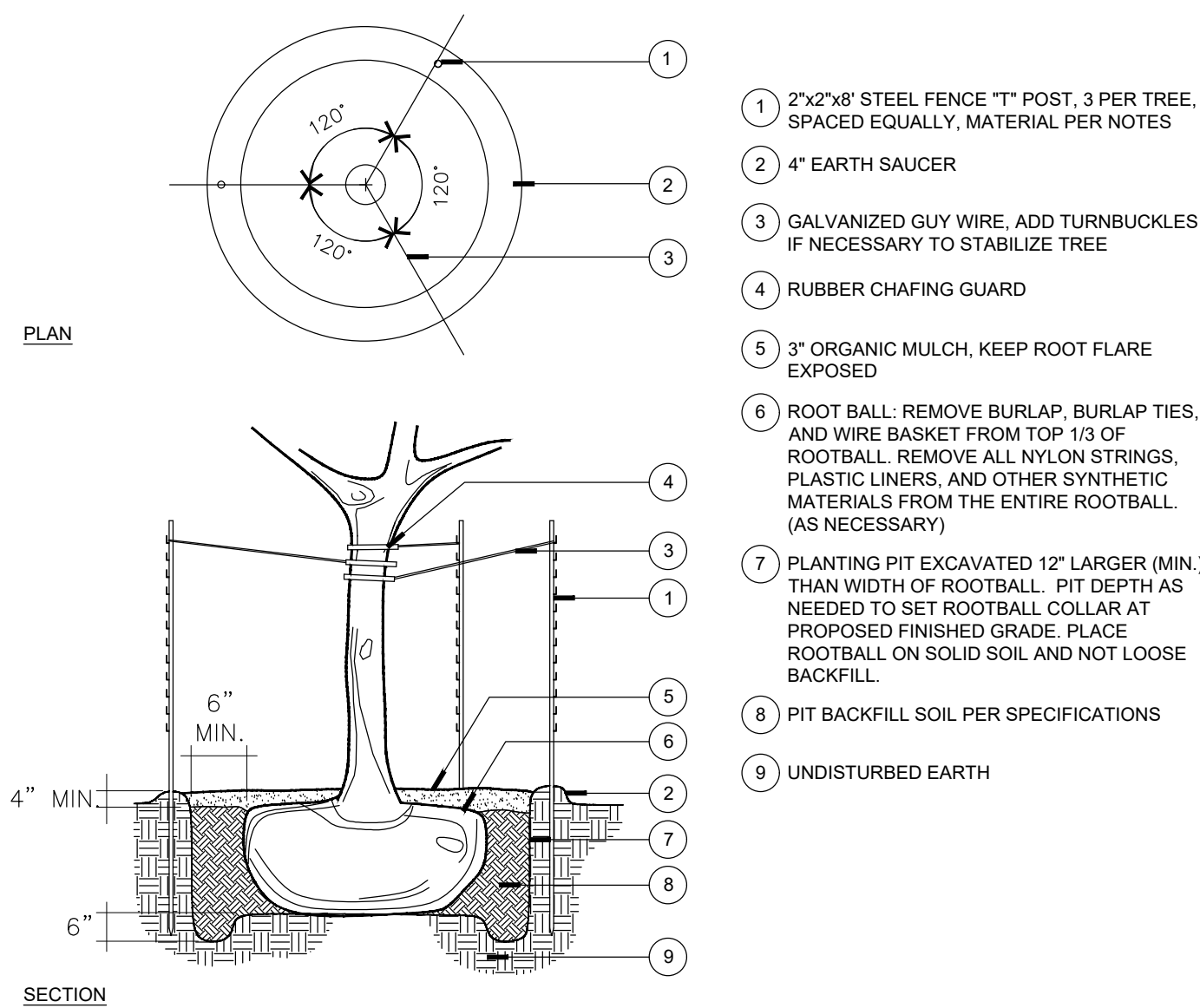
5/28/26

LANDSCAPE ARCHITECT OF RECORD:
NAME: AMY LONDON, RLA
LICENSE NO. TX 82971

PROJECT NUMBER:
CE 446

REVISION:

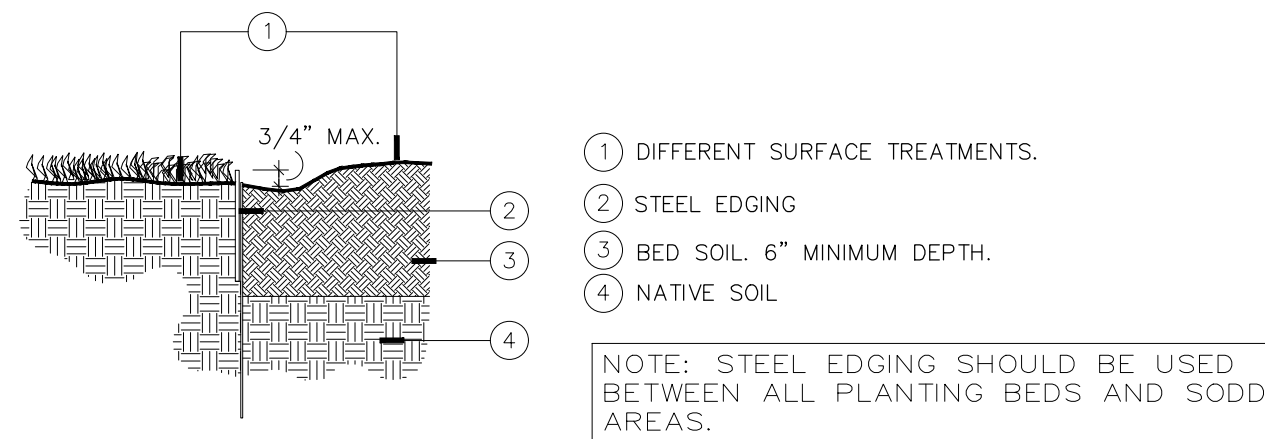
TAKE 5 OIL CHANGE
LAWSON, TX 01
963 STATE HIGHWAY 78
LAWSON, TX 75166



A TREE PLANTING

N.T.S.

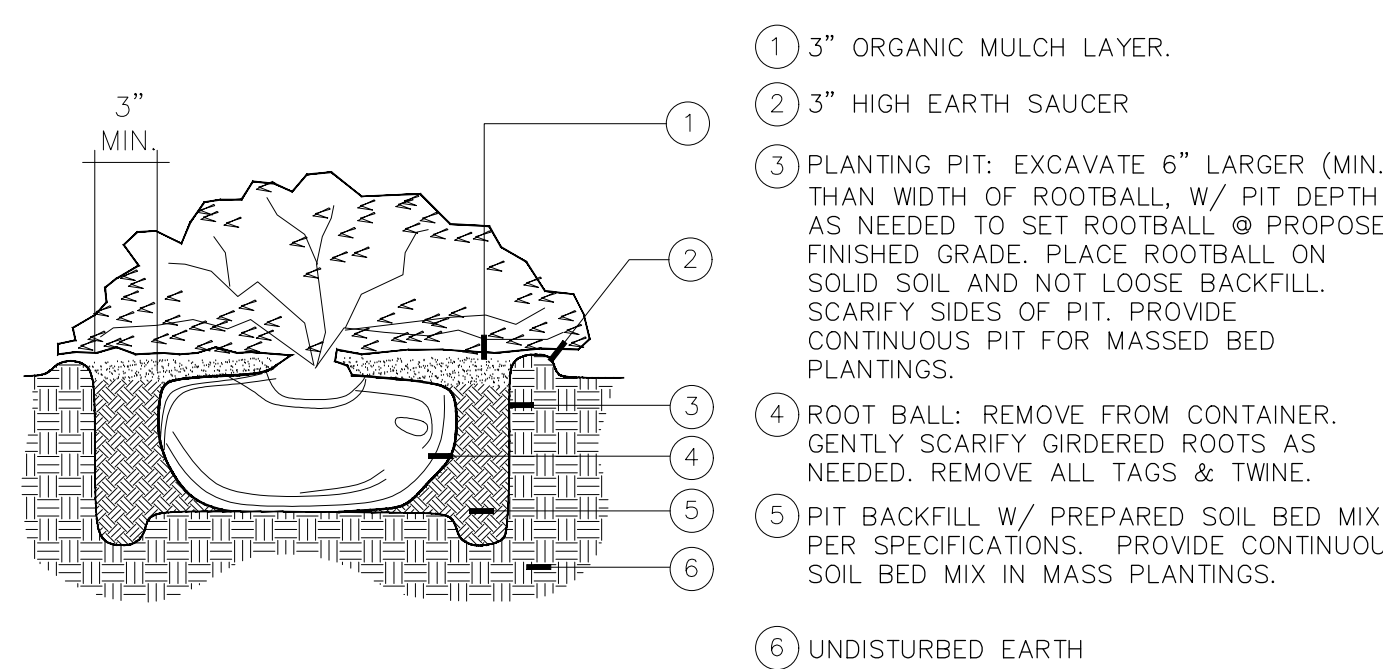
FOR PRIVATE PROPERTY USE ONLY--
THESE DETAILS SHALL NOT BE USED IN
THE R.O.W. OR EASEMENT AREAS.



B STEEL EDGING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY--
THESE DETAILS SHALL NOT BE USED IN
THE R.O.W. OR EASEMENT AREAS.



C SHRUB PLANTING

N.T.S.

FOR PRIVATE PROPERTY USE ONLY--
THESE DETAILS SHALL NOT BE USED IN
THE R.O.W. OR EASEMENT AREAS.



Know what's below.
Call before you dig.
or
1-800-344-8377
texas811.org

L1.1

LANDSCAPE DETAILS

DATE: MAY 28, 2026



CITY OF LAVON Agenda Brief

MEETING: June 23, 2026

ITEM: D

Item:

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

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

Background:

The proposed amendment represents a culmination of revised standards and new regulations to align the Code with recent State legislation, modify existing design standards for relevance and function, and establish farmers market standards. The following is a general summary of the items within the proposed amendment:

- Changing the posting timeframe for property notification signs to align with State law.
- Updating the Home Occupation/Home Based Business definition and standards to align with the recent amendments to State law.
- Adding farmers market standards, to include a definition, permissions, parking, permitting, health and safety, and operational regulations, as a new section of the Code and within the Permitted and Parking Use Table.
- Updating the dumpster enclosure standards to align with Community Waste Disposal dimensional

standards and proper screening.

- Removal of the off-street loading space requirement for a “Bank or similar financial institution.” Financial institutions do not receive deliveries requiring a large loading space on a regular basis.

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website.

The amendment is scheduled to be considered at the July 7 City Council meeting.

Approval is recommended.

Attachments: Proposed Draft Zoning Amendment, Redline
Proposed Draft Zoning Amendment, Clean

CITY OF LAVON ZONING AMENDMENTS
June 23, 2026 P&Z / July 7, 2026 City Council

**Permitted Use Table and Parking Regulations, Property Notification Sign Standards,
 Definitions, Home Based Business, Farmers Market, Dumpster Standards, and Off-Street
 Loading Space Requirements**

Code Amendment Topics:

- Public Hearing sign date
- Home Based Business updates
- Farmers Market
- Dumpster dimensions to match CWD
- Financial Institution loading space requirement

Proposed standards:

Chapter 9 Planning and Development Regulations

...

Article 9.03 Zoning Ordinance

...

§ 9.03.032 Permitted use table.

...

Figure 9.1.2.2								
PERMITTED USE AND PARKING TABLE								
P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING ⁹
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
...								
Farmers market, Long-Term¹⁰	C	C	C	C	C	C	C	1 space per 500 sq. ft. of sales area
...								

...

<p>¹ Conducted entirely within the interior of a building.</p> <p>² Two accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.</p> <p>³ One accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.</p>

⁴ Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

⁵ Provided the lot on which a similar establishment is located is more than one thousand feet from the location of the proposed use; the one thousand foot distance shall be measured between the lots and along the public street.

⁶ Any outdoor, drive-in or drive-through sales or service activity including rear yard patios requires limited service hours and limited noise/entertainment levels and limited hours.

⁷ Open storage and open processing operations, including on-site sand and gravel processing and storage, sand blasting or similar uses provided said particulate matter shall not leave the property nor be transported across the boundary property line of the tract on which the use is located.

⁸ Temporary concrete batch plants shall be limited to no more than six months, however the limit on the temporary permit may be extended for one additional six month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted; the location of the batch plant is subject to the approval of the building official.

⁹ Reference additional off-street parking requirements in Section 9.03.173.

¹⁰[Reference additional requirements for farmers markets in section 9.03.092.](#)

...

§ 9.03.034 Amendments to the official zoning ordinance and zoning district map.

...

(e) Notices and notifications. Zoning and rezoning requests shall be scheduled for public hearings before the planning and zoning commission and the city council and noticed in accordance with this section as follows:

...

(2) Subject property notification signs. Notification signs shall meet the following requirements:

(A) The city manager or their designee shall have the authority to determine if the notice posting on the subject property met the intent of the requirements contained herein.

(B) The applicant shall post the required number of notification signs, on the subject property, at least **seven ten (10) calendar** days prior to the date of the public hearing before the planning and zoning commission as follows:

(i) Sign requirements: A minimum of one (1) sign shall be posted on the subject property, along each of its public road frontages, at a minimum spacing of one (1) sign per five hundred (500) linear feet of frontage or portion thereof.

(ii) The sign shall contain legible information and specifications as detailed in the city's notification sign requirements.

(iii) The applicant shall provide time-stamped photos of the required notification signs, as posted on the subject property, between 8:00 a.m. on Monday and 12:00 p.m. (noon) on Wednesday, the week before the scheduled planning and zoning commission meeting. The applicant shall provide the following photos:

- a. One legible photo of a sign showing the required information meeting the standards as provided on the signs;
- b. One photo of each public road frontage showing that the signs are facing the right-of-way; and
- c. An informal exhibit showing the location of the signs along the rights-of-way.

(C) Notification signs for residential Conditional Use Permits are not required.

§ 9.03.061 General.

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Farmers market, short term. A temporary market held in an open area or in a structure where groups of individual sellers/vendors (minimum three) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

Farmers market, long-term. An ongoing or reoccurring market held in an open area or in a structure where groups of individual sellers/vendors (minimum three) offer for sale to the public such items as fresh produce, fresh flowers, small goods, arts and crafts items, and food and beverages on-site.

...

Home based business. A home occupation or use for profit or non-profit involving business, art or hobby activities including the selling to, production of, and provision of services to others not part of the on-site single family residential use.

Home based business occupation. Any occupation or activity carried on or occurring in a dwelling unit by an owner or tenant of the property a member of the immediate family, residing on the premises, where the business operates with a total number of employees and clients or patrons of the business that does not exceed the city's occupancy limit for the property, does not generate on-street parking or a substantial increase in traffic through the area, operates in a manner in which none of its activities are visible from a street, and does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule in connection with which there is used no sign other than a name plate as allowed by the city's sign ordinance attached to the building, and no display that will indicate from the exterior that the building is being utilized in part for any purpose other than that of a dwelling; and, no mechanical equipment is used except that which is of a type similar in character to that normally used for purely domestic or household purposes. Retail sales from the home to walk up or drive up customers, cafes, or diners and barber or beauty shops are not considered a home occupation. Examples of home occupations include crafts; woodworking; dressmaking; custom cakes or other small scale catering that uses no commercial type or size equipment; professional services such as bookkeeping, handling of telephone orders, technology or electronic communication; traditional bed and breakfasts limited to three (3) rooms for rent, and day care for six (6) or fewer persons.

...

§ 9.03.085 ~~Home Occupation~~/Home Based Business

~~(a) Home based businesses and/or home occupation are means business activities and~~ uses that are incidental to the primary use of the premises as a residence and conducted on the residential premises by a an owner or resident of the premises, ~~as defined in §9.03.061 General.~~

~~(b) The following regulations shall apply to a home based business or home occupation.~~

~~(1) On-premises advertisements or signage is prohibited.~~

~~(2) No display of goods or materials or signage shall be allowed.~~

~~(3) Alteration of the exterior appearance of the residential structure or its accessory structure(s) shall not be permitted, nor shall the business occupation or use within the dwelling be conducted in a manner which would cause the premises to differ from its residential character either by the use of colors, materials, construction, lighting, or by signs, or the emission of sounds, noises, dust, odors, fumes, smoke, or vibrations.~~

~~(4) There shall be no more than two (2) employees who do not reside on the premises and who perform work on the premises.~~

~~(5)~~ (1) Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts.

~~(6)~~ (2) There shall be no outdoor storage of materials or equipment. There shall be no merchandise visible from outside the dwelling.

~~(7)~~ (3) The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.

~~(8)~~ (4) No use or storage of mechanical equipment not recognized as being part of normal household or hobby use shall be visible from the public street or neighboring residential use(s).

~~(9)~~ (5) All parking shall be on premises with no on-street parking allowed for a home based business ~~or home occupation.~~

~~(10)~~ (6) As defined by the Human Resource Code, chapter 42 an “in-home day care” or a “family home” that is certified, listed or registered with the state is exempt from this division, and governed by the rules and regulations of the state.

~~(7) The home occupation shall be compatible with the residential use of the property where the business is located.~~

§ 9.03.092 Farmers markets.

~~(a) Purpose. The purpose of this section is to provide adequate regulations, including permitting, food safety, and operations, for a short-term or long-term farmers market. Farmers markets are exempt from the requirements of a food service establishment and are generally not required to comply with the Texas Food Establishment Rules. However, a local health authority may require permits and enforce temperature requirements governing potentially hazardous foods.~~

~~(b) State Regulations. In addition to the requirements in this section, applicable provisions in Title 25, part 1, chapter 229, subchapter K and subchapter FF of the Texas Administrative Code, as well as Chapters 433, 437, and 438 of the Texas Health and Safety Code, as may be amended from time to time, and any other applicable state codes as may be amended, shall also apply to a short-term or long-term farmers market.~~

(c) Potentially hazardous food definition. A potentially hazardous food is a food that requires time and temperature control for safety (“TCS”) to limit pathogen growth or toxin production, as further defined in Texas Administrative Code, title 25, part 1, chapter 229, subchapter AA, section 229.543(23).

(d) Permit requirements; violations.

- (1) (An) individual(s) and/or entity(ies) wishing to operate a short-term or long-term farmers market shall first obtain an annual health services permit issued by the city, and ensure that any property it intends to operate on holds proper zoning permits. The permit fees shall be set annually by the city council in the fee schedule.
- (2) (An) individual(s) and/or entity(ies) wishing to operate a farmers market for less than 180 days in a calendar year, shall obtain a temporary use permit as a short-term farmers market, per Section 9.03.212. A short-term farmers market is limited to two (2) temporary use permits per calendar year.
- (3) (An) individual(s) and/or entity(ies) wishing to operate a farmers market for more than 180 days in a calendar year, shall obtain a conditional use permit as a long-term farmers market, per Section 9.03.211.
- (4) A certificate of occupancy issued by the city must be obtained prior to operation of a long-term farmers market.
- (5) Establishments or persons that are not permitted as required under this section may not sell or distribute food at a short-term or long-term farmers market. Any violation of this section or of the regulations set forth in other provisions of this article or adopted hereunder shall subject a violator to penalties as set forth in Section 1.01.009 of this code.

(e) Coordinator. A coordinator must be designated for every short-term or long-term farmers market event. The coordinator of the short-term or long-term farmers market is responsible for the day-to-day operations (including parking and traffic management) and monitoring of all food vendors, including TCS food vendors and non-TCS food vendors. The coordinator must submit to the city ten (10) business days in advance a list of all vendors participating and identify each vendor, state the extent to which a vendor will sell or distribute potentially hazardous food, provide food samples, or conduct cooking demonstrations.

(f) Cottage food operations exempt. To the extent set forth in chapter 437 of the Texas Health and Safety Code, and in title 25, part 1, chapter 229, subchapter EE, section 229.661 of the Texas Administrative Code, as may be amended from time to time, and any other applicable state codes as may be amended, a cottage food production operation is exempt from the requirements of this article; provided, however, that the city has authority to act to prevent an immediate and serious threat to human life or health. The city shall maintain a record of a complaint made by a person against a cottage food production operation. An individual who operates a cottage food production operation must have successfully completed a basic food safety education or training program for food handlers accredited under subchapter D, chapter 438 of the Texas Health and Safety Code. A cottage food production operation is required by state regulations to meet certain labeling requirements as set forth in title 25, part 1, chapter 229, subchapter EE, section 229.661(d).

(g) General Standards.

- (1) A short-term farmers market may not operate more than two times per week.
- (2) No more than 100 vendors may participate in a short-term farmers market.

- (3) Short-term and long-term farmers markets and their customers shall not sell or consume food within any public street, public alley, driveway, or fire lane unless closed to through traffic pursuant to permit issued by the city.
- (4) Vendor tents of short-term and long-term farmers markets will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed. A vendor of a short-term or long-term farmers market shall not use stakes, rods, or any method of support that is required to be drilled, driven, or otherwise fixed, in asphalt pavement, curbs, sidewalks, or buildings.
- (5) Short-term and long-term farmers markets shall not impede access to the entrance or driveway of any adjacent property or building. A short-term or long-term farmers market shall not encumber required parking spaces, drive aisles, or fire lanes of the property it is located on, or adjacent properties.
- (6) Short-term and long-term farmers market vendors shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other structures located upon any public street, sidewalk, right-of-way, or other public property.
- (7) If a vendor of a short-term or long-term farmers market maintains food at a hot holding temperature by mechanical means, that person shall comply with fire and explosion safety standards established by the fire marshal.
- (8) If a vendor of a short-term or long-term farmers market uses a pressurized fuel system or container, the operator shall comply with fire and explosion safety standards established by the city and with all applicable codes.
- (9) Short-term and long-term farmers markets shall provide an adequate amount of seating and shaded seating area for patrons.
- (10) Short-term and long-term farmers markets shall provide adequate lighting.
- (11) Short-term and long-term farmers markets shall, at all times, have a manager and/or an individual with authority to speak and make decisions on behalf of the farmers market and any and all vendors operating within said market.
- (12) City-sponsored events may be exempt from this article.

(h) Health and Safety.

- (1) General. Short-term and long-term farmers markets shall adhere to the following health and safety requirements:

(A) All trash and debris generated by customers and the short-term or long-term farmers market vendors shall be collected and deposited in (a) properly sized and sited trash container(s) provided or coordinated by the short-term or long-term farmers market, and removed from the site at the conclusion of each day of the event.

(B) Unless otherwise provided for in the approved permit, a person who operates a short-term or long-term farmers market may not place food, equipment, or supplies related to its operation outside of the permitted area.

(C) A fire extinguisher shall be located on the short-term or long-term farmers market site, with said extinguisher being approved by the city fire marshal.

(D) Clean public restroom facilities shall be located within 500 feet from the short-term or long-term farmers market. The owner(s) and/or entity(ies) must provide documentation to the city concerning the availability of such restroom facilities as a condition of the issuance of a permit.

(E) If necessary, to protect against public health hazards or nuisances, the city may impose specific requirements in addition to those requirements contained in the City's Code of Ordinances.

(F) Hours of operation for any farmers market shall not be permitted between 11:00 p.m. and 7:00 a.m. daily.

(G) Depositing, dumping or release of any grease into the city's sanitary sewer system by any vendor of a short-term or long-term farmers market shall be prohibited. Any such act shall be a violation of this article and shall be subject to the issuance of a citation, revocation of the permit and/or injunctive relief by a court of competent jurisdiction.

(H) Short-term or long-term farmers markets may be provided electricity or may use a portable generator as long as it does not create noise nuisance.

(I) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market on private property, open space or any city park must have a written agreement authorizing such operation with the owner of the property. Each individual and/or entity operating a short-term or long-term farmers market shall maintain a copy of the written agreement at their location and produce said agreement to any city official upon request.

(J) Short-term or long-term farmers markets shall not provide drive through service of any kind.

(K) The operation of any farmers market shall be subject to inspections by the city health official or their designee at any time.

(L) Any individual(s) and/or entity(ies) obtaining a permit to operate a short-term or long-term farmers market is prohibited from transferring any such permit.

(M) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market must maintain proof of valid liability insurance prior to the issuance of any city permit. Evidence of proof of insurance shall be subject to inspections by the city health official or their designee at any time.

(N) Short-term or long-term farmers market operators shall not engage in the sale and service of products or services including but not limited to, smoking/vaping products, sexually explicit and/or drug related paraphernalia, obscene material, sales real estate and vacation packages, marketing and advertising activities, sales of tickets for events, any nonfood vending, and other services or products, unless otherwise approved by the city with issuance of the permit.

(O) The sale of alcoholic beverages at any farmers market shall be subject to city and state regulations.

(i) Meat, poultry, and milk.

(1) Meat and poultry. In addition to complying with the TCS regulations set forth in section 9.03.092 (j)(3), a person who sells or provides samples of meat or poultry or food containing meat or poultry shall comply with Texas Health and Safety Code, chapter 433, as may be amended from time to time, and any other applicable state codes as may be amended.

(2) Milk. No raw milk or raw milk products may be sold or provided to a consumer.

(j) Cooking demonstrations, samples, temperatures.

(1) Cooking demonstrations. Only the holder of a permit issued under this article may conduct a cooking demonstration at a short-term or long-term farmers market. A cooking demonstrator may conduct a cooking demonstration only if:

(A) Regardless of whether the demonstrator provides a sample of food to consumers, the short-term or long-term farmers market that hosts the demonstration:

- (i) Has an establishment operator with a valid certification under subchapter D, chapter 438 of the Texas Health and Safety Code supervising the demonstration; and
- (ii) Complies with subsection (3), below, regarding food temperature; and

(B) A demonstrator may provide a sample of food to consumers only if the demonstrator complies with subsection (2), below, and:

- (i) the demonstrator provides a sample (bite-sized) only and not a full serving; and
- (ii) Samples of food prepared during a demonstration are provided not later than two hours after the beginning of the demonstration.

(2) Samples. Only the holder of a permit issued under this article may provide food samples to consumers. In providing samples to consumers, the holder of a permit issued under this article must comply with the following requirements:

(A) Samples must be distributed in a sanitary manner and must be bite-sized and not full portions.

(B) A person preparing produce samples on site must:

- (i) Wear clean, disposable plastic gloves when preparing samples; or
- (ii) Observe proper handwashing techniques immediately before preparing samples;

(C) Produce intended for sampling must be washed in potable water to remove any soil or other visible material;

(D) Potable water must be available for washing;

(E) Except as set forth in subsection (3), below, potentially hazardous food, as determined by rule of the department, must be maintained at or below 41 degrees Fahrenheit or provided within two hours after cutting or preparing; and

(F) Utensils and cutting surfaces used for cutting samples must be smooth, non-absorbent, and easily cleaned or disposed of.

(3) Food temperatures. Food temperature requirements shall be as set forth in this subsection as defined in Texas Administrative Code, title 25, chapter 229, subchapter FF, section 229.704, as may be amended from time to time, and any other applicable state codes as may be amended; however, that in any instance where this subsection conflicts with state law or rule, then the state law or rule shall prevail to the extent of the conflict.

(A) Potentially hazardous food sold, distributed, or prepared on site at a short-term or long-term farmers market, and potentially hazardous food transported to or from a short-term or long-term farmers market shall meet the requirements of this subsection (3).

(B) Frozen food. Stored frozen foods shall be maintained frozen.

(C) Hot and cold holding. All potentially hazardous food sold at, prepared on site at, or transported to or from a farm for a short-term or long-term farmers market at all times shall be maintained at:

- (i) For cold, 5 degrees Celsius (41 degrees Fahrenheit) or below; or
- (ii) For hot, 54 degrees Celsius (135 degrees Fahrenheit) or above.

(D) Cooking of raw animal foods. Raw animal foods shall be cooked to heat all parts of the food to the following temperatures:

- (i) Poultry, ground poultry, stuffing with poultry, meat and fish to 74 degrees Celsius (165 degrees Fahrenheit) for 15 seconds;
- (ii) Ground meat, ground pork, ground fish, and injected meats to 68 degrees Celsius (155 degree Fahrenheit) for 15 seconds;
- (iii) Beef, pork, meat, fish and raw shell eggs for immediate service to 63 degrees Celsius (145 degrees Fahrenheit) for 15 seconds;
- (iv) Prepackaged, potentially hazardous food, that has been commercially processed, to 57 degree Celsius (135 degrees Fahrenheit);
- (v) A raw or undercooked whole-muscle, intact beef steak may be served if:
 - a. the steak is labeled to indicate that it meets the definition of “whole-muscle, intact beef” as defined in the Food Code §1-201.10(B); and
 - b. the steak is cooked on both the top and bottom to a surface temperature of 63 degrees Celsius (145 degrees Fahrenheit) or above and a cooked color change is achieved on all external surfaces; and

(vi) Raw animal foods cooked in a microwave oven shall be:

- a. Rotated or stirred throughout or midway during cooking to compensate for uneven distribution of heat;
- b. Covered to retain surface moisture;
- c. Heated to a temperature of at least 74 degrees Celsius (165 degrees Fahrenheit) in all parts of the food; and

d. Allowed to stand covered for 2 minutes after cooking to obtain temperature equilibrium.

(E) Cooking fruits and vegetables. Fruits and vegetables that are cooked shall be heated to a temperature of 57 degrees Celsius (135 degrees Fahrenheit).

(F) Eggs. A farmer or egg producer that sells eggs directly to the consumer shall maintain the eggs at an ambient air temperature of 7 degrees Celsius (45 degrees Fahrenheit) as specified in the Food Code §3-501.16(B).

§ 9.03.135 Dumpster regulations.

...

(8) Dumpster enclosures shall comply with the minimum standards below.

Minimum Nonresidential and Multifamily Residential Enclosure Size Requirements			
Container Type	Height (inside wall measurement)	Width (inside wall measurement) ¹	Depth (inside wall measurement) ¹
Single container	<u>67</u> feet	<u>12-10</u> feet	<u>14-10</u> feet
Double container	<u>67</u> feet	<u>25-522</u> feet	<u>14-10</u> feet
Single compactor, self-contained	<u>67</u> feet	<u>14-12</u> feet, <u>9 inches</u>	<u>34-26</u> feet, <u>5 inches</u>
Single compactor, stationary	<u>67</u> feet	<u>14-12</u> feet, <u>9 inches</u>	<u>40-26</u> feet, <u>5 inches</u>
Double compactor	<u>67</u> feet	28 feet	<u>40-26</u> feet, <u>5 inches</u>

¹ In the case where the dimensional standards in this section conflict with the dimensional requirements from the City's waste service provider, the most restrictive dimensional requirements shall apply.

...

§ 9.03.175 Off-street loading space requirements.

...

(b) Amusement, health club and similitarsimilar uses - one (1) loading space plus one (1) additional loading space for each twenty-five thousand (25,000) square te feet of building space over twenty-five thousand (25,000) square feet.

...

(d) Bank or similar financial institution - one (1) loading space plus one (1) additional loading space for each twenty-five thousand (25,000) square feet of floor space above twenty-five thousand (25,000) square feet.

CITY OF LAVON ZONING AMENDMENTS
June 23, 2026 P&Z/ July 7, 2026 City Council

**Permitted Use Table and Parking Regulations, Property Notification Sign Standards,
 Definitions, Home Based Business, Farmers Market, Dumpster Standards, and Off-Street
 Loading Space Requirements**

Code Amendment Topics:

- Public Hearing sign date
- Home Based Business updates
- Farmers Market
- Dumpster dimensions to match CWD
- Financial Institution loading space requirement

Proposed standards:

Chapter 9 Planning and Development Regulations

...

[Article 9.03 Zoning Ordinance](#)

...

§ 9.03.032 Permitted use table.

...

Figure 9.1.2.2								
PERMITTED USE AND PARKING TABLE								
P = Permitted Use	C = Conditional Use				-- = Not Permitted			
	RESIDENTIAL DISTRICTS				NONRESIDENTIAL & SPECIAL DISTRICTS			PARKING ⁹
RETAIL, COMMERCIAL, PERSONAL SERVICE USES	A	SF-1	SF-2	SF-4	R	M	B	
...								
Farmers market, Long-Term ¹⁰	C	C	C	C	C	C	C	1 space per 500 sq. ft. of sales area
...								

...

<p>¹ Conducted entirely within the interior of a building.</p> <p>² Two accessory uses customarily associated with a single family detached dwelling and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.</p> <p>³ One accessory use customarily associated with a single family detached and limited to parking garage, swimming pool, unlit tennis court, unlit sports court, and hobby shed.</p>

⁴ Selling, storing, dispensing, or otherwise handling of alcoholic beverages for on-premises consumption shall be incidental and secondary to a use on the same premises (ex. hotel, restaurant, winery, etc.), which shall be construed to mean that at least 40 percent of the gross receipts of such business shall be from non-alcohol, food sales, or off-premises consumption. Alcohol-related uses shall meet all requirements for distance as specified in division 10 (use regulations).

⁵ Provided the lot on which a similar establishment is located is more than one thousand feet from the location of the proposed use; the one thousand foot distance shall be measured between the lots and along the public street.

⁶ Any outdoor, drive-in or drive-through sales or service activity including rear yard patios requires limited service hours and limited noise/entertainment levels and limited hours.

⁷ Open storage and open processing operations, including on-site sand and gravel processing and storage, sand blasting or similar uses provided said particulate matter shall not leave the property nor be transported across the boundary property line of the tract on which the use is located.

⁸ Temporary concrete batch plants shall be limited to no more than six months, however the limit on the temporary permit may be extended for one additional six month period, by the building official as necessary to complete construction for the project under which the temporary permit was granted; the location of the batch plant is subject to the approval of the building official.

⁹ Reference additional off-street parking requirements in Section 9.03.173.

¹⁰ Reference additional requirements for farmers markets in section 9.03.092.

...

§ 9.03.034 Amendments to the official zoning ordinance and zoning district map.

...

(e) Notices and notifications. Zoning and rezoning requests shall be scheduled for public hearings before the planning and zoning commission and the city council and noticed in accordance with this section as follows:

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(2) Subject property notification signs. Notification signs shall meet the following requirements:

(A) The city manager or their designee shall have the authority to determine if the notice posting on the subject property met the intent of the requirements contained herein.

(B) The applicant shall post the required number of notification signs, on the subject property, at least ten (10) calendar days prior to the date of the public hearing before the planning and zoning commission as follows:

(i) Sign requirements: A minimum of one (1) sign shall be posted on the subject property, along each of its public road frontages, at a minimum spacing of one (1) sign per five hundred (500) linear feet of frontage or portion thereof.

(ii) The sign shall contain legible information and specifications as detailed in the city's notification sign requirements.

(iii) The applicant shall provide time-stamped photos of the required notification signs, as posted on the subject property, between 8:00 a.m. on Monday and 12:00 p.m. (noon) on Wednesday, the week before the scheduled planning and zoning commission meeting. The applicant shall provide the following photos:

- a. One legible photo of a sign showing the required information meeting the standards as provided on the signs;
- b. One photo of each public road frontage showing that the signs are facing the right-of-way; and
- c. An informal exhibit showing the location of the signs along the rights-of-way.

(C) Notification signs for residential Conditional Use Permits are not required.

§ 9.03.061 General.

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...

Home based business. Any occupation or activity carried on or occurring in a dwelling unit by an owner or tenant of the property, where the business operates with a total number of employees and clients or patrons of the business that does not exceed the city's occupancy limit for the property, does not generate on-street parking or a substantial increase in traffic through the area, operates in a manner in which none of its activities are visible from a street, and does not substantially increase noise in the area or violate a municipal noise ordinance, regulation, or rule.

...

§ 9.03.085 Home Based Business

(a) Home based businesses are uses that are incidental to the primary use of the premises as a residence and conducted on the residential premises by an owner or resident of the premises, as defined in §9.03.061 General.

(b) The following regulations shall apply to a home based business.

(1) Pedestrian and vehicular traffic shall be limited to that normally associated with residential districts.

(2) There shall be no outdoor storage of materials or equipment. There shall be no merchandise visible from outside the dwelling.

(3) The use of utilities and community facilities shall be limited to that normally associated with the use of the property for residential purposes.

(4) No use or storage of mechanical equipment not recognized as being part of normal household or hobby use shall be visible from the public street or neighboring residential use(s).

(5) All parking shall be on premises with no on-street parking allowed for a home based business.

(6) As defined by the Human Resource Code, chapter 42 an "in-home day care" or a "family home" that is certified, listed or registered with the state is exempt from this division, and governed by the rules and regulations of the state.

(7) The home occupation shall be compatible with the residential use of the property where the business is located.

§ 9.03.092 Farmers markets.

- (a) Purpose. The purpose of this section is to provide adequate regulations, including permitting, food safety, and operations, for a short-term or long-term farmers market. Farmers markets are exempt from the requirements of a food service establishment and are generally not required to comply with the Texas Food Establishment Rules. However, a local health authority may require permits and enforce temperature requirements governing potentially hazardous foods.
- (b) State Regulations. In addition to the requirements in this section, applicable provisions in Title 25, part 1, chapter 229, subchapter K and subchapter FF of the Texas Administrative Code, as well as Chapters 433, 437, and 438 of the Texas Health and Safety Code, as may be amended from time to time, and any other applicable state codes as may be amended, shall also apply to a short-term or long-term farmers market.
- (c) Potentially hazardous food definition. A potentially hazardous food is a food that requires time and temperature control for safety (“TCS”) to limit pathogen growth or toxin production, as further defined in Texas Administrative Code, title 25, part 1, chapter 229, subchapter AA, section 229.543(23).
- (d) Permit requirements; violations.
 - (1) (An) individual(s) and/or entity(ies) wishing to operate a short-term or long-term farmers market shall first obtain an annual health services permit issued by the city, and ensure that any property it intends to operate on holds proper zoning permits. The permit fees shall be set annually by the city council in the fee schedule.
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 - (3) (An) individual(s) and/or entity(ies) wishing to operate a farmers market for more than 180 days in a calendar year, shall obtain a conditional use permit as a long-term farmers market, per Section 9.03.211.
 - (4) A certificate of occupancy issued by the city must be obtained prior to operation of a long-term farmers market.
 - (5) Establishments or persons that are not permitted as required under this section may not sell or distribute food at a short-term or long-term farmers market. Any violation of this section or of the regulations set forth in other provisions of this article or adopted hereunder shall subject a violator to penalties as set forth in Section 1.01.009 of this code.
- (e) Coordinator. A coordinator must be designated for every short-term or long-term farmers market event. The coordinator of the short-term or long-term farmers market is responsible for the day-to-day operations (including parking and traffic management) and monitoring of all food vendors, including TCS food vendors and non-TCS food vendors. The coordinator must submit to the city ten (10) business days in advance a list of all vendors participating and identify each vendor, state the extent to which a vendor will sell or distribute potentially hazardous food, provide food samples, or conduct cooking demonstrations.
- (f) Cottage food operations exempt. To the extent set forth in chapter 437 of the Texas Health and Safety Code, and in title 25, part 1, chapter 229, subchapter EE, section 229.661 of the Texas Administrative Code, as may be amended from time to time, and any other applicable state codes as may be amended, a

cottage food production operation is exempt from the requirements of this article; provided, however, that the city has authority to act to prevent an immediate and serious threat to human life or health. The city shall maintain a record of a complaint made by a person against a cottage food production operation. An individual who operates a cottage food production operation must have successfully completed a basic food safety education or training program for food handlers accredited under subchapter D, chapter 438 of the Texas Health and Safety Code. A cottage food production operation is required by state regulations to meet certain labeling requirements as set forth in title 25, part 1, chapter 229, subchapter EE, section 229.661(d).

(g) General Standards.

- (1) A short-term farmers market may not operate more than two times per week.
- (2) No more than 100 vendors may participate in a short-term farmers market.
- (3) Short-term and long-term farmers markets and their customers shall not sell or consume food within any public street, public alley, driveway, or fire lane unless closed to through traffic pursuant to permit issued by the city.
- (4) Vendor tents of short-term and long-term farmers markets will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed. A vendor of a short-term or long-term farmers market shall not use stakes, rods, or any method of support that is required to be drilled, driven, or otherwise fixed, in asphalt pavement, curbs, sidewalks, or buildings.
- (5) Short-term and long-term farmers markets shall not impede access to the entrance or driveway of any adjacent property or building. A short-term or long-term farmers market shall not encumber required parking spaces, drive aisles, or fire lanes of the property it is located on, or adjacent properties.
- (6) Short-term and long-term farmers market vendors shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other structures located upon any public street, sidewalk, right-of-way, or other public property.
- (7) If a vendor of a short-term or long-term farmers market maintains food at a hot holding temperature by mechanical means, that person shall comply with fire and explosion safety standards established by the fire marshal.
- (8) If a vendor of a short-term or long-term farmers market uses a pressurized fuel system or container, the operator shall comply with fire and explosion safety standards established by the city and with all applicable codes.
- (9) Short-term and long-term farmers markets shall provide an adequate amount of seating and shaded seating area for patrons.
- (10) Short-term and long-term farmers markets shall provide adequate lighting.
- (11) Short-term and long-term farmers markets shall, at all times, have a manager and/or an individual with authority to speak and make decisions on behalf of the farmers market and any and all vendors operating within said market.
- (12) City-sponsored events may be exempt from this article.

(h) Health and Safety.

(1) General. Short-term and long-term farmers markets shall adhere to the following health and safety requirements:

(A) All trash and debris generated by customers and the short-term or long-term farmers market vendors shall be collected and deposited in (a) properly sized and sited trash container(s) provided or coordinated by the short-term or long-term farmers market, and removed from the site at the conclusion of each day of the event.

(B) Unless otherwise provided for in the approved permit, a person who operates a short-term or long-term farmers market may not place food, equipment, or supplies related to its operation outside of the permitted area.

(C) A fire extinguisher shall be located on the short-term or long-term farmers market site, with said extinguisher being approved by the city fire marshal.

(D) Clean public restroom facilities shall be located within 500 feet from the short-term or long-term farmers market. The owner(s) and/or entity(ies) must provide documentation to the city concerning the availability of such restroom facilities as a condition of the issuance of a permit.

(E) If necessary, to protect against public health hazards or nuisances, the city may impose specific requirements in addition to those requirements contained in the City's Code of Ordinances.

(F) Hours of operation for any farmers market shall not be permitted between 11:00 p.m. and 7:00 a.m. daily.

(G) Depositing, dumping or release of any grease into the city's sanitary sewer system by any vendor of a short-term or long-term farmers market shall be prohibited. Any such act shall be a violation of this article and shall be subject to the issuance of a citation, revocation of the permit and/or injunctive relief by a court of competent jurisdiction.

(H) Short-term or long-term farmers markets may be provided electricity or may use a portable generator as long as it does not create noise nuisance.

(I) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market on private property, open space or any city park must have a written agreement authorizing such operation with the owner of the property. Each individual and/or entity operating a short-term or long-term farmers market shall maintain a copy of the written agreement at their location and produce said agreement to any city official upon request.

(J) Short-term or long-term farmers markets shall not provide drive through service of any kind.

(K) The operation of any farmers market shall be subject to inspections by the city health official or their designee at any time.

(L) Any individual(s) and/or entity(ies) obtaining a permit to operate a short-term or long-term farmers market is prohibited from transferring any such permit.

(M) Individual(s) and/or entity(ies) operating a short-term or long-term farmers market must maintain proof of valid liability insurance prior to the issuance of any city permit. Evidence of proof of insurance shall be subject to inspections by the city health official or their designee at any time.

(N) Short-term or long-term farmers market operators shall not engage in the sale and service of products or services including but not limited to, smoking/vaping products, sexually explicit and/or drug related paraphernalia, obscene material, sales real estate and vacation packages, marketing and advertising activities, sales of tickets for events, any nonfood vending, and other services or products, unless otherwise approved by the city with issuance of the permit.

(O) The sale of alcoholic beverages at any farmers market shall be subject to city and state regulations.

(i) Meat, poultry, and milk.

(1) Meat and poultry. In addition to complying with the TCS regulations set forth in section 9.03.092 (j)(3), a person who sells or provides samples of meat or poultry or food containing meat or poultry shall comply with Texas Health and Safety Code, chapter 433, as may be amended from time to time, and any other applicable state codes as may be amended.

(2) Milk. No raw milk or raw milk products may be sold or provided to a consumer.

(j) Cooking demonstrations, samples, temperatures.

(1) Cooking demonstrations. Only the holder of a permit issued under this article may conduct a cooking demonstration at a short-term or long-term farmers market. A cooking demonstrator may conduct a cooking demonstration only if:

(A) Regardless of whether the demonstrator provides a sample of food to consumers, the short-term or long-term farmers market that hosts the demonstration:

- (i) Has an establishment operator with a valid certification under subchapter D, chapter 438 of the Texas Health and Safety Code supervising the demonstration; and
- (ii) Complies with subsection (3), below, regarding food temperature; and

(B) A demonstrator may provide a sample of food to consumers only if the demonstrator complies with subsection (2), below, and:

- (i) the demonstrator provides a sample (bite-sized) only and not a full serving; and
- (ii) Samples of food prepared during a demonstration are provided not later than two hours after the beginning of the demonstration.

(2) Samples. Only the holder of a permit issued under this article may provide food samples to consumers. In providing samples to consumers, the holder of a permit issued under this article must comply with the following requirements:

(A) Samples must be distributed in a sanitary manner and must be bite-sized and not full portions.

(B) A person preparing produce samples on site must:

- (i) Wear clean, disposable plastic gloves when preparing samples; or
- (ii) Observe proper handwashing techniques immediately before preparing samples;

- (C) Produce intended for sampling must be washed in potable water to remove any soil or other visible material;
- (D) Potable water must be available for washing;
- (E) Except as set forth in subsection (3), below, potentially hazardous food, as determined by rule of the department, must be maintained at or below 41 degrees Fahrenheit or provided within two hours after cutting or preparing; and
- (F) Utensils and cutting surfaces used for cutting samples must be smooth, non-absorbent, and easily cleaned or disposed of.

(3) Food temperatures. Food temperature requirements shall be as set forth in this subsection as defined in Texas Administrative Code, title 25, chapter 229, subchapter FF, section 229.704, as may be amended from time to time, and any other applicable state codes as may be amended; however, that in any instance where this subsection conflicts with state law or rule, then the state law or rule shall prevail to the extent of the conflict.

(A) Potentially hazardous food sold, distributed, or prepared on site at a short-term or long-term farmers market, and potentially hazardous food transported to or from a short-term or long-term farmers market shall meet the requirements of this subsection (3).

(B) Frozen food. Stored frozen foods shall be maintained frozen.

(C) Hot and cold holding. All potentially hazardous food sold at, prepared on site at, or transported to or from a farm for a short-term or long-term farmers market at all times shall be maintained at:

- (i) For cold, 5 degrees Celsius (41 degrees Fahrenheit) or below; or
- (ii) For hot, 54 degrees Celsius (135 degrees Fahrenheit) or above.

(D) Cooking of raw animal foods. Raw animal foods shall be cooked to heat all parts of the food to the following temperatures:

- (i) Poultry, ground poultry, stuffing with poultry, meat and fish to 74 degrees Celsius (165 degrees Fahrenheit) for 15 seconds;
- (ii) Ground meat, ground pork, ground fish, and injected meats to 68 degrees Celsius (155 degree Fahrenheit) for 15 seconds;
- (iii) Beef, pork, meat, fish and raw shell eggs for immediate service to 63 degrees Celsius (145 degrees Fahrenheit) for 15 seconds;
- (iv) Prepackaged, potentially hazardous food, that has been commercially processed, to 57 degree Celsius (135 degrees Fahrenheit);
- (v) A raw or undercooked whole-muscle, intact beef steak may be served if:
 - a. the steak is labeled to indicate that it meets the definition of “whole-muscle, intact beef” as defined in the Food Code §1-201.10(B); and
 - b. the steak is cooked on both the top and bottom to a surface temperature of 63 degrees Celsius (145 degrees Fahrenheit) or above and a cooked color change is achieved on all external surfaces; and

(vi) Raw animal foods cooked in a microwave oven shall be:

- a. Rotated or stirred throughout or midway during cooking to compensate for uneven distribution of heat;
- b. Covered to retain surface moisture;
- c. Heated to a temperature of at least 74 degrees Celsius (165 degrees Fahrenheit) in all parts of the food; and
- d. Allowed to stand covered for 2 minutes after cooking to obtain temperature equilibrium.

(E) Cooking fruits and vegetables. Fruits and vegetables that are cooked shall be heated to a temperature of 57 degrees Celsius (135 degrees Fahrenheit).

(F) Eggs. A farmer or egg producer that sells eggs directly to the consumer shall maintain the eggs at an ambient air temperature of 7 degrees Celsius (45 degrees Fahrenheit) as specified in the Food Code §3-501.16(B).

§ 9.03.135 Dumpster regulations.

...

(8) Dumpster enclosures shall comply with the minimum standards below.

Minimum Nonresidential and Multifamily Residential Enclosure Size Requirements			
Container Type	Height (inside wall measurement)	Width (inside wall measurement) ¹	Depth (inside wall measurement) ¹
Single container	7 feet	10 feet	10 feet
Double container	7 feet	22 feet	10 feet
Single compactor, self-contained	7 feet	12 feet, 9 inches	26 feet, 5 inches
Single compactor, stationary	7 feet	12 feet, 9 inches	26 feet, 5 inches
Double compactor	7 feet	28 feet	26 feet, 5 inches

¹ In the case where the dimensional standards in this section conflict with the dimensional requirements from the City's waste service provider, the most restrictive dimensional requirements shall apply.

...

§ 9.03.175 Off-street loading space requirements.

...

(b) Amusement, health club and similar uses - one (1) loading space plus one (1) additional loading space for each twenty-five thousand (25,000) square feet of building space over twenty-five thousand (25,000) square feet.

...



CITY OF LAVON Agenda Brief

MEETING: June 23, 2026

ITEM: E

Item:

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

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

Background:

The proposed amendment revises the expiration date of approved construction drawings and establishes an expiration date for approved Final Plats. Expiration dates for plats and construction plans ensure projects are completed in a timely manner and that development complies with current regulations, safety standards, and infrastructure needs. Should the plats and construction plans reach the expiration date, an extension can be granted.

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website. The amendment is scheduled to be considered at the July 7 City Council meeting.

Approval is recommended

Attachments: Proposed Draft Subdivision Amendment, Redline
Proposed Draft Subdivision Amendment, Clean

CITY OF LAVON AMENDMENTS
June 23, 2026 P&Z / July 7, 2026 City Council

Expirations

Code Amendment Topics:

- Construction Plan and Final Plat expirations

Proposed standards:

Chapter 9 Planning and Development Regulations

...

Article 9.02 Subdivision Ordinance

...

§ 9.02.004 Procedure

...

(16) Construction Plans

...

(F) A plan and profile of the proposed storm sewers, showing hydraulic data and gradients, pipe grades and sizes, manholes, inlets, pipe connections, outlet structures, stormwater detention, etc. Scale shall be the same as stated in (5). Each [Such] plans shall show the seal and signature of the registered professional civil engineer who prepared the plans. Each sheet shall include north point, scale, date and benchmark description to mean sea level datum.

(G) The approval of construction drawings ~~by the city council~~ shall be effective for a period of ~~twoone~~ **(21)** years after the approval date, unless the subdivider has requested in writing and received an extension of time. Construction drawings which have expired shall be resubmitted to the city for approval before any construction is begun. The design of the proposed improvements shall be based on the construction requirements which are in effect at the time of resubmittal.

...

(19) Approval. The approval of a final plat shall remain in effect for five (5) years following the date of approval except that the plat's approval shall remain valid indefinitely as long as consistent progress toward the filing of the final plat is demonstrated. If after the 5-year approval time period, progress toward the filing of the final plat has not been shown for a period of at least 180 days, the plat's approval shall immediately terminate and become void.

If the final plat expires and no other final plat has been submitted or filed on the same preliminary plat, the preliminary plat of the property shall also expire concurrently with the expiration of the final plat.

CITY OF LAVON AMENDMENTS

June 23, 2026 P&Z / July 7, 2026 City Council

Expirations

Code Amendment Topics:

- Construction Plan and Final Plat expirations

Proposed standards:

Chapter 9 Planning and Development Regulations

...

[Article 9.02 Subdivision Ordinance](#)

...

§ 9.02.004 Procedure

...

(16) Construction Plans

...

(F) A plan and profile of the proposed storm sewers, showing hydraulic data and gradients, pipe grades and sizes, manholes, inlets, pipe connections, outlet structures, stormwater detention, etc. Scale shall be the same as stated in (5). Each [Such] plans shall show the seal and signature of the registered professional civil engineer who prepared the plans. Each sheet shall include north point, scale, date and benchmark description to mean sea level datum.

(G) The approval of construction drawings shall be effective for a period of one (1) year after the approval date, unless the subdivider has requested in writing and received an extension of time. Construction drawings which have expired shall be resubmitted to the city for approval before any construction is begun. The design of the proposed improvements shall be based on the construction requirements which are in effect at the time of resubmittal.

...

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CITY OF LAVON

Agenda Brief

MEETING: June 23, 2026

ITEM: 5 - F

Item:

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

Application Information

Owner(s): Mark D. Jenkins

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

Location: North of and adjacent to 17253 FM 2755

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

Current Zoning: None in the extraterritorial jurisdiction (ETJ)

Request: Preliminary Plat

Background

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

Code Excerpts:

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

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

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

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

Water

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

Sewer

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

Roads

There are two access points.

Parks and Trails

None

Floodplain and Drainage

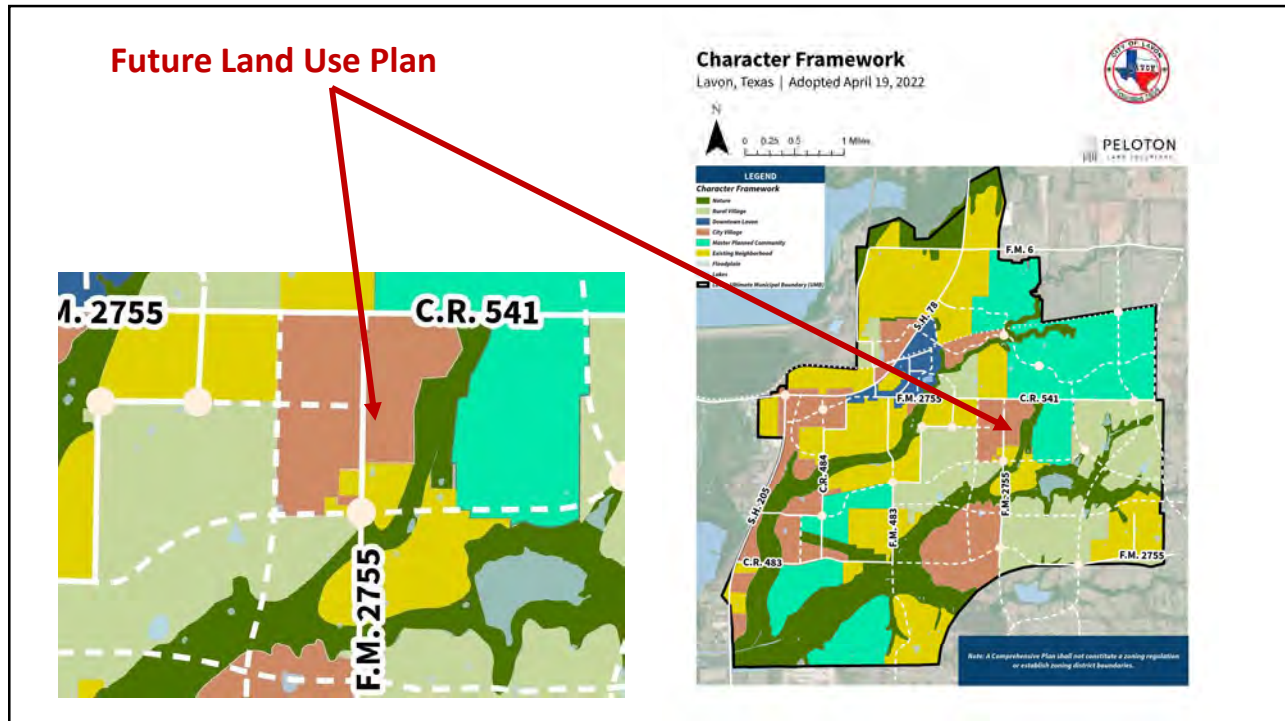
The conceptual drainage plans have been reviewed by the city engineer.

Staff Notes:

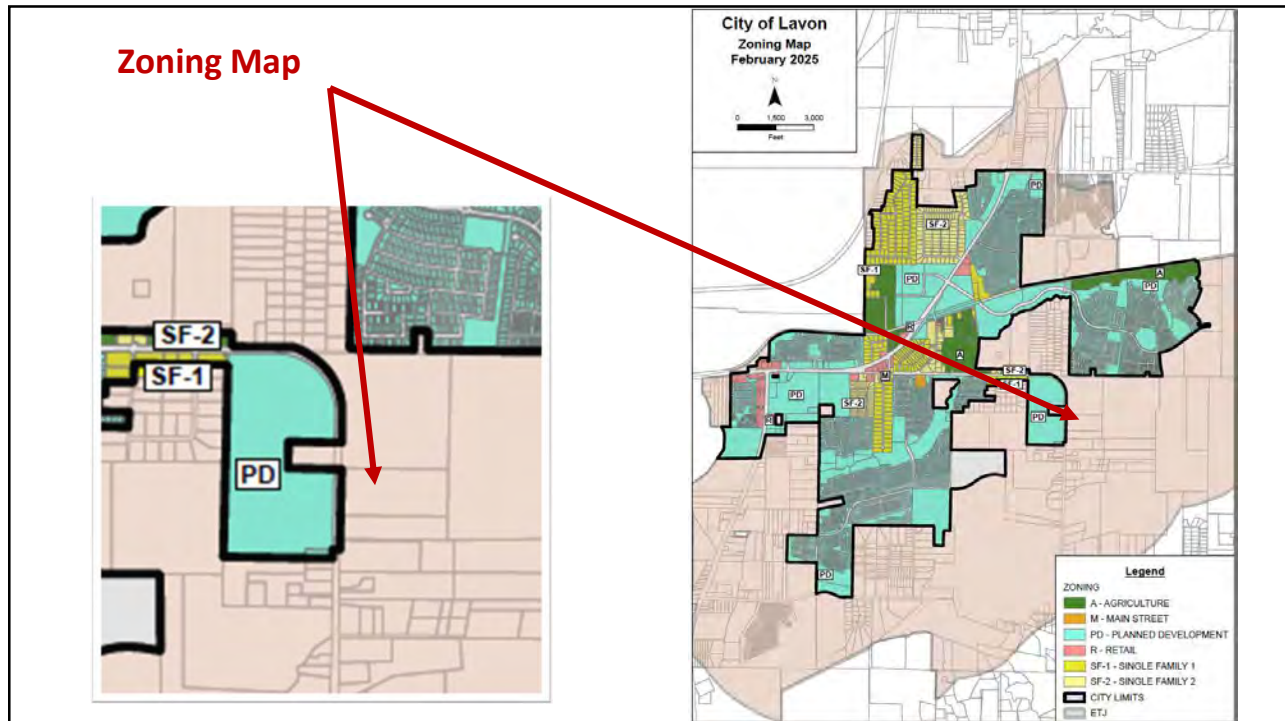
The application and plans generally satisfy the criteria for approval.

Approval is recommended.

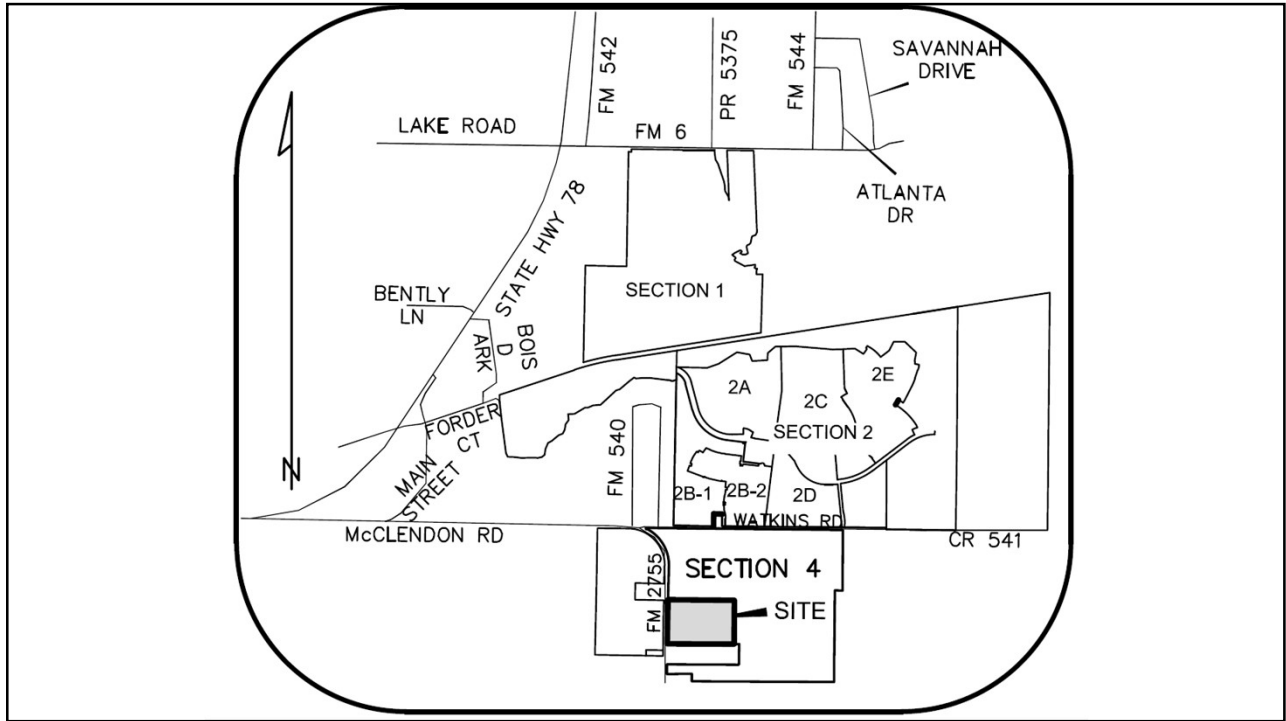
- Attachments:**
1. Location Exhibits
 2. Application and plat
 3. Planning and engineering correspondence



27



28



29

LOT 1, BLOCK 1
WYLIE SWITCHYARD ADDITION
DOC. NO. 2015-259

APPROXIMATE LOCATION
15' WIDE EASEMENT TO
LAVON WATER SUPPLY CORPORATION
DOC. NO. 94-0090645

PETRO-HUNT, L.L.C.
(PART OF CALLED TRACT ONE-
80.324 ACRES)
VOL. 5569, PG. 2651

APPROXIMATE LOCATION
15' WIDE EASEMENT TO
LAVON WATER SUPPLY CORPORATION
DOC. NO. 94-0090645

CRAIG GORSUCH and
ZANDREA GORSUCH
(CALLED 1.00 ACRES)
DOC. NO. 20191125001502520

P.O.B.
1/2" CIRF
"JBI"
(CM)

PETRO-HUNT, L.L.C.
(CALLED TRACT TWO-
173.739 ACRES)
VOL. 5569, PG. 2651

LOT 1,
BLOCK A
(615,604 sf or 14.132 acres)

JENKINS-WATKINS PROPERTIES, L.L.C.
CALLED 20.000 ACRES
DOC. NO. 20210506000918130

LOT 2,
BLOCK A
(496,124 sf or 11.389 acres)

MARK D. JENKINS
CALLED 10.00 ACRES
VOL. 5906, PG. 4864

GIGA 9 LAVON, LLC
CALLED 0.487 ACRES
DOC. NO. 20250001121124

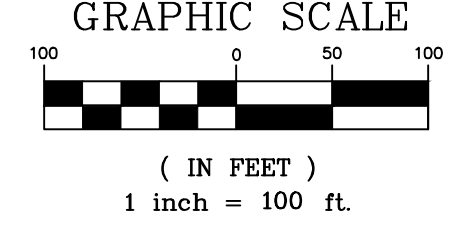
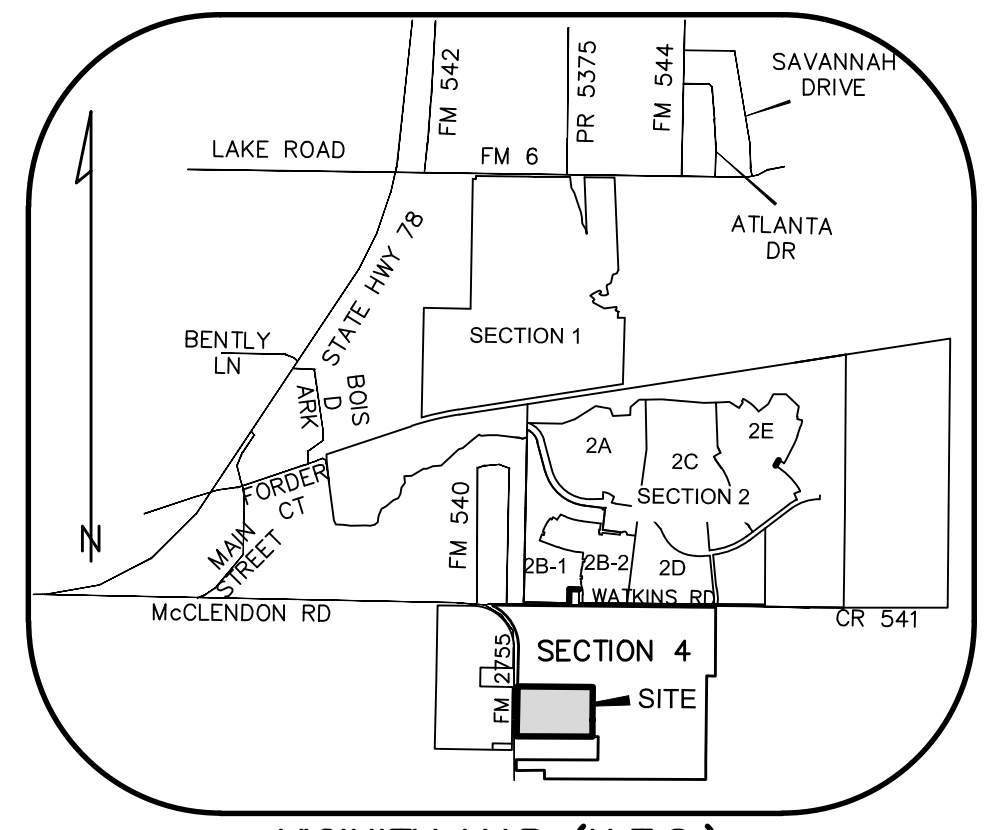
GIGA 9 LAVON, LLC
CALLED 10.062 ACRES
DOC. NO. 20250001121123

MA LAND HOLDINGS, LLC
CALLED 4.514 ACRES
DOC. NO. 2025000074255

PETRO-HUNT, L.L.C.
(CALLED TRACT TWO-
173.739 ACRES)
VOL. 5569, PG. 2651

SANITARY SEWER EASEMENT
DOC. NO. 2025000089745

WASTEWATER EASEMENT
LAVON EAST PLANT
DOC. NO. 2024000042045



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

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

PRELIMINARY PLAT
FLEX INDUSTRIAL PARK ADDITION

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

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

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

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

MAY 13, 2026 Sheet 1 of 2

NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°40'23"W	28.27'	L21	S89°30'11"E	17.00'	L41	S001°9'38"W	15.00'	L61	S89°44'20"E	10.00'
L2	S89°40'23"E	28.58'	L22	N001°9'37"E	10.00'	L42	S89°40'22"E	10.00'	L62	S001°5'40"W	15.00'
L3	S001°9'37"W	24.00'	L23	S89°30'11"E	17.00'	L43	S001°9'37"W	10.00'	L63	S001°9'37"W	17.00'
L4	N001°9'37"E	12.26'	L24	N52°49'26"E	17.61'	L44	N89°40'23"W	10.00'	L64	N89°40'23"W	25.00'
L5	S89°40'23"E	60.02'	L25	N52°49'26"E	21.44'	L45	S001°9'37"W	10.00'	L65	S001°9'37"W	17.00'
L6	N001°9'33"E	10.00'	L26	N41°23'36"W	15.04'	L46	N89°40'23"W	10.00'	L66	N001°6'36"E	10.00'
L7	S89°40'23"E	10.00'	L27	N001°6'42"E	24.01'	L47	S001°9'37"W	10.00'	L67	S89°40'23"E	10.00'
L8	N001°9'33"E	10.00'	L28	S001°9'38"W	15.00'	L48	S001°9'37"W	10.00'	L68	N001°6'36"E	10.00'
L9	N001°9'33"E	10.00'	L29	S89°40'22"E	10.00'	L49	S89°39'19"E	41.41'	L69	N89°40'23"W	33.94'
L10	S89°40'23"E	10.00'	L30	S001°9'38"W	14.89'	L50	S89°39'19"E	41.22'			
L11	N001°9'33"E	10.00'	L31	N001°9'37"E	21.35'	L51	S001°0'56"W	23.53'			
L12	N001°9'34"E	15.02'	L32	N89°40'23"W	15.00'	L52	S89°40'23"E	15.00'			
L13	S89°40'26"E	10.00'	L33	N001°9'37"E	21.35'	L53	S001°0'56"W	12.39'			
L14	N001°9'34"E	15.02'	L34	S001°9'37"W	20.07'	L54	N89°38'29"W	11.91'			
L15	S001°8'57"W	10.00'	L35	N89°40'23"W	21.75'	L55	S002°1'31"W	15.00'			
L16	S89°40'23"E	10.00'	L36	S001°9'37"W	20.02'	L56	N89°38'29"W	5.66'			
L17	S001°8'57"W	10.00'	L37	S001°9'38"W	15.00'	L57	N89°40'23"W	17.00'			
L18	N89°40'23"W	10.00'	L38	S89°40'22"E	10.00'	L58	S001°9'37"W	15.00'			
L19	N001°9'37"E	10.00'	L39	S001°9'38"W	15.00'	L59	N89°40'23"W	17.00'			
L20	N89°40'23"W	9.80'	L40	S001°9'38"W	15.00'	L60	S001°5'40"W	15.00'			

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

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

LEGAL DESCRIPTION

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

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

THENCE along the common line of said 20.000 acre tract and said 173.739 acre tract as follows:

South 89 degrees 40 minutes 25 seconds East, 1,399.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found at the northeast corner of said 20.000 acre tract;

South 00 degrees 19 minutes 35 seconds West, 620.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner, said point being the southeast corner of said 20.000 acre tract, said point also being the northeast corner of said 10.00 acre tract;

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

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

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

BASIS OF BEARING:

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

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

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

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

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

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

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

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

By: _____
Name: _____
Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

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

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

Notary Signature

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____
Date: _____

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2026.

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

STATE OF TEXAS §
COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

Preliminary Plat for Review Purposes Only
Recommended For Approval
Chairman, Planning and Zoning Commission Date
City of Lavon, Collin County, Texas
Approved For Preparation of Final Plat
Mayor Date
City of Lavon, Collin County, Texas

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

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

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

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

MAY 13, 2026

Sheet 2 of 2



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.

<p style="text-align: center;">Company Making Submission</p> <p>Name: <u>JBI Partners</u></p> <p>Address: <u>2121 Midway Road, Suite 240</u></p> <p>City/State/Zip: <u>Carrollton, Texas 75006</u></p> <p>Phone #: <u>972.738.0243</u> Fax #: _____</p> <p>Authorized Person: <u>Daniel Dewey, P.E.</u></p>	<p style="text-align: center;">Property Owner</p> <p>Name: <u>Mark D. Jenkins</u></p> <p>Address: <u>6348 DELMONT AVE.</u></p> <p>City/State/Zip: <u>DALLAS, TX. 75214</u></p> <p>Phone #: <u>214-451-1121</u> Fax #: _____</p> <p>Authorized Person: <u><i>Mark D. Jenkins</i></u></p>
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<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Type of Submission</th> <th style="text-align: left;">Date</th> </tr> </thead> <tbody> <tr> <td><input checked="" type="checkbox"/> Preliminary Plat (Flex Industrial Park Addition)</td> <td>04-01-2026</td> </tr> <tr> <td><input type="checkbox"/> Final Plat</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Re-Submittal</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Construction Plans</td> <td></td> </tr> <tr> <td><input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)</td> <td></td> </tr> </tbody> </table>	Type of Submission	Date	<input checked="" type="checkbox"/> Preliminary Plat (Flex Industrial Park Addition)	04-01-2026	<input type="checkbox"/> Final Plat		<input type="checkbox"/> Re-Submittal		<input type="checkbox"/> Construction Plans		<input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)		<p style="text-align: center;">Check List of Items Submitted</p> <p><input type="checkbox"/> (two) full size sets of plats (24x36)</p> <p><input type="checkbox"/> (two) full size construction sets (24x36)</p> <p><input type="checkbox"/> (one) half size sets of plats (11x17)</p> <p><input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)</p> <p><input checked="" type="checkbox"/> (one) PDF plats (on separate CD's) (Via MyGov)</p> <p><input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)</p>
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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> to 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) <u>Daniel Dewey, P.E.</u>	Authorized Representative (Signature) <u><i>Daniel Dewey</i></u>	Date: <u>04-01-2026</u>
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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:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected

Comments:



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 4-8-26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Mark D. Jenkins, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize JB 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.

Mark D. Jenkins
Signature (Owner)

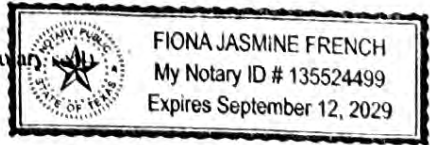
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

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

[Signature]



Notary Public in and for Dallas County, Texas



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: lmccleendon@lavontx.gov

PLAT APPLICATION

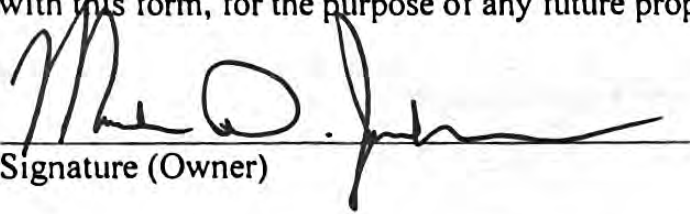
Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: 4-8-26

To the City of Lavon
Collin County, Texas

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


Signature (Owner)

Signature (Owner)

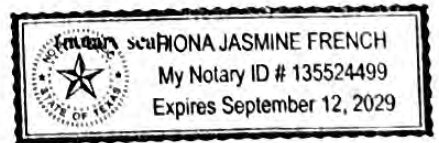
Signature (Owner)

The State of Texas
County of Dallas

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



Notary Public in and for Dallas County, Texas



TO: City of Lavon

I desire to extend the 30-day period set out in the Texas Local Government Code Section 212.009 for plat approval.

Sec. 212.009. APPROVAL PROCEDURE: INITIAL APPROVAL. (a) The municipal authority responsible for approving plats shall approve, approve with conditions, or disapprove a plan or plat within 30 days after the date the plan or plat is filed. A plan or plat is approved by the municipal authority unless it is disapproved within that period and in accordance with Section 212.0091.

(b) If an ordinance requires that a plan or plat be approved by the governing body of the municipality in addition to the planning commission, the governing body shall approve, approve with conditions, or disapprove the plan or plat within 30 days after the date the plan or plat is approved by the planning commission or is approved by the inaction of the commission. A plan or plat is approved by the governing body unless it is disapproved within that period and in accordance with Section 212.0091.

(b-1) Notwithstanding Subsection (a) or (b), if a groundwater availability certification is required under Section 212.0101, the 30-day period described by those subsections begins on the date the applicant submits the groundwater availability certification to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable.

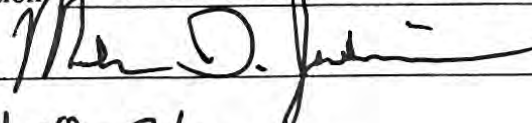
(b-2) Notwithstanding Subsection (a) or (b), the parties may extend the 30-day period described by those subsections for a period not to exceed 30 days if:

- (1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and
- (2) the municipal authority or governing body, as applicable, approves the extension request.

The City did not request or require this waiver. The Applicant submits it voluntarily and acknowledges the City is in compliance with Section 212.0097.

Sec. 212.0097. APPROVAL PROCEDURE: WAIVER PROHIBITED. A municipal authority responsible for approving plats or the governing body of a municipality may not request or require an applicant to waive a deadline or other approval procedure under this subchapter.

Application: Flex Industrial Park Addition Preliminary Plat

Signed: 

Date: 4-8-26

Received: _____

Date: _____

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: <u>JBI Partners</u>	Name: <u>Jenkins-Watkins Properties, LLC</u>
Address: <u>2121 Midway Road, Suite 240</u>	Address: <u>133 SHANNON RD</u>
City/State/Zip: <u>Carrollton, Texas 75006</u>	City/State/Zip: <u>LAFAYETTE, LA 70503</u>
Phone #: <u>972.738.0243</u> Fax #: _____	Phone #: <u>337-344-8222</u> Fax #: _____
Authorized Person: <u>Daniel Dewey, P.E.</u>	Authorized Person: <u><i>[Signature]</i></u>

Type of Submission	Date	Check List of Items Submitted
<input checked="" type="checkbox"/> Preliminary Plat (Flex Industrial Park Addition)	<u>04-01-2026</u>	<input type="checkbox"/> (two) full size sets of plats (24x36) <input type="checkbox"/> (two) full size construction sets (24x36) <input type="checkbox"/> (one) half size sets of plats (11x17) <input type="checkbox"/> (ten) half size sets of plats with final submission (11x17) <input checked="" type="checkbox"/> (one) PDF plats (on separate CD's) (Via MyGov) <input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)
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Application Fees

Preliminary Plat	Per Fee Schedule
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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) Daniel Dewey, P.E.	Authorized Representative (Signature) <u><i>[Signature]</i></u>	Date: 04-01-2026
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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:
<input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected

Comments:



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 04/04/2026

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

[Signature]
Signature (Owner)

Signature (Owner)

The State of Texas
County of COLLIN

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

[Signature]



Notary Public in and for COLLIN County, Texas



CITY OF LAVON

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

PLAT APPLICATION

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Date: 04/04/2026

To the City of Lavon
Collin County, Texas

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[Signature]
Signature (Owner)

[Signature]
Signature (Owner)

Signature (Owner)

The State of Texas
County of COLLIN

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[Signature]

Notary Public in and for COLLIN County, Texas

TO: City of Lavon

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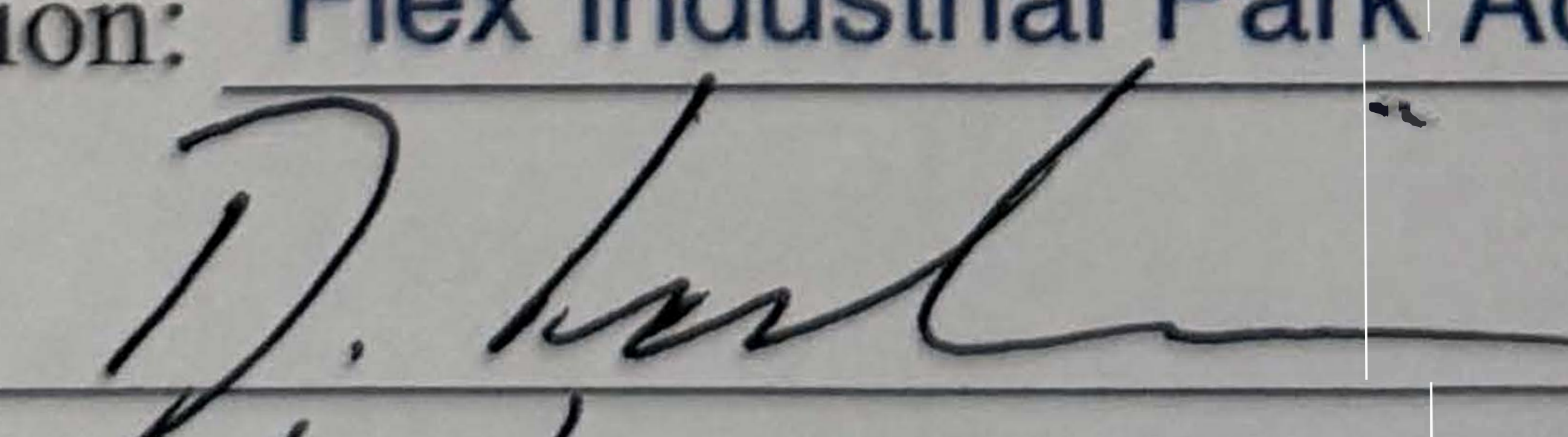
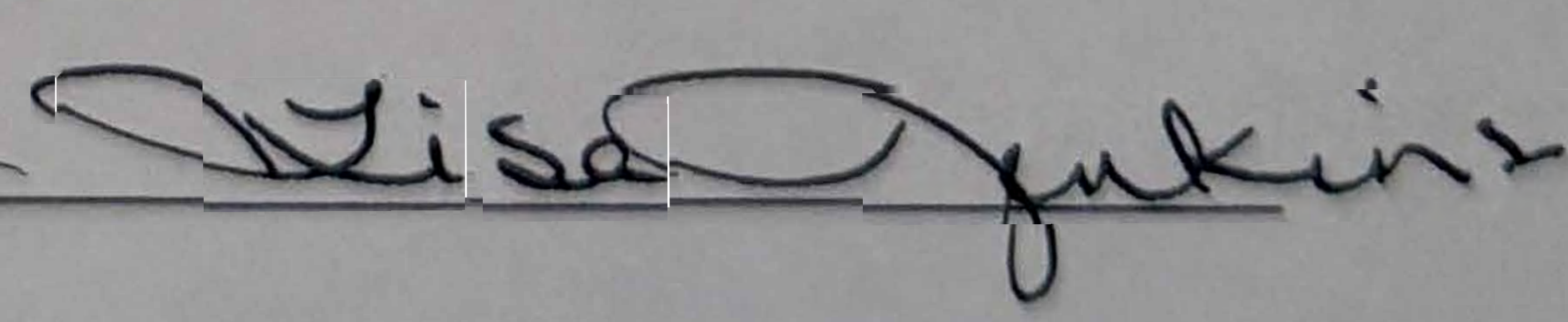
(1) the applicant requests the extension in writing to the municipal authority responsible for approving plats or the governing body of the municipality, as applicable; and

(2) the municipal authority or governing body, as applicable, approves the extension request.

The City did not request or require this waiver. The Applicant submits it voluntarily and acknowledges the City is in compliance with Section 212.0097.

Sec. 212.0097. APPROVAL PROCEDURE: WAIVER PROHIBITED. A municipal authority responsible for approving plats or the governing body of a municipality may not request or require an applicant to waive a deadline or other approval procedure under this subchapter.

Application: Flex Industrial Park Addition Preliminary Plat

Signed:  

Date: 4/4/26

Received: _____

Date: _____

May 20, 2026

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

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

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

We have no further comments and recommend approval.

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

Thank you,



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

May 19, 2026

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

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

Dear Ms. Dobbs:

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

GENERAL

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

PRELIMINARY PLAT

2. All previous comments have been satisfactorily addressed.

PRELIMINARY ENGINEERING PLANS

3. Sheet 1.0 – The driveway connections to FM 2755 will require a TxDOT permit. Since this is not within the City of Lavon, the Engineer will be responsible for TxDOT permitting. A driveway spacing exhibit per TxDOT Standards has been provided as requested.
4. Sheet 3.2 – The full hydrological analysis should be provided supporting the floodplain modifications, detention pond calculations and detention requirements.

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

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

Ms. Kim Dobbs
Flex Industrial – Preliminary Plat
May 19, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony

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



May 13, 2026

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

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

Dear Ms. Dobbs

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

Below is a summary of how each comment is addressed.

Planning + Design Comments

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

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

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

4. Revise the Legal Description to correct the following error:
THENCE North 01 degrees 02 minutes 58 seconds East, 931.29 feet along the east right-of-way line of said Farm-To-Market Road (FM) 2755 to the POINT OF BEGINNING and containing 1,308,479 square feet or 30.039 acres of land.
The legal description has been corrected.

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

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



7. FYI - There is a shared 24' Firelane, Access, Drainage, and Utility Easement along the boundaries of Lots 1 and 2. If it is proposed to Final Plat Lots 1 and 2 separately, a separate instrument easement, for the offsite portion of the Firelane, may be required to ensure the ability to construct the entire Firelane. *We will most likely plat all of the lots at one time to avoid running the multiple separate instrument documents which are more difficult to track.*
8. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgment or clarification of how each comment has been addressed. *Included.*

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

Thank you,

Daniel Dewey

Daniel Dewey, PE
JBI Partners, Inc.



May 13, 2026

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

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

Dear Ms. Dobbs

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

Below is a summary of how each comment is addressed.

GENERAL

1. Water service to be provided by Bear Creek SUD. *Correct. Once the preliminary plat is approved, final plat and civil drawings will be submitted to the City of Lavon and Bear Creek SUD.*
2. Sanitary Sewer service is to be provided by onsite facilities (OSSF) to be permitted through Collin County. *BBD has hired Sugar Hill Engineering, Inc. to design and permit the OSSF through Collin County.*
3. An analysis showing the impact to traffic along FM 2755 should be provided for review. This should include necessity of any deceleration lanes. *We have contacted Traffic Impact and will provide the TxDOT Form 2534 with the driveway permit plans. We do have traffic counts from our TIA update for Section 3-5 of Elevon to reference.*

PRELIMINARY PLAT

4. City of Lavon ETJ should be included in the title block. *Added.*
5. There is a line along the west side of FM 2755 that is not identified. *Added note identifying line as the 15' Lavon Water Supply Corporation easement.*
6. The Dedication Statement should include provisions as required by Bear Creek SUD. *Updated owner's dedication, easement notes, and added BCSUD signature block.*

PRELIMINARY ENGINEERING PLANS

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



driveway spacing exhibit has been included in the resubmittal.

8. Sheet 1.0 – The Fire Marshal will need to approve the use of flex base for the temporary fire lane connection as part of Phase 1. If acceptable, it shall be designed to support 85,000 lbs. Upkeep and maintenance of the fire lane will be the responsibility of the Property Owners Association. *Noted. Added notes to the plan for clarity of this requirement.*
9. Sheet 2.0 – Per the Fire Marshal, to meet Fire Code, fire hydrant spacing should be a maximum of 300' (hose lay length) unless the buildings are sprinkled. *The plan is to not have the buildings sprinklered, so additional fire hydrants have been added.*
10. The location of any OSSF facilities should be shown. *OSSF system has been shown for reference. The plans and permitting of the OSSF is being done by Sugar Hill Engineering.*
11. Sheet 3.1 – The data/calculations for all of the outfall locations should be provided.
12. Sheet 3.2 – The full hydrological analysis should be provided supporting the floodplain modifications, detention pond calculations and detention requirements. *The H&H study was provided prior to the submission of the preliminary plat. We have included the study with the resubmittal.*
13. Sheet 3.3 – The note regarding the driveway culvert and bypass of Areas I and H does not appear to be pointed to the correct location, nor does it, and the driveway culvert shown, appear to conform to Sheet 3.1. *We updated the Hyrdolink plans since some of the drainage areas did not print correctly. We have been working with Nic Grieco at Hyrdolink and previously submitted the flood study models as a miscellaneous review item on MyGov. We have not included that with this submittal.*
14. Sheet 3.4 – The page number for this sheet is incorrect. *Corrected.*
15. This project is to be constructed with the Elevon Southeast Commercial Phase 1 project. *The grocery anchor for the Elevon Southeast Commercial Addition (SEC) will need the Eastbound Elevon Parkway completed for the store opening. MA Partners is planning on starting the construction of the Eastbound Lanes and the major infrastructure on the SEC corner concurrently.*

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

Thank you,

Daniel Dewey

Daniel Dewey, PE
JBI Partners, Inc.



Plan Review Report

Project Name: Fire Site

Address: FM 2755 S of Elevon Sec 4

City: City of Lavon

Status: Peer Review Complete

Date: 05-12-2026

Plans Examiner: Ally Strehler

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

Fire:

- **Payne Randell TSBPE 4080**

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

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

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

Other:

- **Payne Randell TSBPE 4080**

Review is for preliminary ETJ plat only

April 23, 2026

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

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

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

PLANNING + DESIGN COMMENTS

1. Revise the Title Block to reflect the following:
PRELIMINARY PLAT
FLEX INDUSTRIAL PARK ADDITION
LOT 1 & 2, CA3, BLOCK A
30.039 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT 2
COLLIN COUNTY, TEXAS
2 LOTS, 1 COMMON AREA
2. Revise Note number four to state the following: "Common Area CA3 will be dedicated as a Drainage and Detention Easement and will be owned and maintained by the Property Owner's Association."
3. Revise the Preliminary Plat to remove the Floodplain, as it is shown on a separate Drainage Concept Plan.
4. Revise the Legal Description to correct the following error:
THENCE North 01 degrees 02 minutes 58 seconds East, 931.29 feet along the east right-of-way line of said Farm-To-Market Road (FM) 2755 to the POINT OF BEGINNING and containing 1,308,479 square feet of ~~30.039~~ ^{30.039} acres of land.
5. Revise the Preliminary Plat to dimension and label the ultimate right-of-way width along FM 2755.
6. FYI - The Common Area is required to be platted prior to or with the last buildable lot.
7. FYI - There is a shared 24' Firelane, Access, Drainage, and Utility Easement along the boundaries of Lots 1 and 2. If it is proposed to Final Plat Lots 1 and 2 separately, a separate instrument easement, for the offsite portion of the Firelane, may be required to ensure the ability to construct the entire Firelane.
8. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgment or clarification of how each comment has been addressed.

Comments prepared and compiled by:



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

Quality check by:



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



CITY OF LAVON

Agenda Brief

MEETING: June 23, 2026

ITEM: 5 - G

Item:

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

Application Information

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

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

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

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

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

Request: Replat three commercial lots into two

Request Details

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

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

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

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

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

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

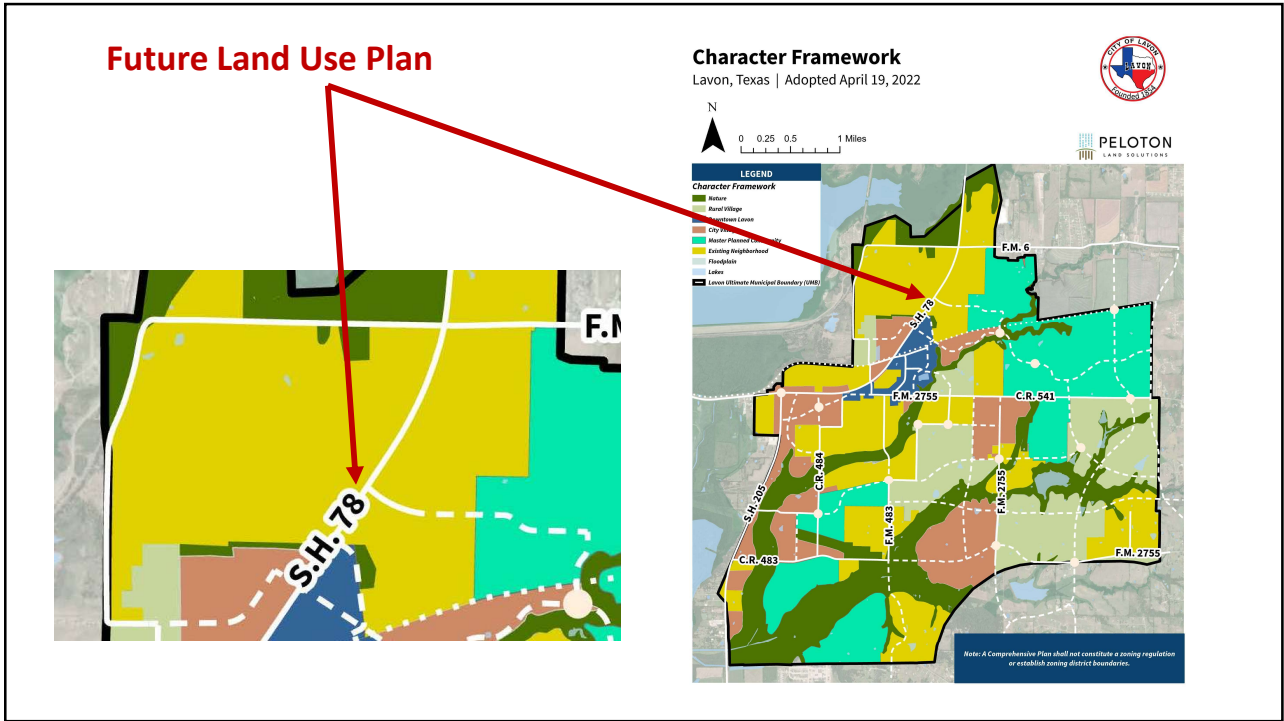
Road Connection: The property will take access from Cedar Street.

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

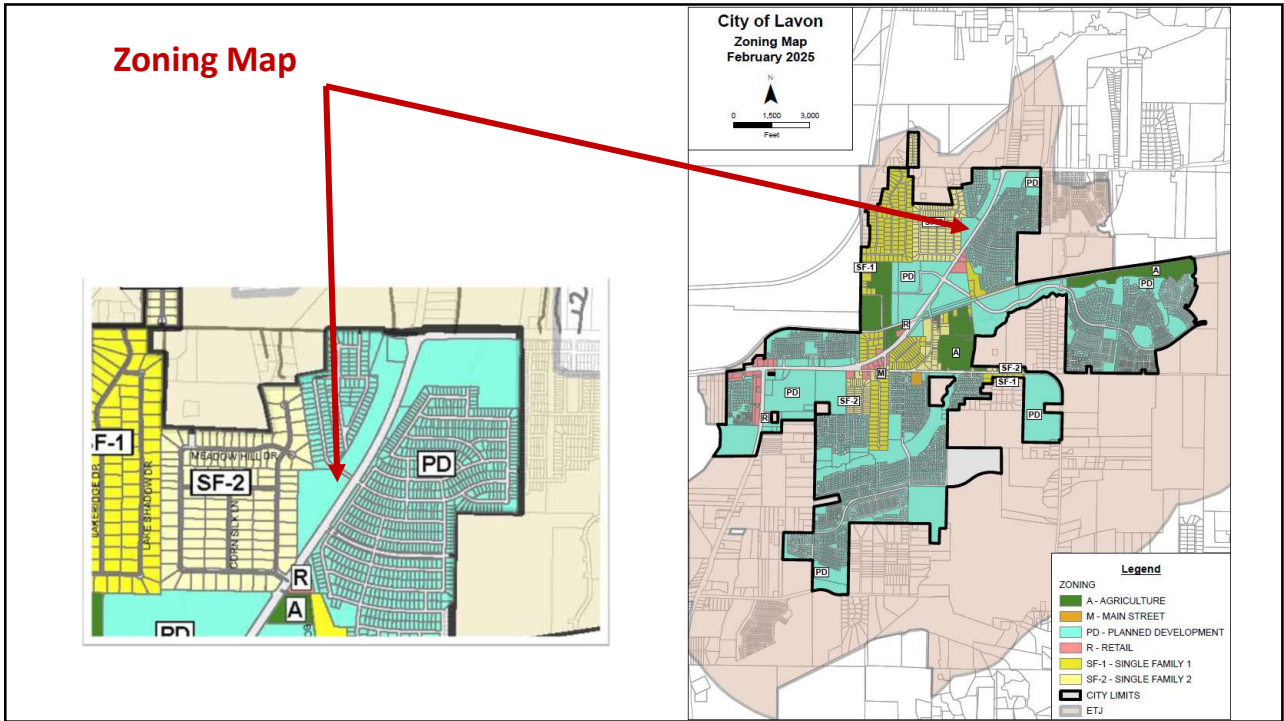
Staff Notes:

Approval is recommended.

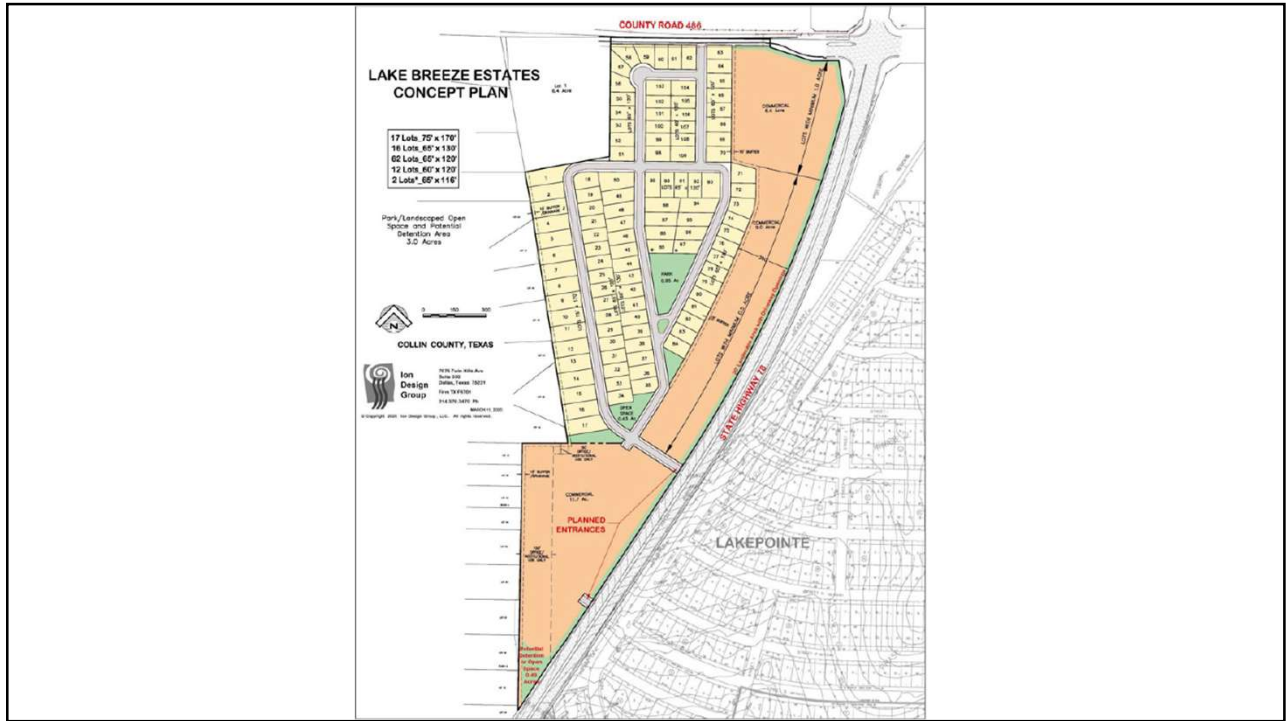
- Attachments:**
1. Location Exhibit
 2. Application and Replat
 3. Engineering and planning correspondence



32



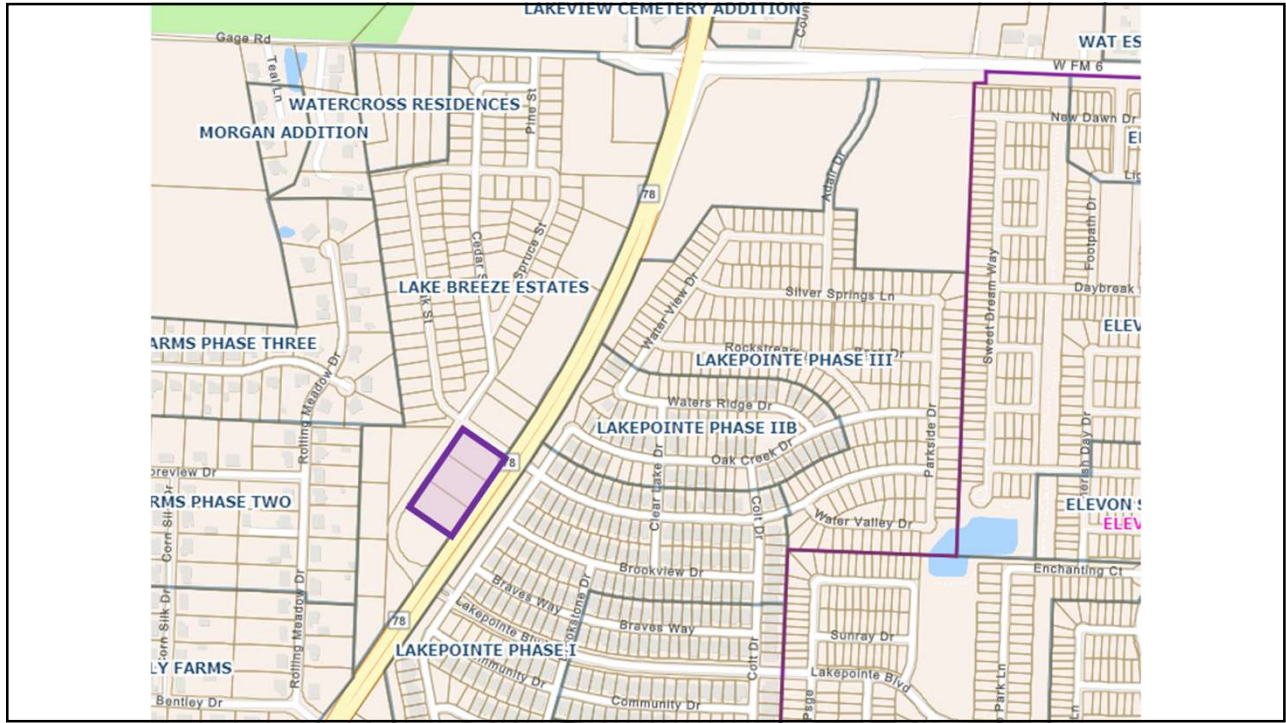
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34



35



36



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

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

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

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

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

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

SURVEYOR:
BRITAIN & CRAWFORD
LAND SURVEYING & TOPOGRAPHIC MAPPING
TEL (817) 926-0211
FAX (817) 926-9347
FORT WORTH, TEXAS 76110
EMAIL: admin@britain-crawford.com
WEBSITE: www.britain-crawford.com
FIRM CERTIFICATION# 1019000

OWNER'S CERTIFICATE
STATE OF TEXAS \$
COUNTY OF COLLIN \$

WHEREAS, LONE STAR LAVON ESTATES, LLC, acting by and through the undersigned, its duly authorized representative, is the sole owner of 3.002 acres of land situated in the S. M. RAINIER SURVEY, Abstract No. 740, City of Lavon, Collin County, Texas, according to the deed recorded in Instrument No. 202400064404, of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

LEGAL DESCRIPTION

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

OWNER'S DEDICATION

STATE OF TEXAS \$
COUNTY OF COLLIN \$

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That LONE STAR LAVON ESTATES, LLC, through the undersigned authority, does hereby adopt this plat designating the described property as LOT 1-R AND 2-R, BLOCK F, LAKE BREEZE ESTATES, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate to the Public's use forever the streets and alleys thereon; and does dedicate the easement strips shown on the plat for mutual use and accommodation of all public utilities desiring to use, or using same. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easement strips on said plat. Any public utility shall have the rights to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

- All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and construction related to water service shall be done per BCSUD's specification and general notes.
- The easements and public use areas, as shown and dedicated for the public use, including specifically for the City of Lavon or BCSUD, forever for purposes indicated on this plat.
- The City of Lavon and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the City of Lavon and BCSUD.
- The City of Lavon, BCSUD, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of construction, reconstruction, inspecting, patrolling, respective systems without the necessity of procuring permission of anyone.
- All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time, BCSUD shall also review and approve.
- Completion of required public infrastructure, as required by the City's Subdivision Ordinance, shall be deferred until subsequent development of the property, and prior to any building permit being issued.
- The purpose of this replat is to create 2 1.5 Acre lots out of 3 1 Acre lots for development.

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

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

WITNESS MY HAND this ____ day of _____, 2026.

LONE STAR LAVON ESTATES, LLC

BY: Syed Ali, President

STATE OF TEXAS \$
COUNTY OF _____ \$

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

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

Notary Public in and for the State of Texas

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

Name/Title: _____
Date: _____

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, City of Lavon, Texas
Approved for Construction: _____

Date: _____
Mayor, City of Lavon, Texas
Accepted: _____

Date: _____
Mayor, City of Lavon, Texas

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

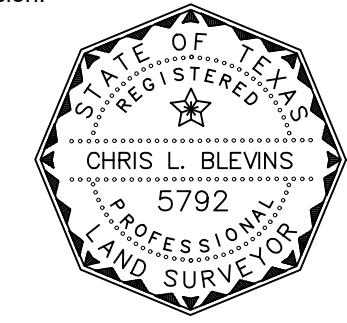
Course	Bearing	Distance			
L1	N 32°41'39" E	12.00'			
Curve	Radius	Length	Delta	Chord	Chord Bear.
/C1	30.00'	21.85'	41°43'38"	21.37'	N 35°24'58" W

SURVEYOR'S CERTIFICATE

STATE OF TEXAS \$
COUNTY OF TARRANT \$

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

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

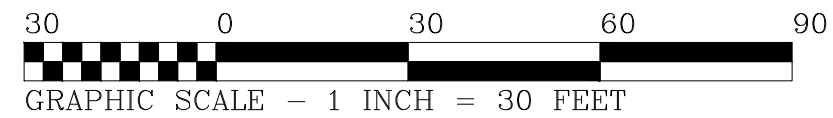
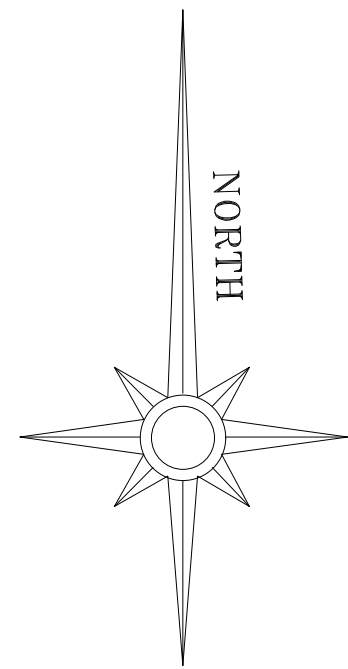


STATE OF TEXAS \$
COUNTY OF TARRANT \$

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

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

Notary Public in and for the State of Texas



GRAPHIC SCALE - 1 INCH = 30 FEET

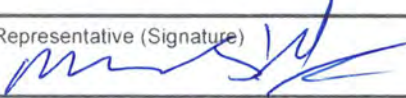


CITY OF LAVON

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: <u>Brittain & Crawford, LLC</u>			Name: <u>Lone Star Lavon Estates, LLC</u>		
Address: <u>3908 S. Freeway</u>			Address: <u>3312 Midwest Road</u>		
City/State/Zip: <u>Fort Worth, TX 76110</u>			City/State/Zip: <u>Oak Brook, Illinois, 60523</u>		
Phone #: <u>817-926-9347</u>		Fax #: _____	Phone # <u>773-430-9786</u>		Fax # <u>847-663-9139</u>
Authorized Person: <u>Chris L. Blevins</u>			Authorized Person: <u>Syed Ali, President</u>		
Type of Submission		Date	Check List of Items Submitted		
<input type="checkbox"/> Preliminary Plat			<input type="checkbox"/> (two) full size sets of plats (24x36)		
<input checked="" type="checkbox"/> Final Plat			<input type="checkbox"/> (two) full size construction sets (24x36)		
<input type="checkbox"/> Re-Submittal			<input type="checkbox"/> (one) half size sets of plats (11x17)		
<input type="checkbox"/> Construction Plans			<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)		
<input type="checkbox"/> Other			<input type="checkbox"/> (one) PDF plats (on separate CD's)		
			<input type="checkbox"/> (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) <u>Syed Mustafa Ali</u>		Authorized Representative (Signature) 			Date: <u>03/15/26</u>
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:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166
Office 972-843-4220 - Fax 972-843-0397 - Inspection 972-853-0855

Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: _____

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of ~~Texas~~ Illinois
County of DeWitt

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



Notary Public in and for DeWitt County, Texas Illinois



CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: _____

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of ~~Texas~~ Illinois
County of DeWitt

Before me, the undersigned authority, appeared Syed Ali,
on this the 5th day of March, 2021.

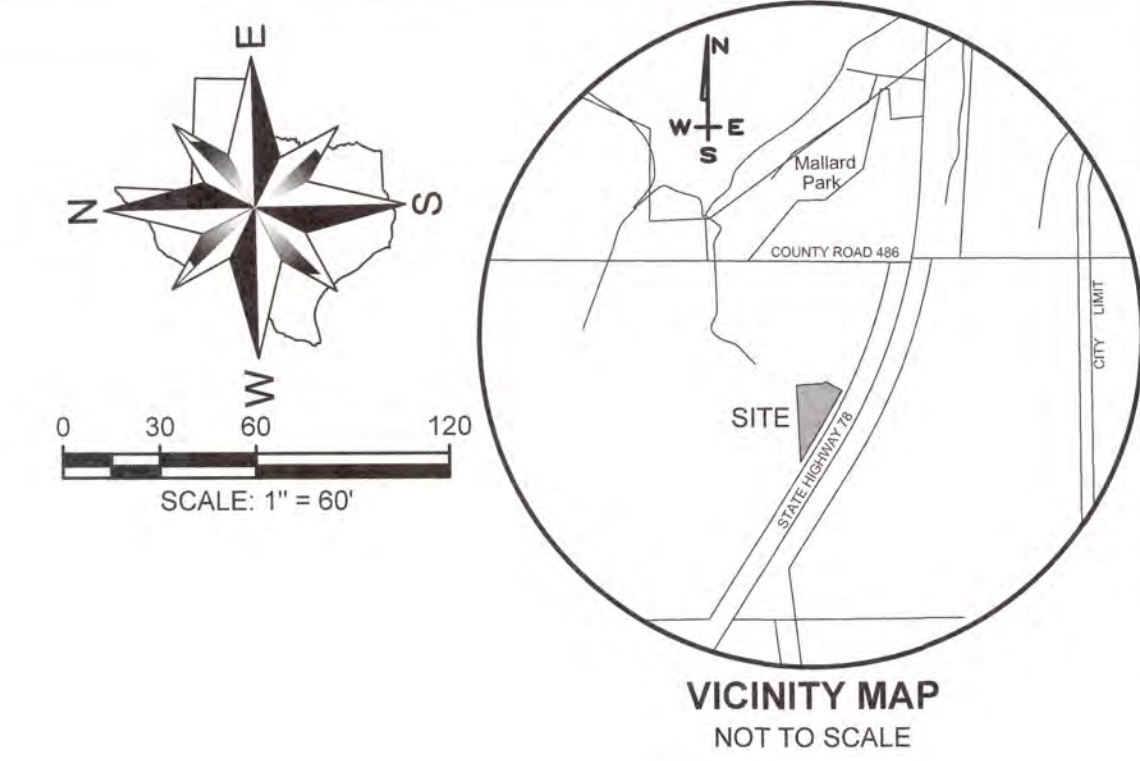


Notary Public in and for DeWitt County, Texas Illinois

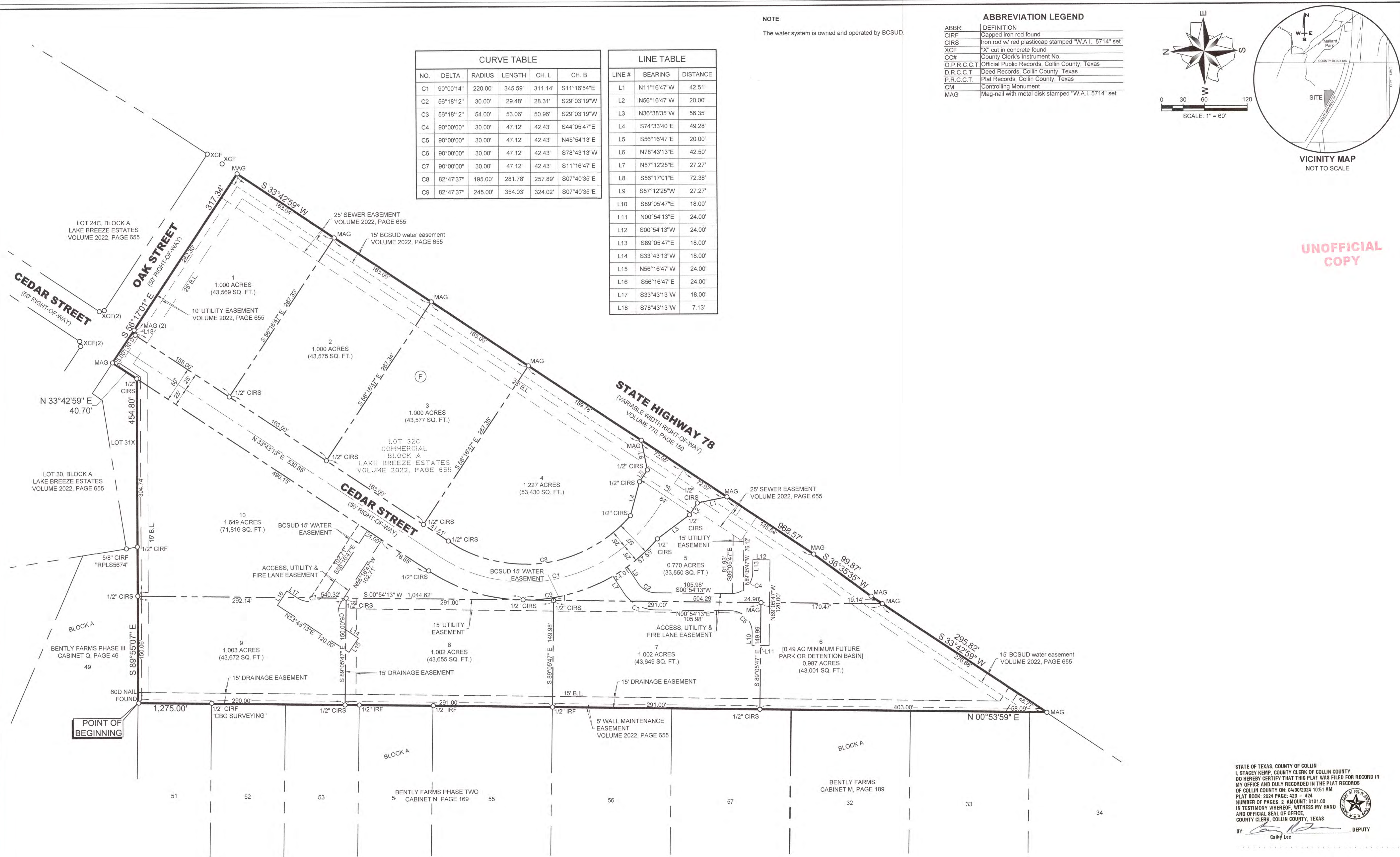
NOTE:
The water system is owned and operated by BCSUD

ABBREVIATION LEGEND

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



CURVE TABLE						LINE TABLE		
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B	LINE #	BEARING	DISTANCE
C1	90°00'14"	220.00'	345.59'	311.14'	S11°16'54"E	L1	N11°16'47"W	42.51'
C2	56°18'12"	30.00'	29.48'	28.31'	S29°03'19"W	L2	N56°16'47"W	20.00'
C3	56°18'12"	54.00'	53.06'	50.96'	S29°03'19"W	L3	N36°38'35"W	56.35'
C4	90°00'00"	30.00'	47.12'	42.43'	S44°05'47"E	L4	S74°33'40"E	49.28'
C5	90°00'00"	30.00'	47.12'	42.43'	N45°54'13"E	L5	S56°16'47"E	20.00'
C6	90°00'00"	30.00'	47.12'	42.43'	S78°43'13"W	L6	N78°43'13"E	42.50'
C7	90°00'00"	30.00'	47.12'	42.43'	S11°16'47"E	L7	N57°12'25"E	27.27'
C8	82°47'37"	195.00'	281.78'	257.89'	S07°40'35"E	L8	S56°17'01"E	72.38'
C9	82°47'37"	245.00'	354.03'	324.02'	S07°40'35"E	L9	S57°12'25"W	27.27'
						L10	S89°05'47"E	18.00'
						L11	N00°54'13"E	24.00'
						L12	S00°54'13"W	24.00'
						L13	S89°05'47"E	18.00'
						L14	S33°43'13"W	18.00'
						L15	N56°16'47"W	24.00'
						L16	S56°16'47"E	24.00'
						L17	S33°43'13"W	18.00'
						L18	S78°43'13"W	7.13'



UNOFFICIAL COPY

FLOOD NOTE
According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48065C0270K, dated June 7, 2017, this property is within Flood Zone X.
Zone X - Areas determined to be outside the 0.2% annual chance floodplain.
This flood statement does not imply that the property and/or the structure thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.

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

DEVELOPER:
Kingbridge Construction
111 Newcastle Drive
Rockwall, Texas 75032

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

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

BY: *Stacey Kemp* DEPUTY
Cathy Lee

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

Winkelmann & Associates, Inc.
CIVIL ENGINEERING & SURVEYING
6750 HILLCREST PLAZA, DRIVE, SUITE 215
DALLAS, TEXAS 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Texas Surveyor No. 1008600 Expires 10/1/2028
Texas Professional Engineer No. 2224 Expires 12/31/2024

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

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

Date: 8.16.23
Scale: 1" = 60'
File: 89770-DE-FPLT
Project No.: 89770-DE

SHEET 1 OF 2

G:\89170\DE\survey\plat\89170-DE-FPLT.dwg

June 9, 2026

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

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

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

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

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

Thank you,



Abra R. Nusser, AICP
Senior Director at LJA
Email: anusser@lja.com

Phone: 972.339.8186

On behalf of the City of Lavon, TX

June 9, 2026

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

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

Dear Ms. Dobbs:

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

All previous comments have been satisfactorily addressed.

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

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

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

June 4, 2026

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

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

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

1. Revise the Plat to provide the filing information in the label of the off-site Mutual Access, Drainage, and Fire Lane Easement, south of Lot 2-R, prior to filling the Plat for record.
2. Revise the Replat to include the BCSUD approval block as shown below:

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

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

Thank you,



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

April 30, 2026

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

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

Dear Ms. Dobbs:

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

1. In note 4, the term “public” should be removed from this statement.
2. The City signature block should reflect a Replat and the full name of the replatted area.
3. Upon development of either lot, additional easements may be required.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

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

April 27, 2026

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

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

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

PLANNING + DESIGN COMMENTS

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

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

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

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

Comments prepared and compiled by:



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

Quality check by:



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

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

April 27, 2026

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

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

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

PLANNING + DESIGN COMMENTS

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

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

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

Comments prepared and compiled by:



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

Quality check by:



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

March 27, 2026

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

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

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

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

PLANNING + DESIGN COMMENTS

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

Comments prepared and compiled by:



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

Quality check by:



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

March 27, 2026

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

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

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

PLANNING + DESIGN COMMENTS

1. Revise the Replat to include the purpose of the Replat in the notes.
2. Please clarify the development intended for proposed Lot 2-R. The size and width of the Lot appear to limit design options.
3. Revise the Replat to remove all building setback lines.
4. There is a shared 24-foot Fire Lane, Access, and Drainage Easement shown along the property line between proposed Lot 3-R and Lot 4 (per the Site Plan for Lot 4). Revise the Replat to show this 24-foot Fire Lane, Access, and Drainage Easement, along the southern boundary of proposed Lot 3-R. Provide the off-site easement information or Plat information for the off-site portion of the easement once filed.
5. Revise the Replat to include the approval block as shown in [§ 9.02.004\(d\)\(14\)](#) of the Lavon Code of Ordinances.
6. Revise the Replat Title Block to reflect the following format:
REPLAT
LAKE BREEZE ESTATES
LOTS 2-R AND 3-R, BLOCK F
BEING A REPLAT OF
...
7. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



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

Quality check by:



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



CITY OF LAVON

Agenda Brief

MEETING: June 23, 2026

ITEM: 5 - H

Item:

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

Application Information

- Owner(s):** Hillstead Land 2, L.L.C.
- Applicant:** Southland Consulting Engineers
- Location:** Adjacent to Hillstead Phase 2A, southwest of the intersection of CR 484 and CR 483
- Description:** Approximately 17.49 acres in the William T. Howard Survey, Abstract No. 370, previously approved as part of Hillstead Phase 2B Addition, in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, TX (CCAD Property IDs 2950997).
- Current Zoning:** No zoning in the ETJ
- Request:** Final Plat – Revision into two subphases

Request Details

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

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

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

Code Excerpts:

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

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

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

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

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

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

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

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

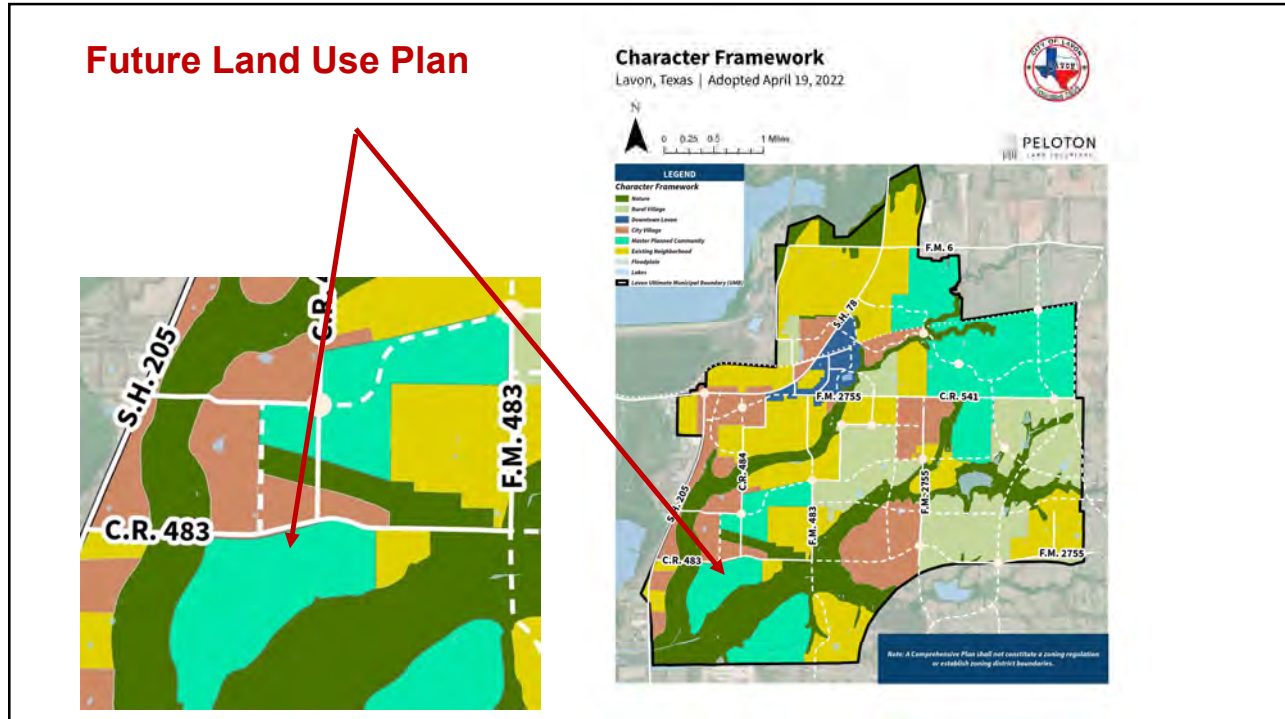
The City requested on behalf of Collin County that TxDOT conduct a study for a traffic signal at CR 483 and SH 205, which met warrants for construction after the approval of Phase 2B and is presently in design.

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

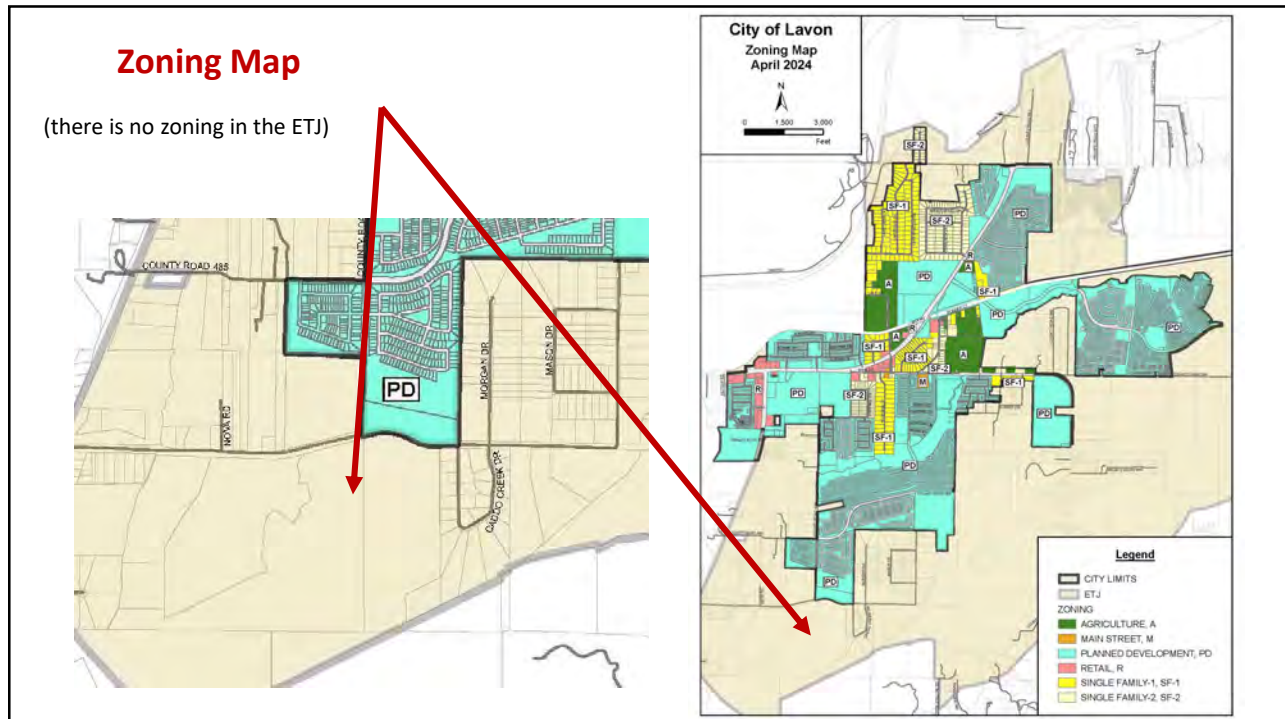
Staff Notes:

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

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



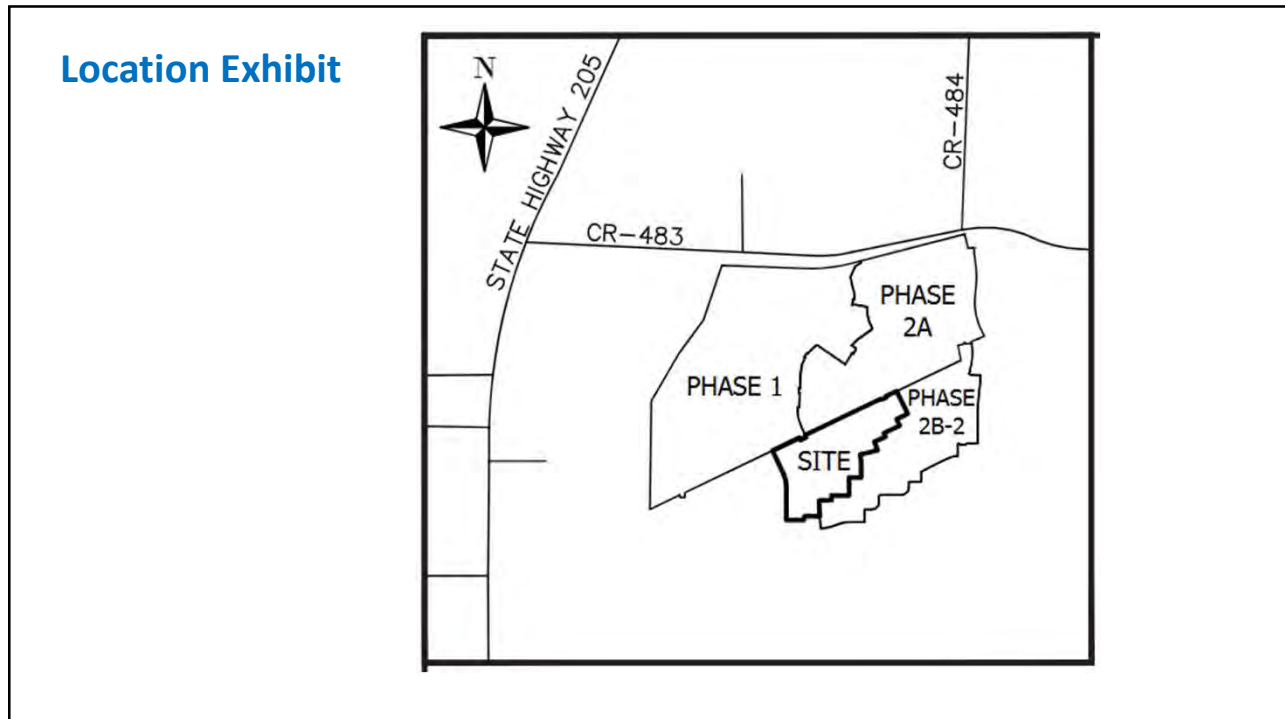
39



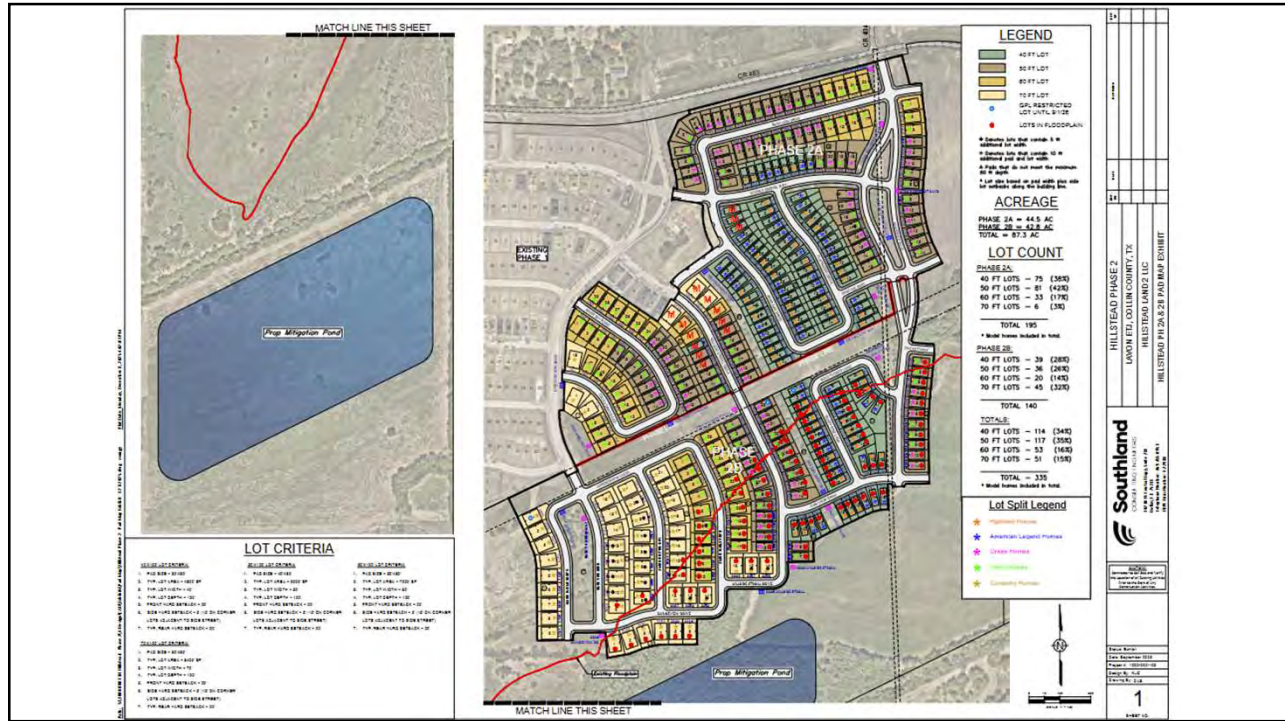
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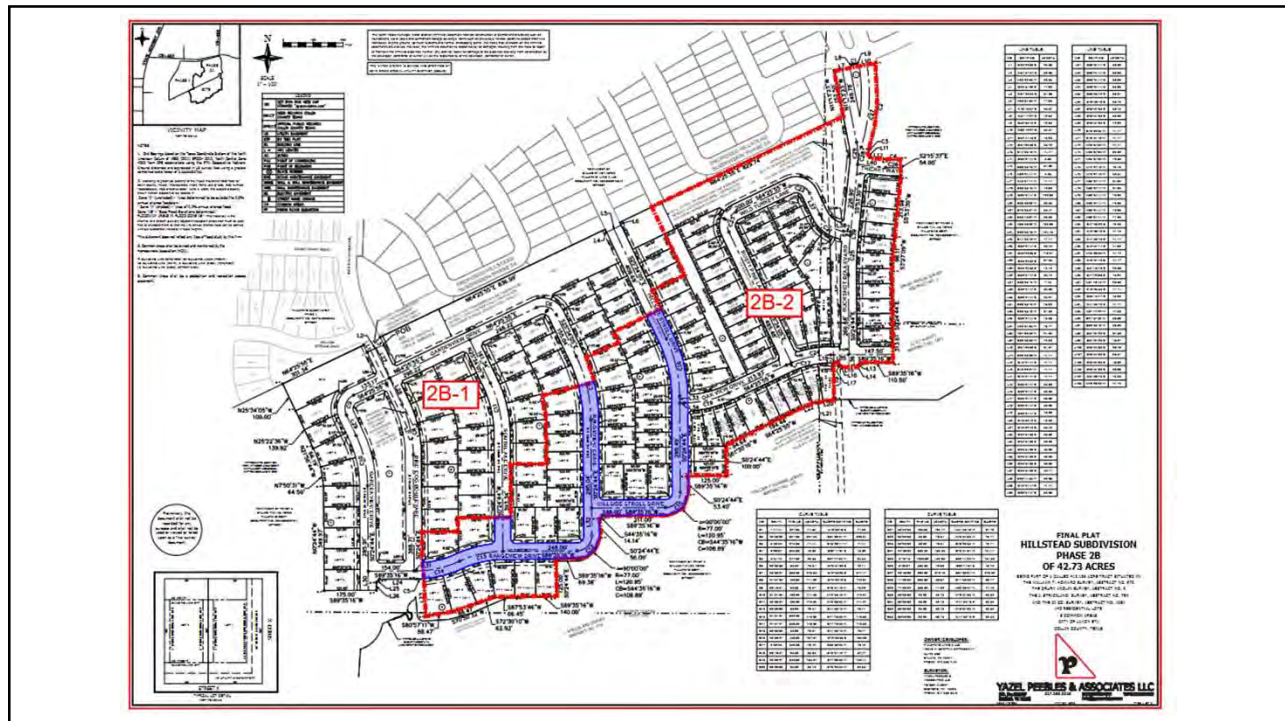
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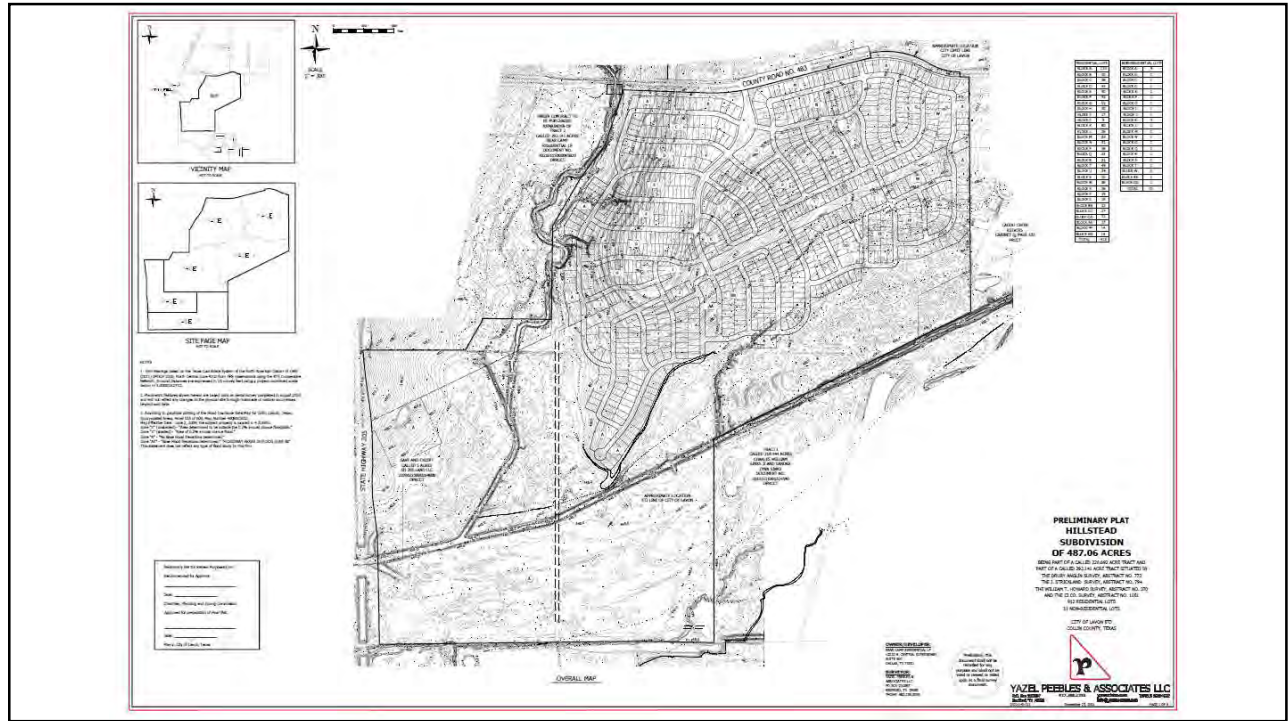
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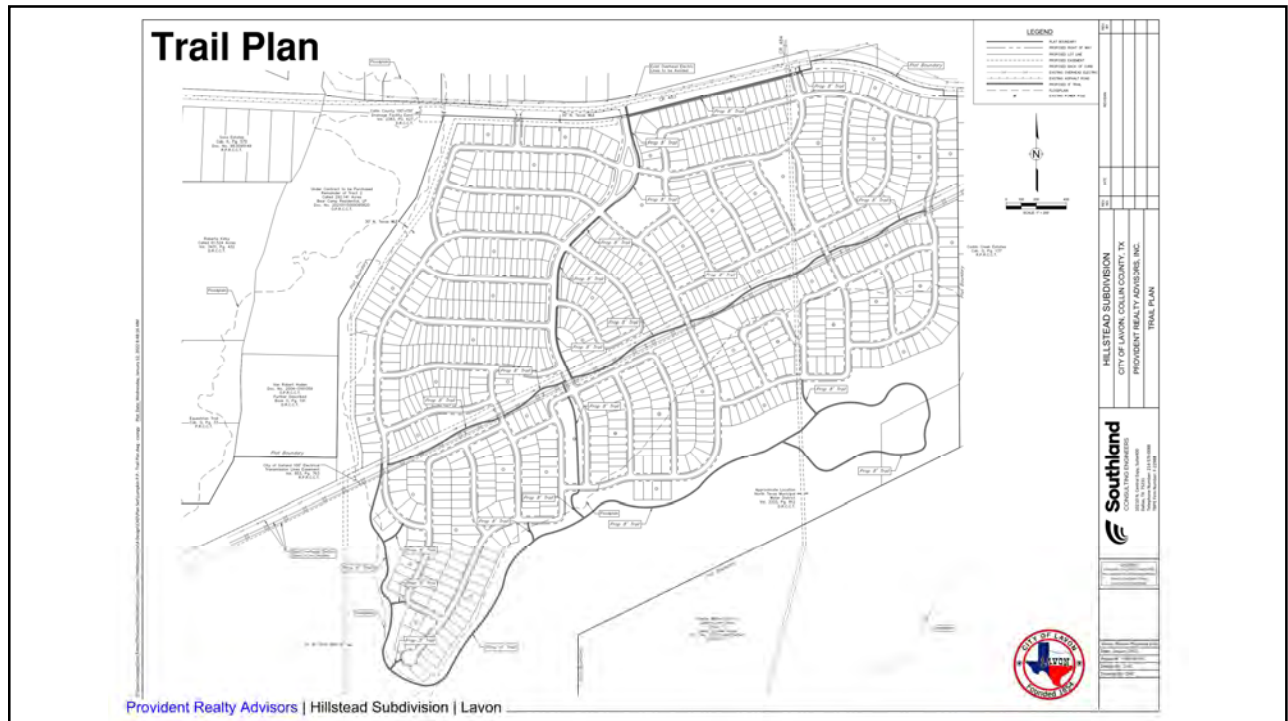
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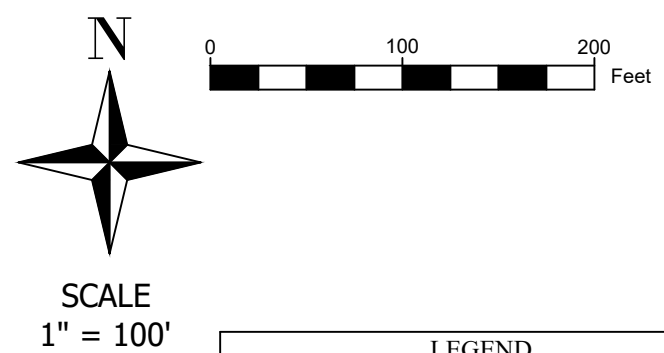
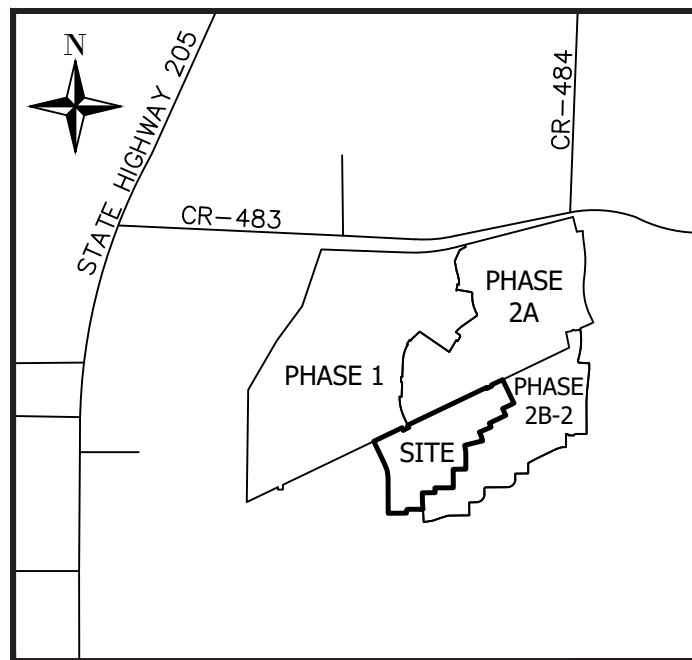
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The North Texas Municipal Water District (NTMWD) easement restricts construction of permanent structures such as foundations, walls, pools and permanent storage buildings. Items such as driveways, fences/ posts no deeper than two feet below original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

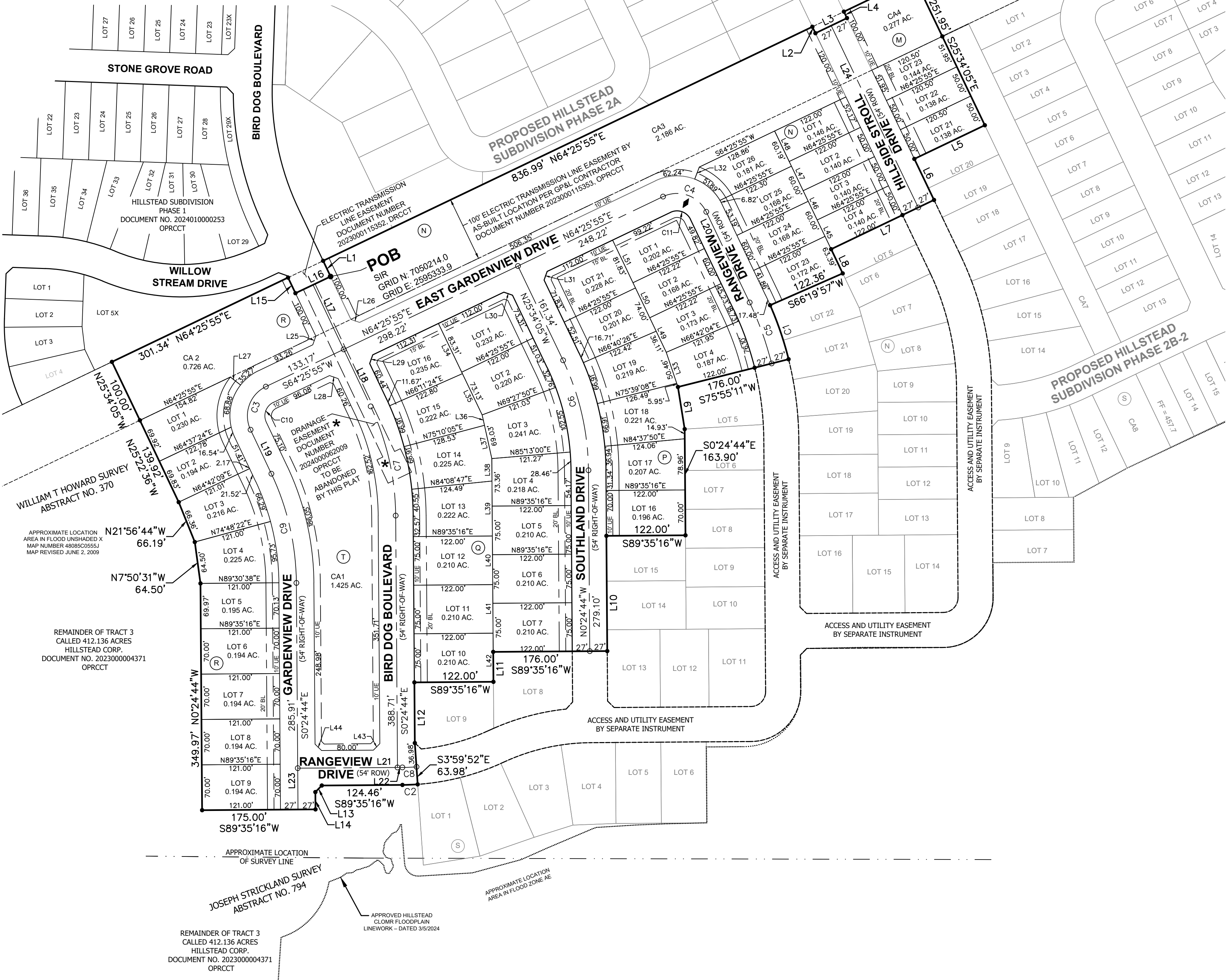
THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD)

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

VICINITY MAP
NOT TO SCALE

NOTES

- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710.
- According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 4808SC0555J, Map Effective Date: June 2, 2009, the subject property shown hereon appears to be located in:
Zone "X" (unshaded) - Area determined to be outside the 0.2% annual chance floodplain.
- This statement does not reflect any type of flood study by this firm.
- Common areas shall be owned and maintained by the Homeowners Association (HOA).
- BUILDING LINE SETBACKS:** 20' BUILDING LINES (FRONT)
20' BUILDING LINE (REAR), 5' BUILDING LINE (SIDE) (INTERIOR)
15' BUILDING LINE (SIDE) (STREET SIDE)
- Common Areas shall be a pedestrian and recreation access easement.

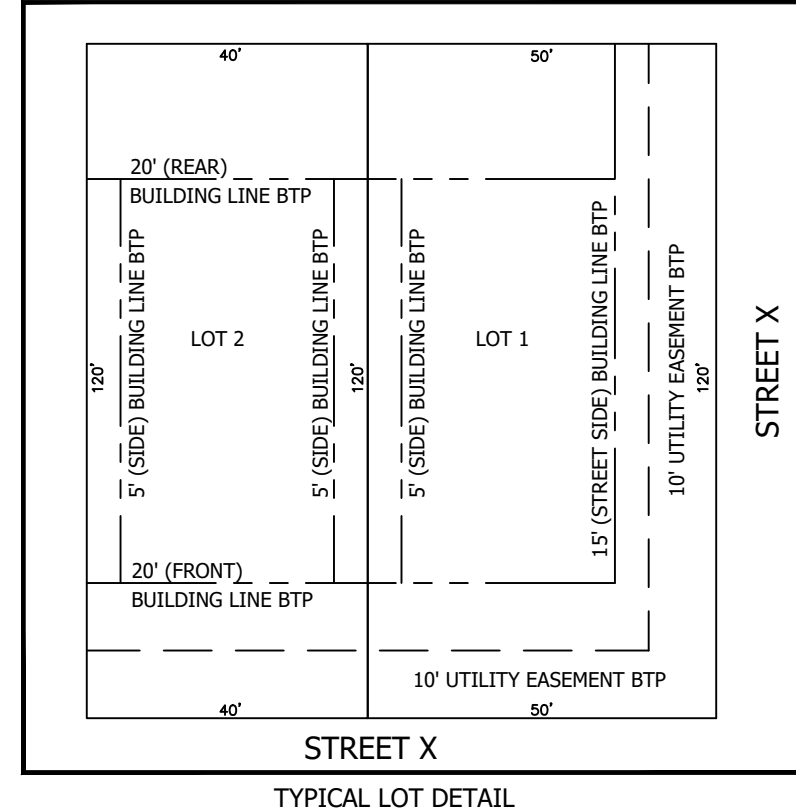


LINE TABLE		
NO.	BEARING	LENGTH
L1	N25°22'36"W	26.83
L2	S25°34'05"E	11.00
L3	N64°25'55"E	54.00
L4	N25°34'05"W	11.00
L5	S64°25'55"W	120.50
L6	S25°34'05"E	70.22
L7	S64°25'55"W	176.00
L8	S25°34'05"E	41.41
L9	S09°05'42"E	65.84
L10	S00°24'44"E	177.83
L11	S00°24'44"E	46.17
L12	S00°24'44"E	93.55
L13	S44°35'16"E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

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

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

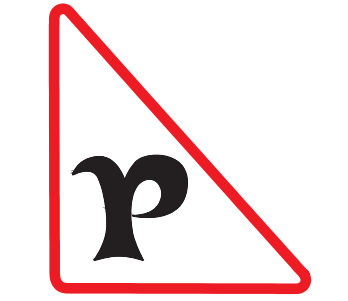
Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



**FINAL PLAT
HILLSTEAD ADDITION
PHASE 2B-1**
BEING PART OF A CALLED 412.136 ACRE TRACT SITUATED IN THE WILLIAM T. HOWARD SURVEY, ABSTRACT NO. 370 CITY OF LAVON ETJ COLLIN COUNTY, TEXAS
44 RESIDENTIAL LOTS AND 4 COMMON AREAS
17.49 ACRES

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

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



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TPPELS 10194022
Bedford, TX 76095 info@ypassociates.com
2025-140-002 MAY 26, 2025 PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, HILLSTEAD LAND 2 LLC, is the sole owner of a 17.49 acre tract of land situated in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI Co. Survey, Abstract No. 1051, Collin County, Texas, and being part of an 87.184 acre tract of land described in a General Warranty Deed to Hillstead Land 2 LLC, recorded in Document No. 2025000043819, Official Public Records, Collin County, Texas, and being more particularly described as follows:

Beginning at a set 1/2 inch iron rod with cap stamped "ypassociates.com" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7050214.0 and Easting 29595333.9 at the southeast corner of Hillstead Subdivision Phase 1 in addition to Collin County, Texas recorded in Document number 202401000253, OPRCCT, on the east right-of-way line of Bird Dog Boulevard (60 wide) and the west line of said 87.184 acre tract;

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

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

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

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

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

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

HILLSTEAD LAND 2 LLC,
a Texas limited liability company

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

By: _____

Printed name and title.

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

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

Notary Public in an for the State of Texas

APPROVAL CERTIFICATE			
RECOMMENDED FOR APPROVAL		APPROVED FOR CONSTRUCTION	
Chairman, Planning and Zoning Commission City of Lavon, Texas	Date	Mayor, City of Lavon, Texas	Date
ACCEPTED			
Mayor, City of Lavon, Texas		Date	
The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Hillstead Subdivision Phase 2B-1 to the City of Lavon was submitted to the city council on the ____ day of _____, 2026 and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.			
Witness my hand this ____ day of _____, AD, 2025.			
City Secretary, City of Lavon, Texas			

SURVEYOR'S CERTIFICATE

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

Desirée L. Hurst Date
Registered Professional Land Surveyor No. 6230

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS --
COUNTY OF Collin--

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

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

Notary Public in an for the State of Texas

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

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

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

BEAR CREEK SPECIAL UTILITY DISTRICT

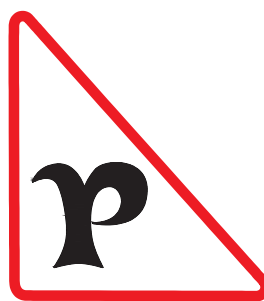
NAME/TITLE: _____
DATE: _____

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

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

FINAL PLAT HILLSTEAD ADDITION PHASE 2B-1

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



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TPPELS 10194022
Bedford, TX 76095 info@ypassociates.com
2025-140-002 MAY 26, 2026 PAGE 2 OF 2



CITY OF LAVON

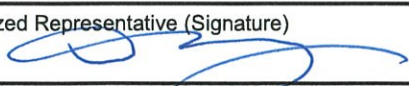
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166

Office 972-843-4220 – Inspection 972-853-0855

Email: leann.mcclendon@cityoflavon.org

Hillstead 2B-1 PLAT APPLICATION

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

Company Making Submission			Property Owner		
Name: <u>Southland Consulting Engineers</u>			Name: <u>Hillstead Land 2 LLC</u>		
Address: <u>10210 N Central Expy, Suite 218</u>			Address: <u>10210 N Central Expy, Suite 300</u>		
City/State/Zip: <u>Dallas, TX 75231</u>			City/State/Zip: <u>Dallas, TX 75231</u>		
Phone #: <u>504-239-1493</u> Fax #: <u> </u>			Phone #: <u>214-240-1531</u> Fax #: <u> </u>		
Authorized Person: <u>Christian Songy</u>			Authorized Person: <u>Rylan Yowell Brent Uille</u>		
Type of Submission		Date	Check List of Items Submitted		
<input type="checkbox"/> Preliminary Plat			<input type="checkbox"/> (two) full size sets of plats (24x36)		
<input checked="" type="checkbox"/> Final Plat		<u>5/5/26</u>	<input type="checkbox"/> (two) full size construction sets (24x36)		
<input type="checkbox"/> Re-Submittal			<input type="checkbox"/> (one) half size sets of plats (11x17)		
<input type="checkbox"/> Construction Plans			<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)		
<input type="checkbox"/> Other			<input type="checkbox"/> (one) PDF plats (on separate CD's)		
			<input type="checkbox"/> (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)			
<p>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.</p>					
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:
<u>Christian Songy</u>					<u>5/5/26</u>
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:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

Signature (Owner)

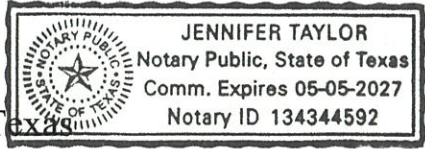
Signature (Owner)

The State of Texas
County of Dallas

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

[Signature]
Notary Public in and for Dallas County, Texas

(notary seal)





CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Declaration of Ownership

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

Signature (Owner)

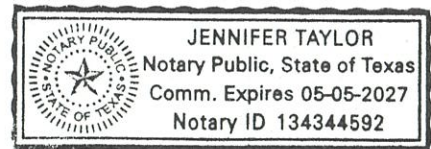
Signature (Owner)

The State of Texas
County of Dallas

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

(notary seal)

Jennifer Taylor
Notary Public in and for Dallas County, Texas



June 1, 2026

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

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

Dear Ms. Dobbs:

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

All previous comments have been satisfactorily addressed.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

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

May 28, 2026

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

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

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

1. The plat shows portions of roadways as off-site access and utility easements. Revise the plat to dedicate the right-of-way for these roadways, per the initial comment. The rights-of-way can be shown as dedicated by separate instrument, but filing information must be provided on each label prior to filing this plat for record.
2. There are Common Areas that do not have a Block designation, per the initial comment. Revise the plat to label the Block designation for Common Areas CA2 and CA3.

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

Thank you,



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

May 20, 2026

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

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

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

PLANNING + DESIGN COMMENTS

1. There are roadways shown as Access and Utility Easements that are intended to be dedicated by separate instrument. Revise the Plat to dedicate the right-of-way for these roadways in lieu of establishing easements.
2. When roads change directions, they must change names. Revise the Plat to change the name of Gardenview Drive in either the north/south or east/west direction.
3. Revise the Plat to reformat the title block as follows:

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

4. Revise the Plat to add the Block designation to each Common Area.
5. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



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

Quality check by:



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

May 15, 2026

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

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

Dear Ms. Dobbs:

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

GENERAL

1. The purpose of this Final Plat is to separate Phase 2B into 2 sections (2B-1 & 2B-2) in order to accommodate the proposed floodplain modifications associated with Phase 2B-2.
2. All lots within Phase 2B-1 are outside the current FEMA 100-year floodplain.

FINAL PLAT

3. Lines 6 & 7 appear to be combined on drawing. This should be corrected.
4. The bearing on Line 8 does not match the line table.
5. There is a radius missing on line 23.

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

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

Ms. Kim Dobbs
Hillstead Subdivision, Ph 2B-1 – Final Plat
May 15, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachments

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



CITY OF LAVON Agenda Brief

MEETING: June 23, 2026

ITEM: 5 - I

Item:

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

Application Information

- Owner(s):** Hillstead Land 2, L.L.C.
- Applicant:** Southland Consulting Engineers
- Location:** Adjacent to Hillstead Phase 2A, southwest of the intersection of CR 484 and CR 483
- Description:** Approximately 25.243 acres in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI CO Survey, Abstract No. 1051, previously approved as part of Hillstead Phase 2B Addition, in Collin County MUD No. 5 in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2950997).
- Current Zoning:** No zoning in the ETJ
- Request:** Final Plat – Revision into two subphases

Request Details

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

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

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

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

Code Excerpts:

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

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

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

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

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

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

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

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

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

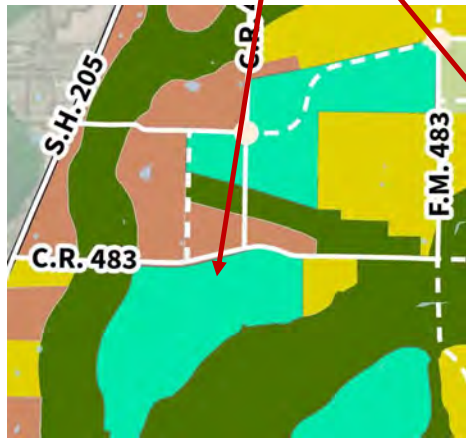
The final plat is prepared in accordance with the City's Subdivision Ordinance. The application and plans generally conform to the Comprehensive Plan and criteria for approval.

Staff Notes:

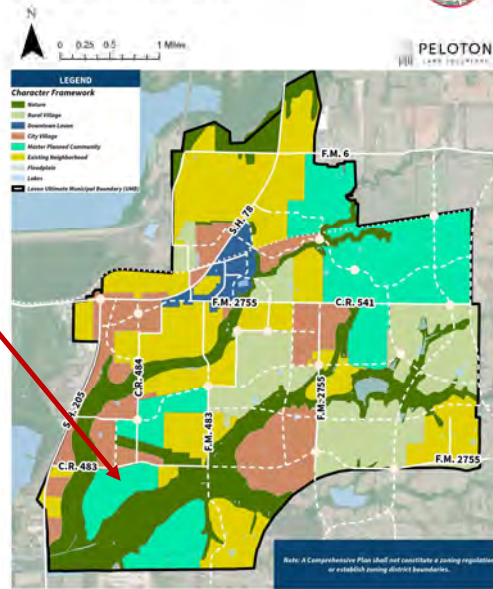
Approval of the final plat is recommended, subject to final approval of the city engineer and planner.

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

Future Land Use Plan



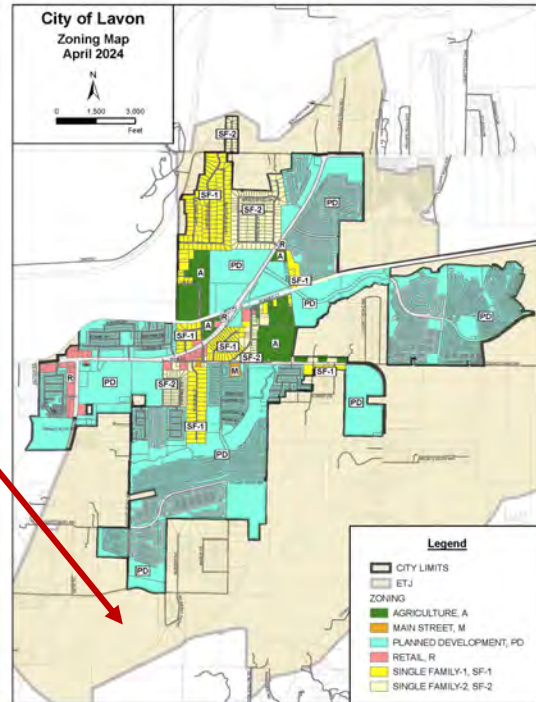
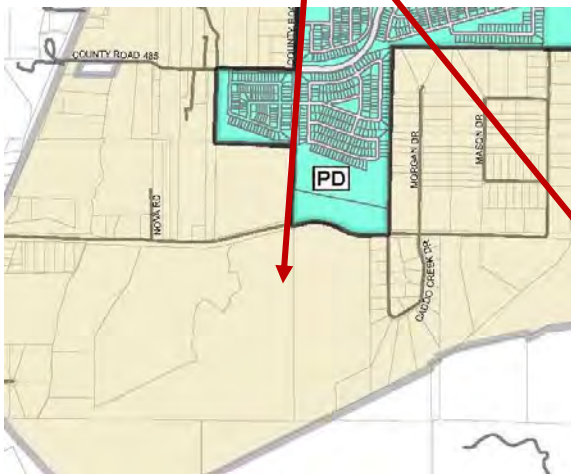
Character Framework Lavon, Texas | Adopted April 19, 2022



39

Zoning Map

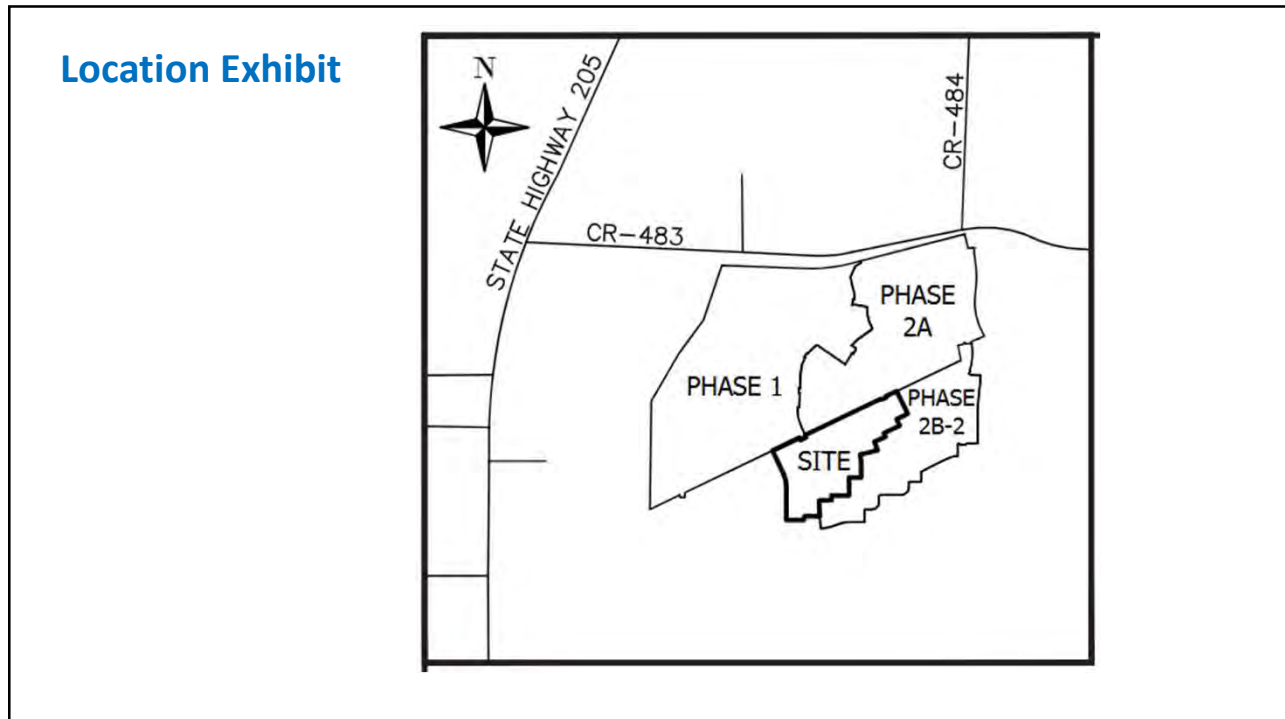
(there is no zoning in the ETJ)



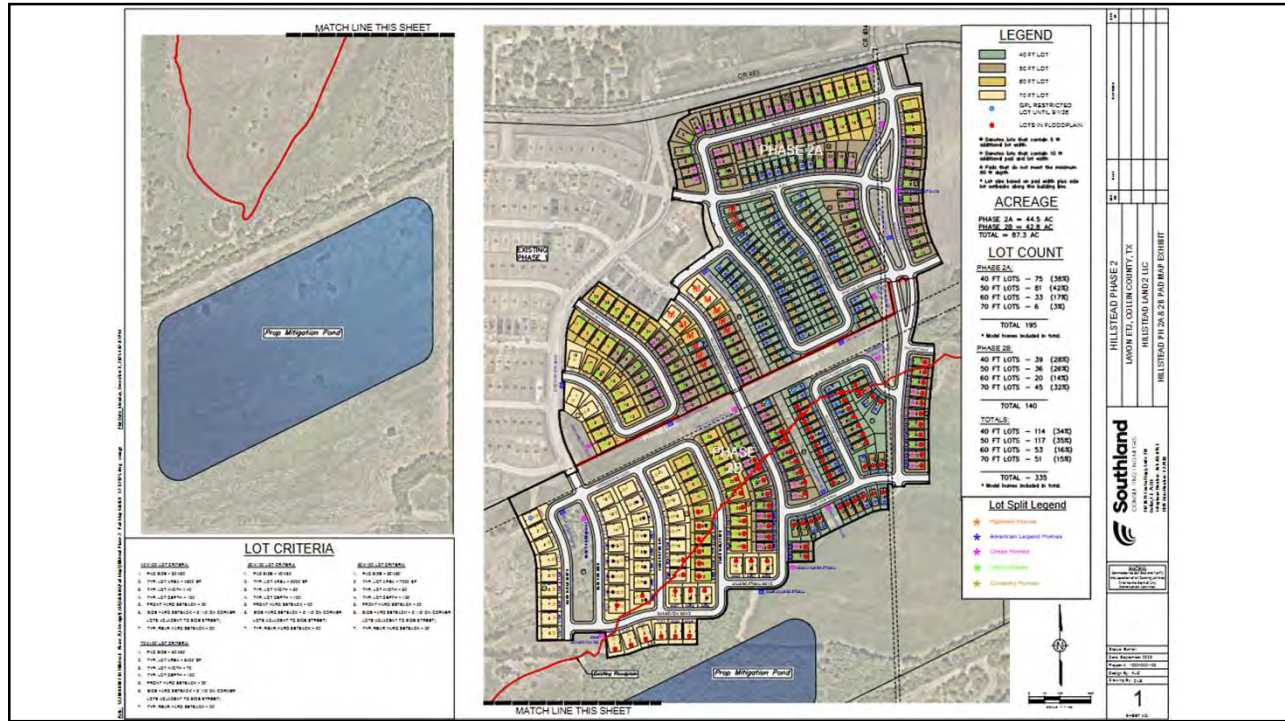
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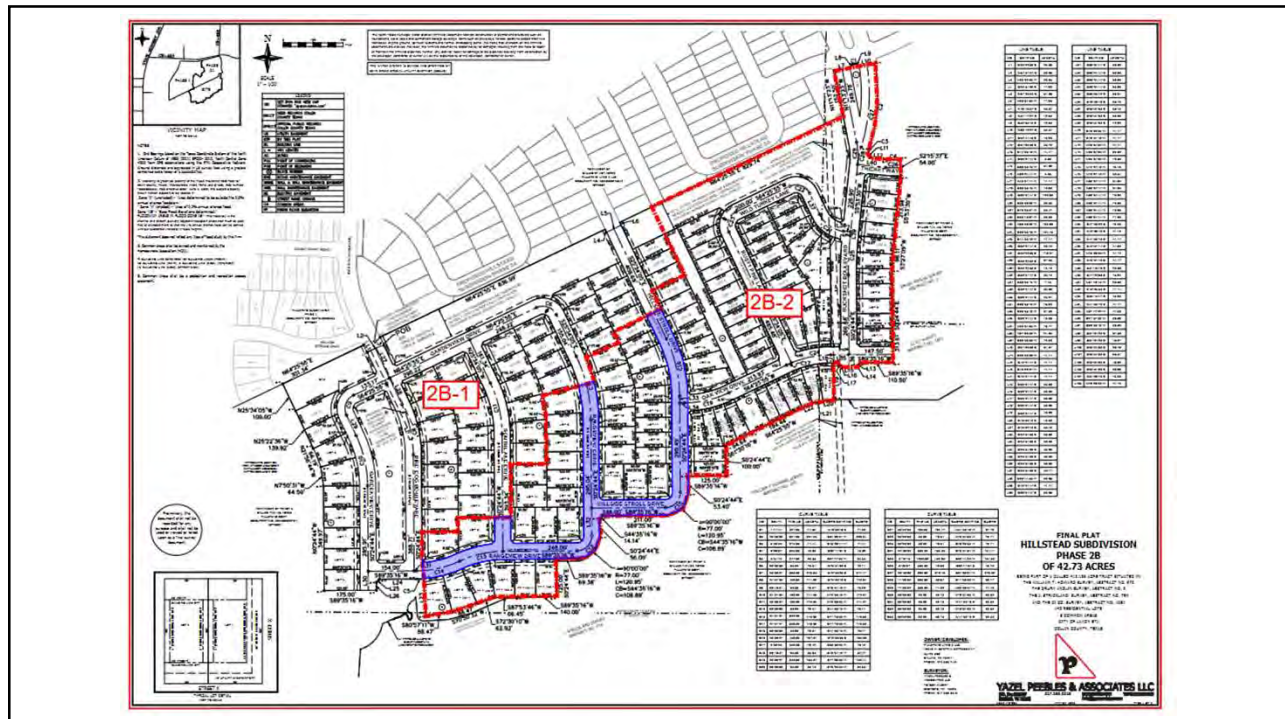
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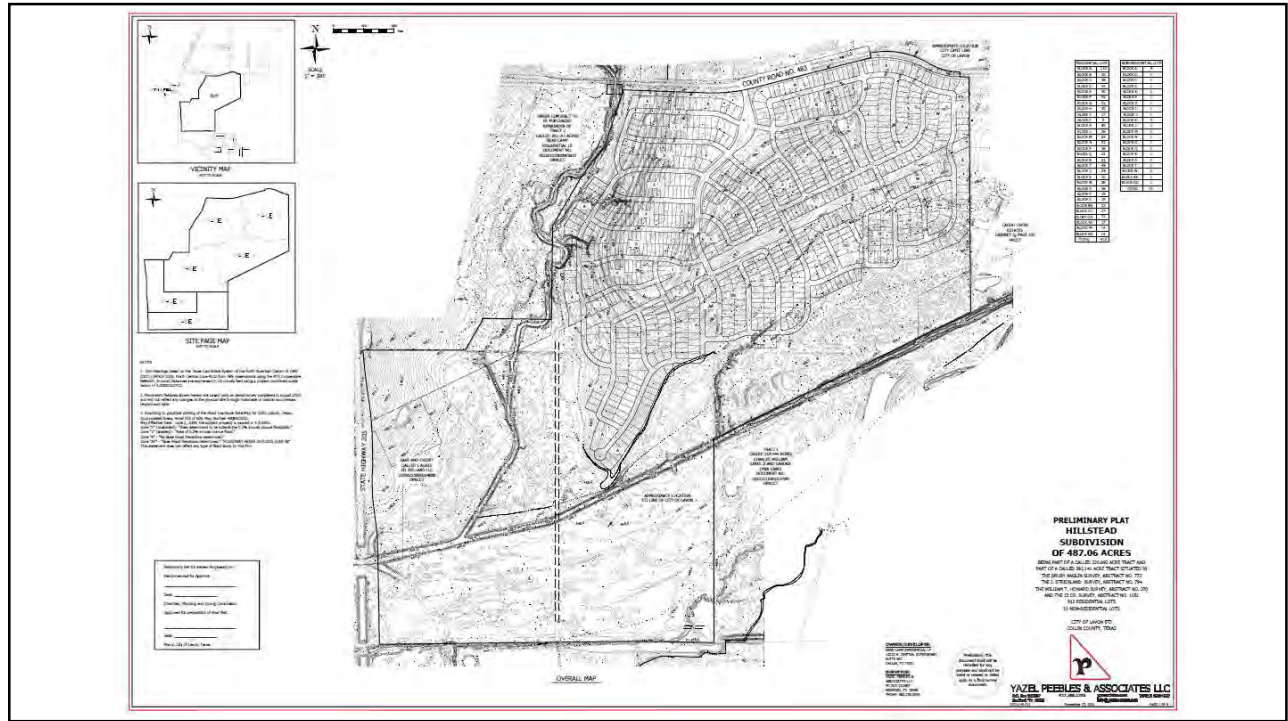
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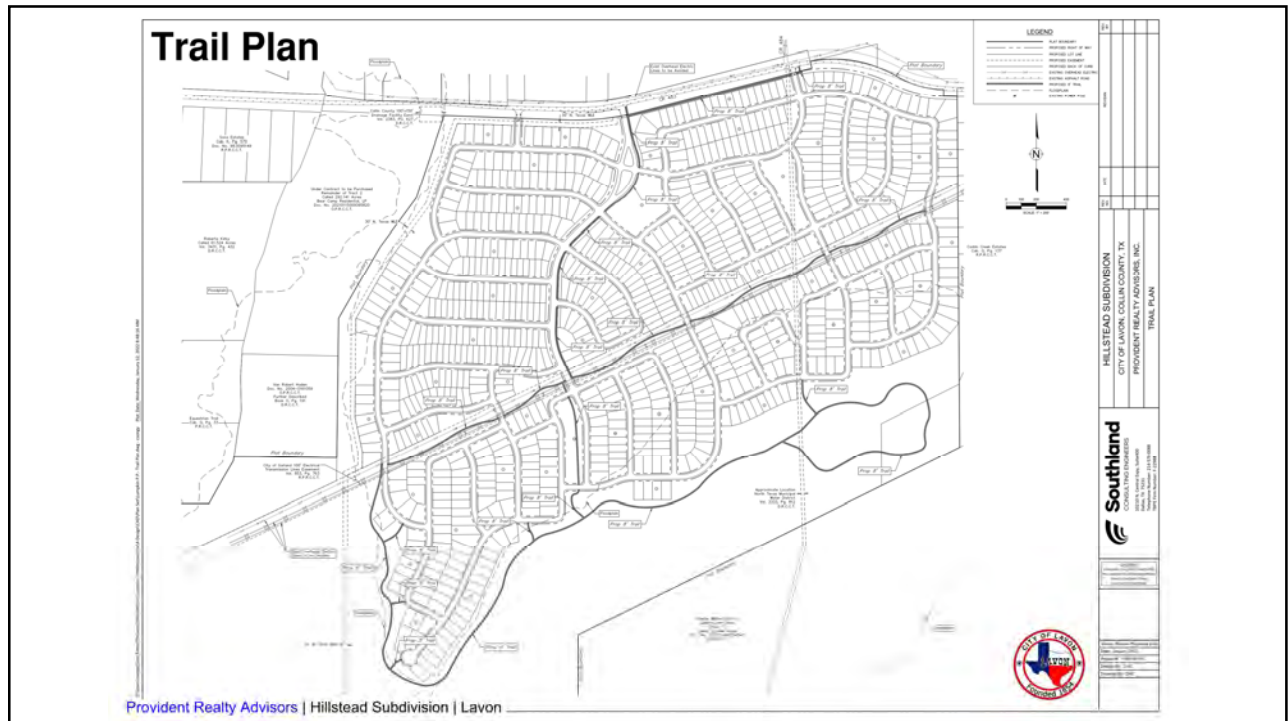
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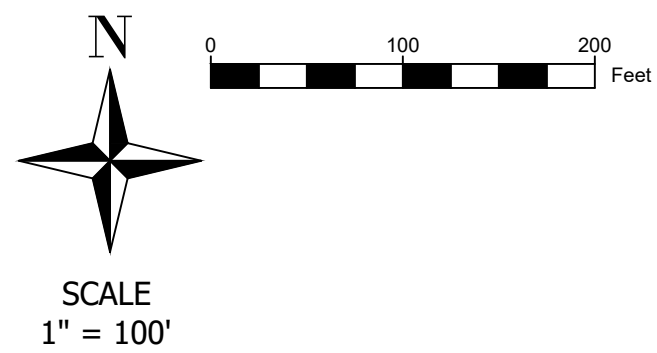
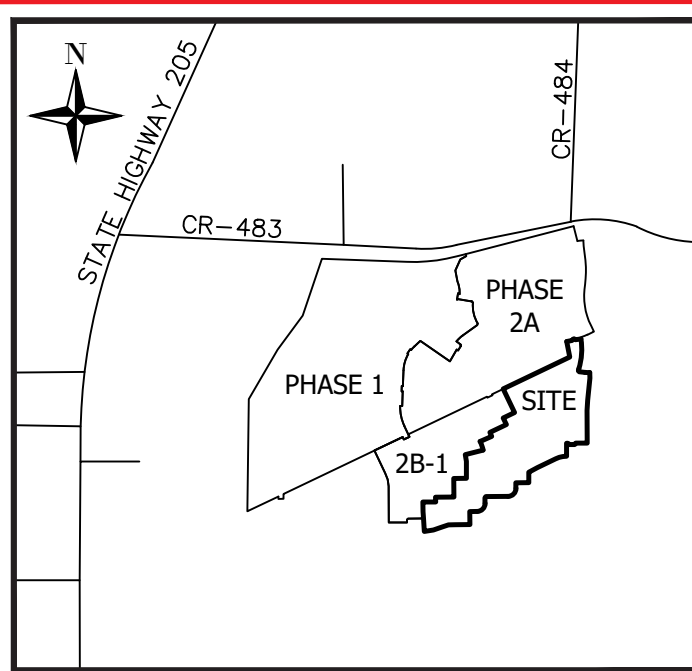
44



45



46



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

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

VICINITY MAP
NOT TO SCALE

NOTES

- Grid Bearings based on the Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone 4202 from GPS observations using the RTK Cooperative Network. Ground distances are expressed in US survey feet using a project combined scale factor of 1.000152710.
- According to graphical plotting of the Flood Insurance Rate Map for Collin County, Texas, Incorporated Areas, Panel 555 of 600, Map Number 48085C0555J, Map Effective Date: June 2, 2009, the subject property shown hereon appears to be located in:
Zone "X" (unshaded) - "Area determined to be outside the 0.2% annual chance floodplain."
Zone "X" (shaded) - "Area of 0.2% annual chance flood."
Zone "AE" - "Base Flood Elevations determined."
FLOODWAY AREAS IN FLOOD ZONE AE - "The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increase in flood heights."
This statement does not reflect any type of flood study by this firm.
- Common areas shall be owned and maintained by the Homeowners Association (HOA).
- BUILDING LINE SETBACKS: 20' BUILDING LINES (FRONT)
20' BUILDING LINE (REAR), 5' BUILDING LINE (SIDE) (INTERIOR)
15' BUILDING LINE (SIDE) (STREET SIDE)
- Common Areas shall be a pedestrian and recreation access easement.

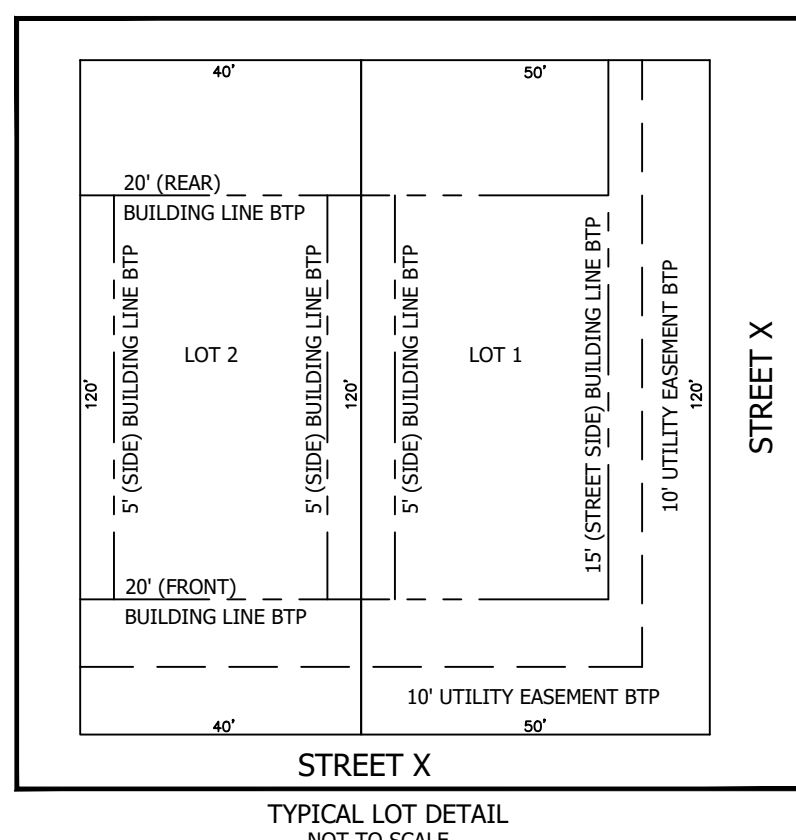
LEGEND	
●	SET 1/2" IRON ROD WITH CAP STAMPED "jpassociates.com" (SIR)
FIR	FOUND 1/2" IRON ROD WITH CAP STAMPED "jpassociates.com"
DRCC	DEED RECORDS COLLIN COUNTY TEXAS
OPRCCT	OFFICIAL PUBLIC RECORDS COLLIN COUNTY TEXAS
UE	UTILITY EASEMENT
BTP	BY THIS PLAT
BL	BUILDING LINE
L =	ARC LENGTH
AC.	ACRES
POC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

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

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

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

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.



TYPICAL LOT DETAIL
NOT TO SCALE

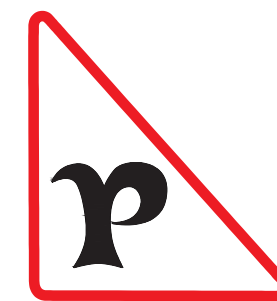


**FINAL PLAT
HILLSTEAD ADDITION
PHASE 2B-2**

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

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

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



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TPPLS 10194022
Bedford, TX 76095 info@ypassociates.com
2025-140-002 MAY 26, 2026 PAGE 1 OF 2

STATE OF TEXAS
COUNTY OF COLLIN

Whereas, HILLSTEAD LAND 2 LLC, is the sole owner of a 25.243 acre tract of land situated in the William T. Howard Survey, Abstract No. 370, the Drury Anglin Survey, Abstract No. 2, the J. Strickland Survey, Abstract No. 794, and the CI Co. Survey, Abstract No. 1051, Collin County, Texas, and being part of an 87.184 acre tract of land described in a General Warranty Deed to Hillstead Land 2 LLC, recorded in Document No. 202500043819, Official Public Records, Collin County, Texas, and being more particularly described as follows:

COMMENCING at a found 1/2 inch iron rod with cap stamped "ypassociates.com" having Texas Coordinate System of the North American Datum of 1983 (2011) EPOCH 2010, North Central Zone Grid Coordinates of Northing 7050214.0 feet and Easting 2595533.9 feet, on the west line of said 87.184 acre tract;

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

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

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

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

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

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

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

1. South 89 degrees 35 minutes 16 seconds West, a distance of 110.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
2. South 44 degrees 35 minutes 16 seconds West, a distance of 14.14 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
3. South 00 degrees 24 minutes 44 seconds East, a distance of 3.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
4. South 89 degrees 35 minutes 16 seconds West, a distance of 54.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
5. North 00 degrees 24 minutes 44 seconds West, a distance of 3.50 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
6. North 45 degrees 24 minutes 44 seconds West, a distance of 14.14 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
7. South 89 degrees 35 minutes 16 seconds West, a distance of 15.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
8. South 00 degrees 24 minutes 44 seconds East, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
9. South 86 degrees 39 minutes 00 seconds West, a distance of 36.53 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
10. South 76 degrees 33 minutes 51 seconds West, a distance of 35.47 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
11. South 66 degrees 43 minutes 07 seconds West, a distance of 36.92 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
12. South 64 degrees 25 minutes 55 seconds West, a distance of 194.44 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
13. South 61 degrees 30 minutes 16 seconds West, a distance of 94.64 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
14. South 00 degrees 24 minutes 44 seconds East, a distance of 100.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
15. South 89 degrees 35 minutes 16 seconds West, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
16. South 00 degrees 24 minutes 44 seconds East, a distance of 53.40 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 77.00 feet and whose chord bears South 44 degrees 35 minutes 16 seconds West, a distance of 108.89 feet;
17. Southwesterly along a curve to the right through a central angle of South 90 degrees 00 minutes 00 West, a arc length of 120.95 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
18. South 89 degrees 35 minutes 16 seconds West, a distance of 211.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
19. South 44 degrees 35 minutes 16 seconds West, a distance of 14.14 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
20. South 00 degrees 24 minutes 44 seconds East, a distance of 56.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com" at the beginning of a curve to the right having a radius of 77.00 feet and whose chord bears South 44 degrees 35 minutes 16 seconds West, a distance of 108.89 feet;
21. Southwesterly along a curve to the right through a central angle of South 90 degrees 00 minutes 00 West, a arc length of 120.95 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
22. South 89 degrees 35 minutes 16 seconds West, a distance of 69.38 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
23. South 00 degrees 24 minutes 44 seconds East, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
24. South 89 degrees 35 minutes 16 seconds West, a distance of 140.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
25. South 87 degrees 53 minutes 46 seconds West, a distance of 66.45 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
26. South 72 degrees 30 minutes 10 seconds West, a distance of 62.92 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
27. South 70 degrees 50 minutes 32 seconds West, a distance of 88.47 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
28. South 80 degrees 57 minutes 11 seconds West, a distance of 88.47 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";
29. North 03 degrees 59 minutes 52 seconds West, a distance of 125.00 feet to a set 1/2" iron rod with cap stamped "ypassociates.com";

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

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

SURVEYOR'S CERTIFICATE

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

Desirée L. Hurst Date
Registered Professional Land Surveyor No. 6230

Preliminary, this document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document.

STATE OF TEXAS --
COUNTY OF Tarrant--

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

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

Notary Public in an for the State of Texas

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

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

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

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

HILLSTEAD LAND 2 LLC,
a Texas limited liability company

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

By: _____

Printed name and title.

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

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

Notary Public in an for the State of Texas

APPROVAL CERTIFICATE			
RECOMMENDED FOR APPROVAL		APPROVED FOR CONSTRUCTION	
Chairman, Planning and Zoning Commission City of Lavon, Texas	Date	Mayor, City of Lavon, Texas	Date
ACCEPTED			
Mayor, City of Lavon, Texas	Date		
The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Hillstead Subdivision Phase 2B to the City of Lavon was submitted to the city council on the ____ day of _____, 2025 and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as hereinabove subscribed.			
Witness my hand this ____ day of _____, AD, 2025.			
City Secretary, City of Lavon, Texas			

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

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

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

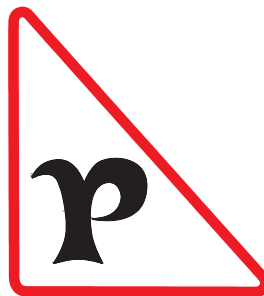
DATE: _____

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

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

FINAL PLAT HILLSTEAD ADDITION PHASE 2B-2

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



YAZEL PEEBLES & ASSOCIATES LLC
P.O. Box 210097 817.268.3316 ypassociates.com TPPELS 10194022
Bedford, TX 76095 info@ypassociates.com
2025-140-002 MAY 26, 2026



CITY OF LAVON

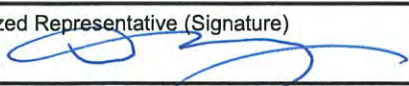
P.O. Box 340 – 120 School Rd. – Lavon, TX 75166

Office 972-843-4220 – Inspection 972-853-0855

Email: leann.mcclendon@cityoflavon.org

Hillstead 2B-2 PLAT APPLICATION

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

Company Making Submission			Property Owner		
Name: <u>Southland Consulting Engineers</u>			Name: <u>Hillstead Land 2 LLC</u>		
Address: <u>10210 N Central Expy, Suite 218</u>			Address: <u>10210 N Central Expy, Suite 300</u>		
City/State/Zip: <u>Dallas, TX 75231</u>			City/State/Zip: <u>Dallas, TX 75231</u>		
Phone #: <u>504-239-1493</u> Fax #: <u> </u>			Phone #: <u>214-240-1531</u> Fax #: <u> </u>		
Authorized Person: <u>Christian Songy</u>			Authorized Person: <u>Ryan Yowell Brent Uille</u>		
Type of Submission		Date	Check List of Items Submitted		
<input type="checkbox"/> Preliminary Plat			<input type="checkbox"/> (two) full size sets of plats (24x36)		
<input checked="" type="checkbox"/> Final Plat		<u>5/5/26</u>	<input type="checkbox"/> (two) full size construction sets (24x36)		
<input type="checkbox"/> Re-Submittal			<input type="checkbox"/> (one) half size sets of plats (11x17)		
<input type="checkbox"/> Construction Plans			<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)		
<input type="checkbox"/> Other			<input type="checkbox"/> (one) PDF plats (on separate CD's)		
			<input type="checkbox"/> (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)			
<p>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.</p>					
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:
<u>Christian Songy</u>					<u>5/5/26</u>
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:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Authorization of Representation

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

Signature (Owner)

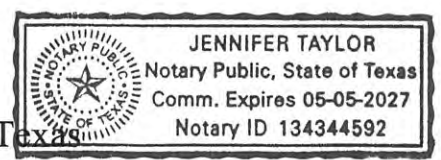
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Brent Wille,
on this the 8th day of May, 20 26.

[Signature]
Notary Public in and for Dallas County, Texas

(notary seal)





CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: leann.mcclendon@cityoflavon.org

PLAT APPLICATION

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

Declaration of Ownership

Date: 5/5/26

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

Signature (Owner)

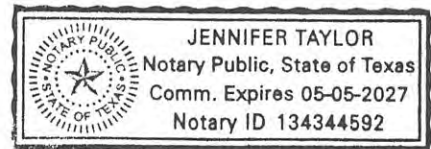
Signature (Owner)

The State of Texas
County of Dallas

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

(notary seal)

Jennifer Taylor
Notary Public in and for Dallas County, Texas



June 1, 2026

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

Re: Hillstead Subdivision, Phase 2B-2, 100 Lots, 25.243 Acres
Final Plat Review

Dear Ms. Dobbs:

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

1. Once the LOMR is approved by FEMA, the Plat should be updated to reflect the new floodplain limits. This includes update of the notes as well as labels. **This Plat should not be signed until final approval of the FEMA floodplain and subsequent update to the Plat.**

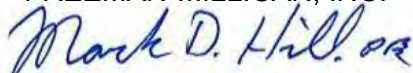
All previous comments have been satisfactorily addressed.

This concludes our review of the above referenced revised Final Plat. **We recommend APPROVAL of the Final Plat.** Filing of the Final Plat should not occur until note 1 above is addressed.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

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

May 28, 2026

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

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

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

1. If the rights-of-way are dedicated by separate instrument on Phase 2B-1, update each right-of-way label to add the associated filing information prior to the filing of this plat for record.

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

Thank you,



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

May 20, 2026

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

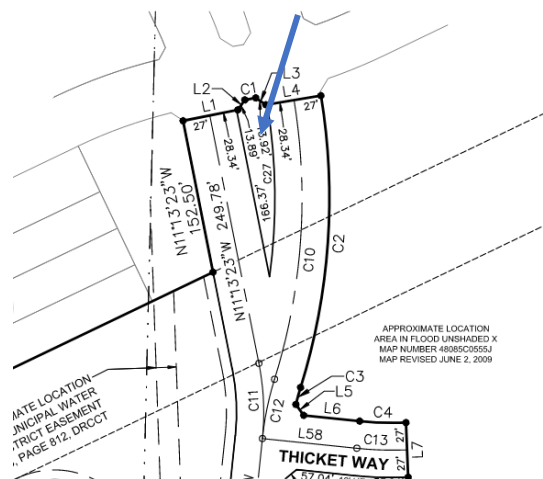
Re: Hillstead Phase 2B-2
 Final Plat Review
 LJA Job No. NTP-40467
 MyGov Submittal: May 12, 2026

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

1. When roads change directions, they must change names. Revise the Plat to change the names of Rangeview Drive and Hillside Stroll Drive, in either the north/south or east/west direction.
2. Revise the Plat to reformat the title block as follows:

Hillstead Addition, Phase 2B-1
 Being part of a called 412.136 acre tract situated in
 the William T. Howard Survey, Abstract No. 370
 the Drury Anglin Survey, Abstract No. 2
 the J. Strickland Survey, Abstract No. 794
 and the CI CO. Survey, Abstract No. 1051
 City of Lavon ETJ
 Collin County, Texas
 96 Lots and 4 Common Areas
 25.243 Acres

3. Revise the Plat to add the Common Area and Block designation to the median within Buckshot Boulevard, as shown below:



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

Thank you,

A handwritten signature in black ink that reads "Abra R Nusser". The signature is written in a cursive, flowing style.

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

May 15, 2026

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

Re: Hillstead Subdivision, Phase 2B-2, 100 Lots, 25.243 Acres
Final Plat Review

Dear Ms. Dobbs:

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

GENERAL

1. The purpose of this Final Plat is to separate Phase 2B into 2 sections (2B-1 & 2B-2) in order to accommodate the proposed floodplain modifications associated with the Phase 2B-2 area.
2. A majority of the lots within Phase 2B-2 are within the FEMA 100-year floodplain. A LOMR has been prepared and sent to FEMA for review. The Plat reflects the modified floodplain per the LOMR request.
3. Once the LOMR is approved by FEMA, the Plat should be updated to reflect the new floodplain limits. This includes update of the notes as well as labels. **This Plat should not be signed until final approval of the FEMA floodplain and subsequent update to the Plat.**

FINAL PLAT

4. Notes 17 & 21 repeat the curve radius instead of the delta.

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

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

Ms. Kim Dobbs
Hillstead Subdivision, Ph 2B-2 – Final Plat
May 15, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachments

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



CITY OF LAVON

Agenda Brief

MEETING: June 23, 2026

ITEM: 5 – J

Item:

Discussion and action regarding the final plat of the 205-78 Addition, Lot 1 consisting of a commercial lot on 2.414 acres out of the W.A.S. Survey, Abstract No. 121, situated west of the intersection of SH 78 and SH 205 and north and east of Grand Heritage - West C Addition, City of Lavon, Collin County, Texas, (CCAD Property IDs 2675083 and 2826863).

Application Information

Owner(s): Michael Hopkins

Applicant: Mical Stephenson, PE, Pape-Dawson

Location: Southeast of the intersection of S. SH 78 and Atlantis, adjacent to Grand Heritage West – C and RaceTrac

Description: 2.414 acres W.A.S. Bohannon Survey, Abstract No. 121, Survey Sheet 3, Tract 101, City of Lavon, Collin County, Texas (CCAD Property IDs 2675083 and 2826863)

Current Zoning: Retail (R)

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat situated southwest of the intersection on SH 78 and SH 205 Addition, Lot 1. The subject property wraps around a developed site that is adjacent to the intersection southwest corner.

Code Excerpts:

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

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be

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

The property is zoned Retail (R). The final plat is prepared in conformance with the approved preliminary plat, zoning requirements as well as the Future Land Use Plan.

Water

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

Sewer

The development will be served by the City of Lavon.

Access

The property takes primary access from Atlantis and SH 205. Cross access is provided and planned to eventually connect to Endeavour.

Floodplain and Drainage

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

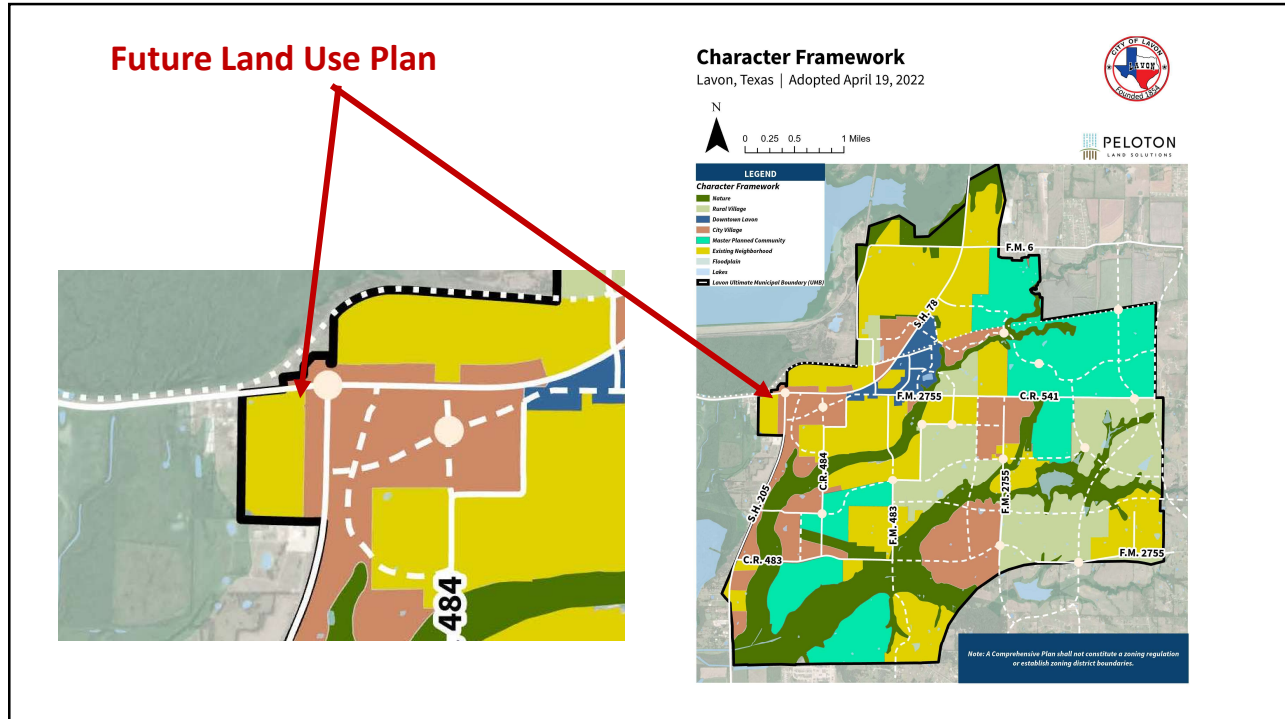
The application and plans generally satisfy the criteria for approval.

Staff Notes:

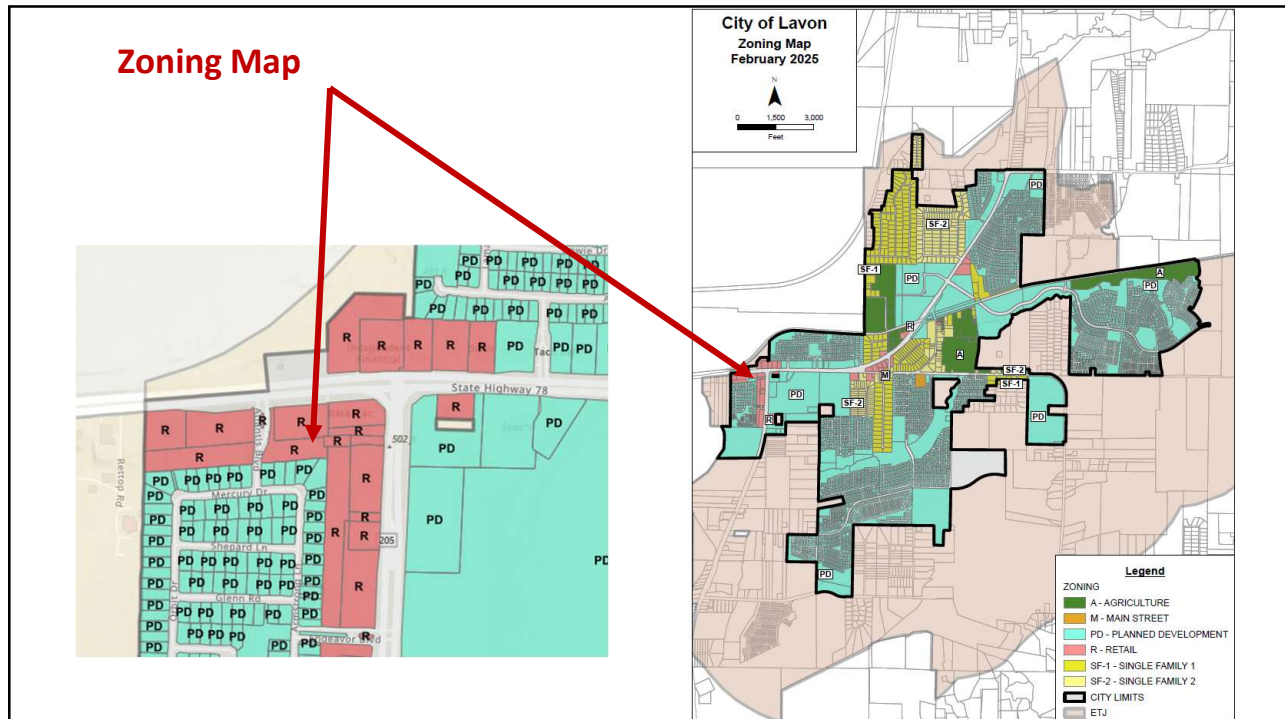
The proposed final plat was reviewed by the city engineer, planning consultant, and staff development review committee.

Conditional approval of the final plat is recommended, subject to the city engineer's and planner's final approval.

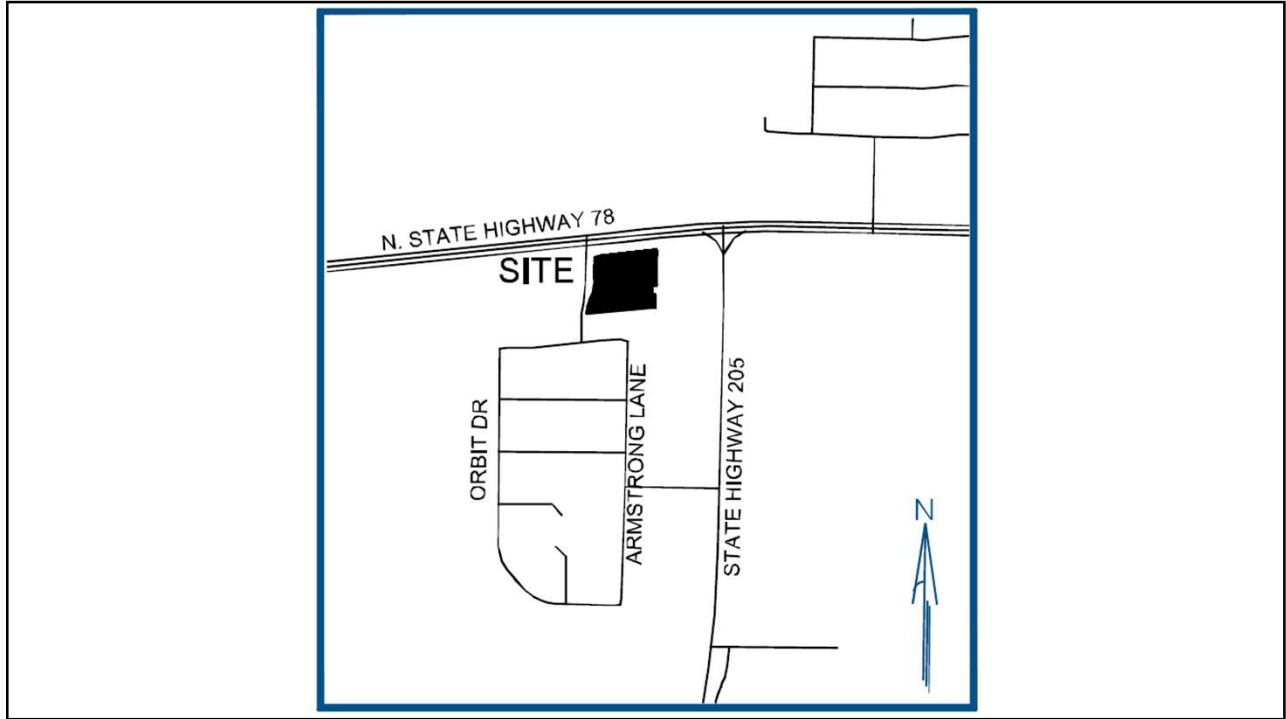
- Attachments:**
1. Location exhibits
 2. Application and final plat
 3. Planning and engineering correspondence



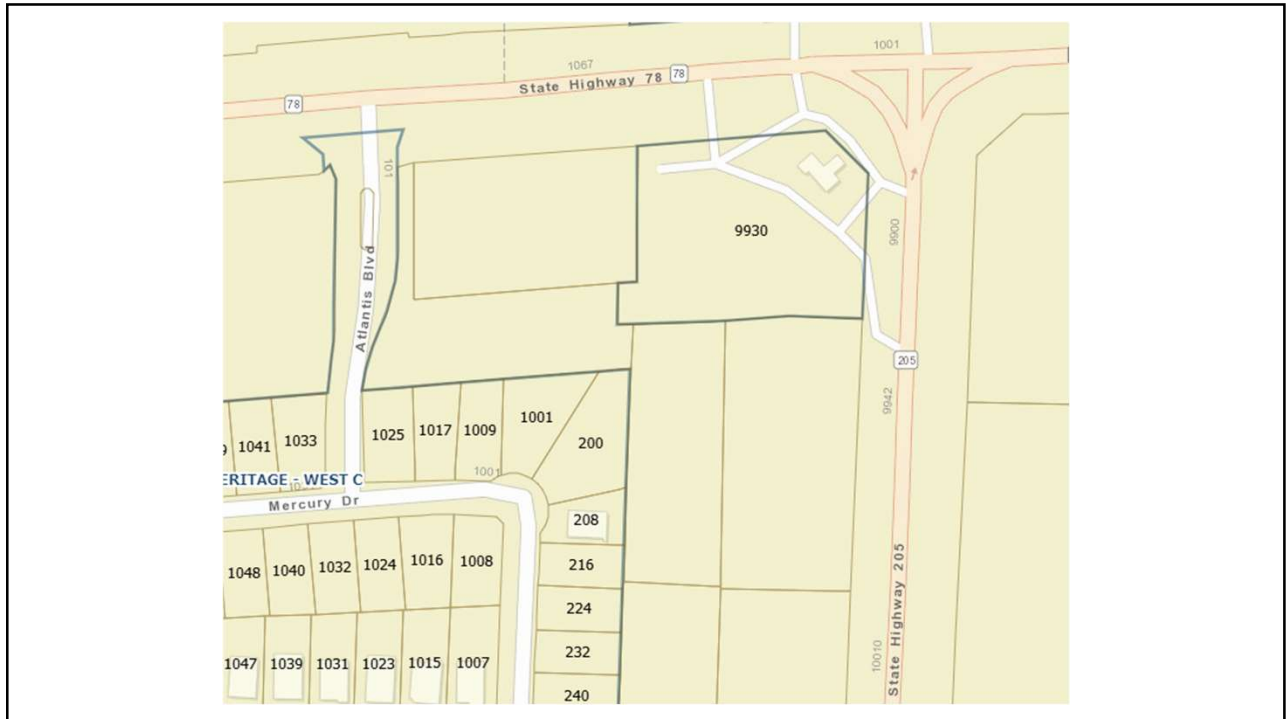
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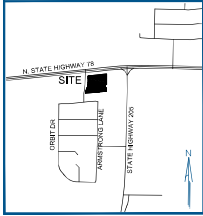


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64

VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- The purpose of this plat is to create one (1) lot from unplatted tracts of land and to dedicate easements.
- This property is located in Non-Residential Zone "C" as scaled from the PLANNING BOARD Resolution File No. 2, 2009 and is located in Community Number 48133 as shown on Map Number 480000444.
- The bearings and grid coordinates shown on this plat are based on GPS observations utilizing the AIRTRAK RTK Network - North American Datum of 1983 Adjustment Realization (2011).
- Selling a portion of this addition by notes and bounds is a violation of City Ordinance and State Law, and is subject to fines and/or revocation of utilities and building permits.
- All interior property corners are marked with a 1/2-inch iron rod with a green plastic cap stamped "EAGLE SURVEYING" unless noted otherwise.

BEAR CREEK SPECIAL UTILITY DISTRICT APPROVAL CERTIFICATE

This plat correctly represents the required easements and certifications required by Bear Creek Special Utility District (BCSUD) for this development.

"RECOMMENDED FOR APPROVAL"

Signature:
Bear Creek SUD, Lavon, Texas

NAME/TITLE:
DATE:

CERTIFICATE OF APPROVAL

Recommended for Approval

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

Approved for Construction

Date:
Mayor, City of Lavon, Texas

Accepted

Date:
Mayor, City of Lavon, Texas

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

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

City Secretary, City of Lavon, Texas

JOB NUMBER
2510,034-05
DATE
04-13-2025
REVISION
05-06-2026
DRAWN BY
MMF



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 herein 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 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

STATE OF TEXAS §
COUNTY OF DENTON §

BEFORE ME, the undersigned authority, on this day personally appeared PATRICK MALLON, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS §
COUNTY OF COLLIN §

WHEREAS 205-78 LTD is the owner of a 2.414 acre tract of land out of the W.A.S. Bohannon Survey, Abstract No. 121, situated in the City of Lavon, Collin County, Texas, being a remainder of a called 1.56 acre tract of land conveyed to 205-78, LTD, by deed of record in Document Number 2007011600069230 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 2020911001038000 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 a called 1.56 acre tract;
- THENCE**, S84°15'24" 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**, S64°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" cap set at the Northwest corner of Lot 1, Block 1, Recreates Addition, an addor of record in Document Number 20044529 of the Plat Records of Collin County, Texas;
- THENCE**, S00°49'40" E, a distance of 187.74 feet to a "X" cap set;
- THENCE**, S84°15'24" E, 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**, N67°16'09" E, along the South line of said Lot 1, Block 1, a distance of 21.22 feet, to a 5/8 inch iron rod with yellow cap stamped "LA SURVEYING" found at the Northwest corner of a called 0.85 acre tract;
- THENCE**, S01°18'45" E, a distance of 62.42 feet to a 1/2 inch iron rod found for the Northeast corner of Lot 6, Block A, of said Grand Heritage - West C;
- THENCE**, S84°15'24" E, 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 305.05 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 AFFAIRS Boulevard a variable width right-of-way, at the Northwest corner of Lot 2, Block A, of said Grand Heritage - West C, at the point of curvature of a non-tangent curve to the right;
- THENCE**, along said East right-of-way line, the following four (4) courses and distances:

- 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 68.15 feet, a delta angle of 19°38'47", an arc length of 60.60 feet to a 1/2 inch iron rod with green plastic cap stamped "EAGLE SURVEYING" set at the point of curvature of a non-tangent curve to the left;
- 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 rod with red plastic cap stamped "ONEAL 6570" found at the point of tangency of said curve;
- N00°47'20" W, a distance of 74.19 feet to a 1/2 inch iron rod found at the point of curvature of a tangent curve to the left;
- Along said tangent curve to the left, having a radius of 545.00 feet, a chord bearing of N02°56'10" W, a chord length of 60.79 feet, a delta angle of 04°17'22", an arc length of 40.60 feet to the **POINT OF BEGINNING** and containing an area of 2,414 Acres, or 105,169 Square Feet of land, more or less.

OWNER'S DEDICATION

NOW THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT 205-78 LTD, do hereby adopt this Final Plat, designating herein described property as 205-78 ADDITION, LOT 1, BLOCK A, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever: the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever. For the purposes indicated on this plat, No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities opening 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 Use of Lavon's streets. 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 power for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, repairing meters and adding to or removing all or parts of their respective systems without the necessity of any time procuring permission from anyone. This Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

WITNESS my hand, this _____ day of _____, 20____.

OWNER: 205-78 LTD

By: _____
Signature

By: _____
Printed Name / Title

STATE OF TEXAS §
COUNTY OF §

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

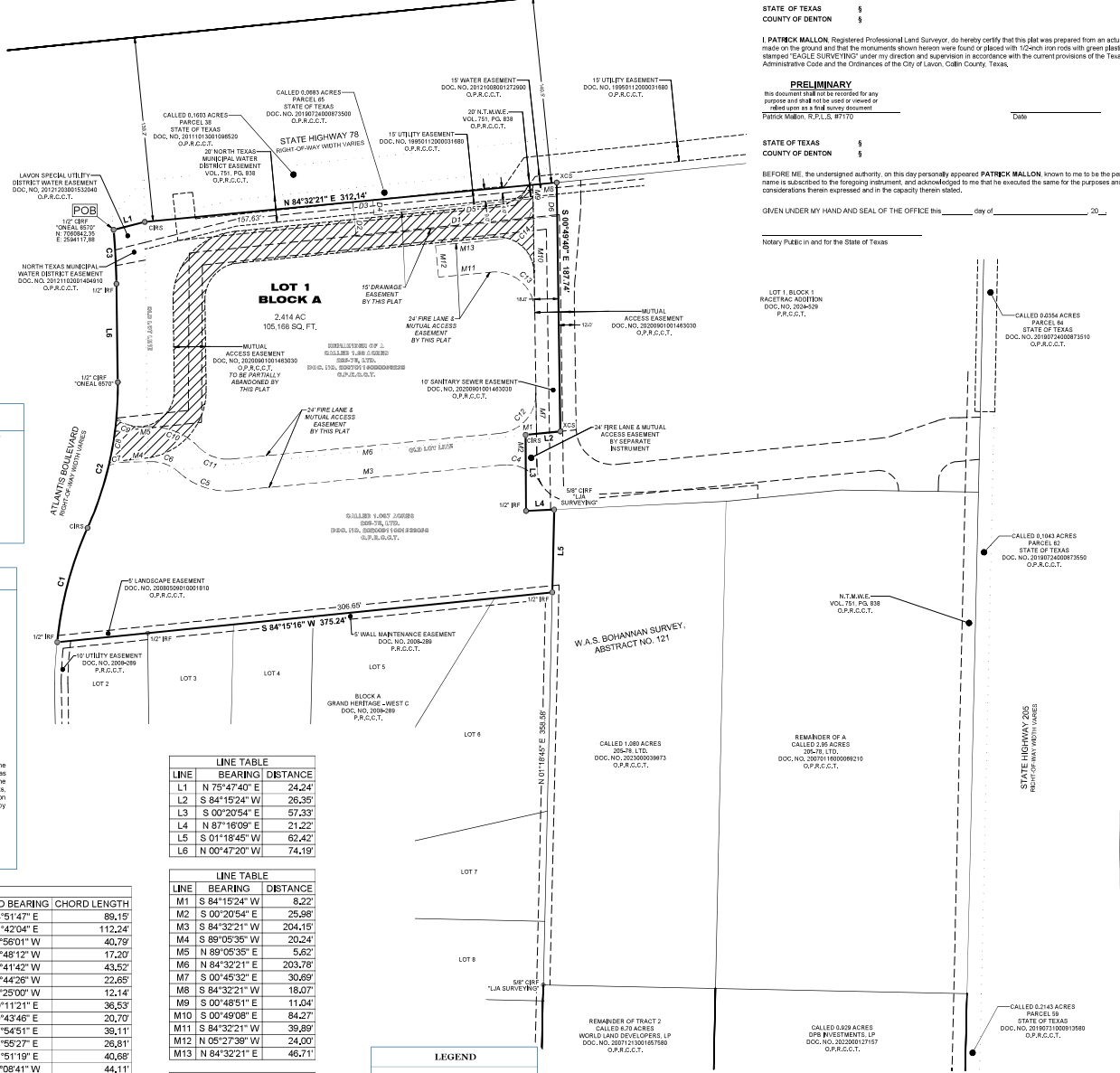
GIVEN UNDER MY HAND AND SEAL OF THE OFFICE this _____ day of _____, 20____.

Notary Public in and for the State of Texas

FINAL PLAT
205-78 ADDITION
LOT 1, BLOCK A

2.414 ACRES

BEING A REMAINDER OF A CALLED 1.56 ACRE TRACT OF LAND CONVEYED TO 205-78, LTD, BY DEED OF RECORD IN DOCUMENT NUMBER 2007011600069230 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 2020911001038000 O.P.R.C.C.T., SITUATED IN THE W.A.S. SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, TEXAS



LINE	BEARING	DISTANCE
L1	N 75°47'40" E	24.24'
L2	S 84°15'24" W	26.35'
L3	S 00°20'54" E	57.33'
L4	N 87°16'09" E	21.22'
L5	S 01°18'45" W	62.42'
L6	N 00°47'20" W	74.19'

LINE	BEARING	DISTANCE
M1	S 84°15'24" W	8.22'
M2	S 00°20'54" E	25.98'
M3	S 84°32'21" W	204.15'
M4	S 89°05'35" W	20.24'
M5	N 89°05'35" E	5.62'
M6	N 84°32'21" E	203.78'
M7	S 00°45'32" E	30.69'
M8	S 84°32'21" W	18.07'
M9	S 00°48'51" E	11.04'
M10	S 00°49'08" E	84.27'
M11	S 84°32'21" W	39.89'
M12	N 05°27'39" W	24.00'
M13	N 84°32'21" E	46.71'

LINE	BEARING	DISTANCE
D1	S 84°08'35" W	152.47'
D2	N 05°27'39" W	26.31'
D3	N 84°32'21" E	15.00'
D4	S 05°27'39" E	11.21'
D5	N 84°08'35" E	136.68'
D6	S 00°49'40" E	15.06'

LEGEND

- PG. = PAGE
- VOL. = VOLUME
- POB = POINT OF BEGINNING
- IRP = IRON ROD FOUND
- CRS = CAPPPED IRON ROD SET
- DOC. NO. = DOCUMENT NUMBER
- O.P.R.C.C.T. = OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
- = PROPERTY LINE
- - - = ADJUNCTION LINE
- = EASEMENT ABANDONMENT





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]
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.



(notary seal)

[Signature]

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]
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.

[Signature]



(notary seal)

Notary Public in and for Dallas County, Texas



CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission			Property Owner		
Name: <u>Pape-Dawson Engineers</u>			Name: <u>Michael Hopkins</u>		
Address: <u>201 Main St. Suite 901</u>			Address: <u>7995 LBJ Freeway Ste 250</u>		
City/State/Zip: <u>Fort Worth TX, 76102</u>			City/State/Zip: <u>Dallas, Texas 75251</u>		
Phone #: <u>682-286-5644</u>		Fax #: _____	Phone #: <u>214-956-7881</u>		Fax #: _____
Authorized Person: <u>Mical Stephenson</u>			Authorized Person: _____		
Type of Submission		Date		Check List of Items Submitted	
<input type="checkbox"/> Preliminary Plat				<input type="checkbox"/> (two) full size sets of plats (24x36)	
<input checked="" type="checkbox"/> Final Plat				<input type="checkbox"/> (two) full size construction sets (24x36)	
<input type="checkbox"/> Re-Submittal				<input type="checkbox"/> (one) half size sets of plats (11x17)	
<input type="checkbox"/> Construction Plans				<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)	
<input type="checkbox"/> Other				<input type="checkbox"/> (one) PDF plats (on separate CD's)	
				<input type="checkbox"/> (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) <u>Mical Stephenson</u>		Authorized Representative (Signature) 			Date: <u>4/14/2026</u>
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:
<input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected	<input type="checkbox"/> Approved <input type="checkbox"/> Rejected
Comments:					

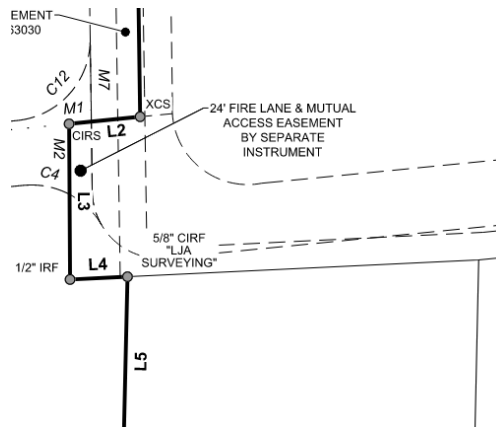
May 20, 2026

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

Re: 205-78 Addition
 Final Plat
 LJA Job No. NTP-40467
 MyGov Submittal: May 14, 2026

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

1. Revise the Plat to provide the filing information, in the label, of the 24' Fire Lane & Mutual Easement, near the southeast corner of the subject property, prior to filling the Plat for record.



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

Thank you,



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

May 26, 2026

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

Re: 205-78 Addition, 1 Lot, 2.414 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated May 6, 2026 as prepared by Eagle Surveying and Civil Construction Plans dated May 13, 2026 as prepared by Pape-Dawson for the above referenced property. The property is located south of SH 78, east of Atlantis, north of Grand Heritage West C and west of RaceTrac. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Final Plat

1. The written description still has a reference to a tangent curve that should be non-tangent.

Civil Construction Plans

2. Cover Sheet – For ease of processing, we request the project title be modified to include 205-78 Addition. There are already several “Lavon Retail” developments in the City and similar names can cause confusion and delays in permitting and approvals.
3. A copy of the geotechnical report referenced in Paving Note 9 has been provided as requested.
4. Grading Plan – The Engineer has noted that a copy of the retaining wall design is to be provided to the City of Lavon for its review and records.
5. The Engineer has acknowledged that a TxDOT permit application is being prepared for submission by the City. This will include grading, sidewalk and drainage activities for SH 78.
6. The plans have been sent to BCSUD for review.
7. Landscape Plans are NOT included in this review.

This concludes our review of the above referenced revised Final Plat and revised Civil Construction Plans. **We recommend APPROVAL of the Final Plat, subject to the minor comment above.** Subject to any modifications due to BCSUD review and approval of the landscape plans, the Civil Construction Plans are recommended for Approval.

Ms. Kim Dobbs
205-78 Addition, Final Plat
May 26, 2026
Page 2 of 2

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hopkins (78-205)\Lot 1\205-78 Addition - Lot 1 - Final Plat - Rev 1.docx

Ms. Kim Dobbs
Lavon Retail - 1000 S. SH 78 - Preliminary Plat - LJA Job No. NTP-40467
February 26, 2026
Page 2 of 2

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

S:\projects\615\88\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters\260514 Lavon Retail FP Planning Response to Comments.docx

May 14, 2026

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

Re: Comments regarding 205-78 Addition – 1 Lot – 2.414 Acres Final Plat.

Dear Ms. Dobbs:

Enclosed is our response to the comments dated May 5, 2026, 205-78 Addition – 1 Lot- 2.414 Acres Final Plat.

FINAL PLAT

1. There is a bearing that does not match between the table and written description.

Response: Updated bearing table to match description.

2. The written description references a tangent curve. The Surveyor should verify if these should be non-tangent.

Response: Revised to non-tangent curve.

3. The Owner's Dedication should be for the Final Plat.

Response: Revised owners dedication for final plat.

4. The Owner's Dedication may require additional language per Baer Creek SUD requirements.

Response: Noted. Once Bear Creek SUD finishes their review any required additional wording will be added to the owner's dedication.

5. We recommend that the existing mutual access easement note be modified to reflect the abandoned portion and the remaining portion.

Response: Removed wording "To be partially abandoned" on the mutual access easement that is to remain.

6. The proposed 24' fire lane & Mutual Access Easement should be provided prior to commencing any construction activities.

Response: Noted.

7. There is a dotted line within the site that is not identified.

Response: Dotted line identified on Final plat as the old Lot Lines.

8. A drainage easement is required in the northeast area to accommodate the existing drainage facilities from the adjacent property.

Response: Added drainage easement for the existing drainage facilities.

9. Any abbreviations used should be included in the Legend.

Response: Added all abbreviations to Legend.

CIVIL CONSTRUCTION PLANS

10. Paving Plan – Fire lanes require minimum 7” thick pavement w/ #4 bars @ 18” o.c.e.w.

Response: Adjusted the pavement thickness on plan.

11. Paving Plan – Pavement shall be a minimum 3600 psi concrete.

Response: Adjusted the strength to meet the 3600 psi minimum.

12. Paving Plan – Dumpster area and area 10’ in front of gate shall be a minimum 8” thick concrete w/#4 bars @ 18” o.c.e.w.

Response: Noted. Added hatching for dumpster pad per these minimums. Final dumpster foundation design shall be confirmed by the structural engineer.

13. Paving plan – Verification for not stabilizing the subgrade should be verified. Typically, this will be through a geotechnical investigation.

Response: Per the geotechnical report, stabilizing is not required.

14. Paving Plan – A copy of the geotechnical report referenced in Paving Note 9 should be provided to the City for its records.

Response: Noted. Geotechnical report to be provided for city records.

15. Paving Plan – Construction of the sidewalk in TxDOT ROW will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

Response: Noted. A TxDOT submittal through the city is in progress.

16. Grading Plan – A copy of the retaining wall; design should be provided to the City of Lavon for its review and records.

Response: Noted.

17. Grading Plan – Grading activities in TxDOT ROW will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

Response: Noted. A TxDOT submittal through the city is in progress.

18. Storm Drain Plan – Connection to the SH 78 storm drain system will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.

Response: Noted. A TxDOT submittal through the city is in progress.

19. Storm Drain Plan – Note 4 should be removed from the project. The pipe material should be as shown on the plans and approved by the City.

Response: Noted.

20. Utility Plan – A note should be added to state that the connection to the existing manhole shall be cored and utilize A-Lok pipe connection per City Standards.

Response: Note added.

21. Utility Plan – A note should be added to reflect that all sanitary sewer pipe shall be SDR 26 PVC.

Response: Note added.

22. Utility Plan – Water plans to be reviewed by Bear Creek SUD.

Response: Noted. A Bear Creek SUD submittal is in progress and currently under review.

23. Erosion Control Plan – A note should be added that copies of the SWPPP, NOI and NOT shall be provided to the City for its records.

Response: Note added.

If you have any further questions or need additional information, please contact me at mstephenson@pape-dawson.com or 817-870-3668.

Ms. Kim Dobbs
205-78 Addition – Two (2) Total Lots - 5.133 Acres Preliminary Plat
February 26, 2026
Page 4 of 4

Sincerely,
Pape-Dawson Consulting Engineers, LLC

Mical Stephenson, P.E.
Senior Project Manager

S:\projects\615\88\00\1.0 Admin\1.2 Correspondence\1.2.1 Letters\260514 205-78 Addition - Final Plat Response to Comments.docx

May 5, 2026

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

Re: 205-78 Addition, 1 Lot, 2.414 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated April 13, 2026 as prepared by Eagle Surveying and Civil Construction Plans dated April 14, 2026 as prepared by Pape-Dawson for the above referenced property. The property is located south of SH 78, east of Atlantis, north of Grand Heritage West C and west of RaceTrac. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

Final Plat

1. There is a bearing that does not match between the table and written description.
2. The written description references a tangent curve. The Surveyor should verify if these should be non-tangent.
3. The Owner's Dedication should be for the Final Plat.
4. The Owner's Dedication may require additional language per Baer Creek SUD requirements.
5. We recommend that the existing mutual access easement note be modified to reflect the abandoned portion and the remaining portion.
6. The proposed 24' fire lane & Mutual Access Easement should be provided prior to commencing any construction activities.
7. There is a dotted line within the site that is not identified.
8. A drainage easement is required in the northeast area to accommodate the existing drainage facilities from the adjacent property.
9. Any abbreviations used should be included in the Legend.

Civil Construction Plans

10. Paving Plan – Fire lanes require minimum 7" thick pavement w/ #4 bars @ 18" o.c.e.w.
11. Paving Plan – Pavement shall be a minimum 3600 psi concrete.
12. Paving Plan – Dumpster area and area 10' in front of gate shall be a minimum 8" thick concrete w/#4 bars @ 18" o.c.e.w.

13. Paving plan – Verification for not stabilizing the subgrade should be verified. Typically, this will be through a geotechnical investigation.
14. Paving Plan – A copy of the geotechnical report referenced in Paving Note 9 should be provided to the City for its records.
15. Paving Plan – Construction of the sidewalk in TxDOT ROW will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.
16. Grading Plan – A copy of the retaining wall; design should be provided to the City of Lavon for its review and records.
17. Grading Plan – Grading activities in TxDOT ROW will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.
18. Storm Drain Plan – Connection to the SH 78 storm drain system will require a TxDOT permit. TxDOT permit application shall be prepared by the Developer and provide to the City of Lavon for submission to TxDOT. No direct submission is allowed.
19. Storm Drain Plan – Note 4 should be removed from the project. The pipe material should be as shown on the plans and approved by the City.
20. Utility Plan – A note should be added to state that the connection to the existing manhole shall be cored and utilize A-Lok pipe connection per City Standards.
21. Utility Plan – A note should be added to reflect that all sanitary sewer pipe shall be SDR 26 PVC.
22. Utility Plan – Water plans to be reviewed by Bear Creek SUD.
23. Erosion Control Plan – A note should be added that copies of the SWPPP, NOI and NOT shall be provided to the City for its records.

This concludes our review of the above referenced Final Plat and Civil Construction Plans. A copy of the Final Plat and Civil Construction Plans, with markups, is attached for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

Ms. Kim Dobbs
205-78 Addition, Final Plat
May 5, 2026
Page 3 of 3

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.

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

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

Attachments

F:\17024 - LAV General Servies\9 - Review\Hopkins (78-205)\Lot 1\205-78 Addition - Lot 1 - Final Plat - Rev 0.docx

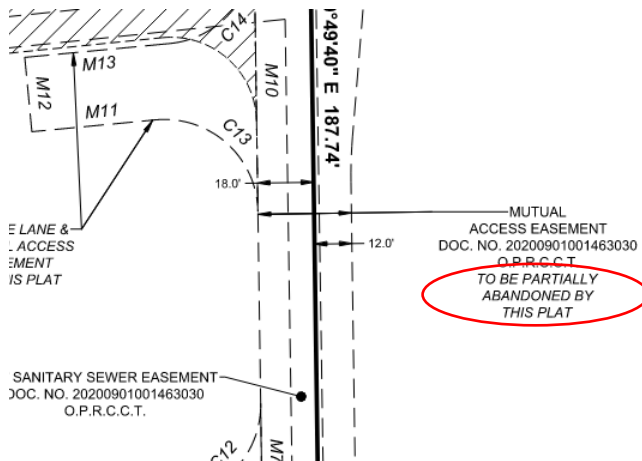
April 23, 2026

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

Re: 205-78 Addition
Final Plat
LJA Job No. NTP-40467
MyGov Submittal: April 14, 2026

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

1. The Plat includes a Certificate of Approval for a Preliminary Plat. Revise the Plat to include the Certificate of Approval for a Final Plat, as shown in [§ 9.02.004\(d\)\(14\)](#).
2. The Plat includes references to a "Preliminary Plat" in the Owner's Dedication. Revise the Plat to reference "Final Plat" in the Owner's Dedication.
3. Revise the following label to remove "To be partially abandoned by this Plat."



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

Thank you,

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



CITY OF LAVON Agenda Brief

MEETING: June 23, 2026

ITEM: 5 – K

Item:

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

Application Information

Owner(s): Wilbow Finance-Elevon LLC
Risewell Homes

Applicant: JBI Partners

Location: Adjacent to and northeast of the intersection of Noble Grove and Watkins Road

Description: Approximately 21.8 acres out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Collin County, Texas, (CCAD Property ID 2966317).

Current Zoning: Planned Development – PD Elevon

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat of a subdivision consisting of 107 residential lots and 1 common area lot on 21.8 acres. The site will be developed in accordance with a concept plan and design guidelines as provided in an Amended and Restated Development Agreement.

Code Excerpts:

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

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

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

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

Water

The development is located within the certificated area of the Nevada Special Utility District. A conceptual water plan has been submitted and reviewed.

Sewer

The development will be served by the City of Lavon.

Roads

There are multiple access points.

A Traffic Impact Analysis has been prepared and reviewed.

Parks and Trails

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

Floodplain and Drainage

The drainage plans have been reviewed by the city engineer.

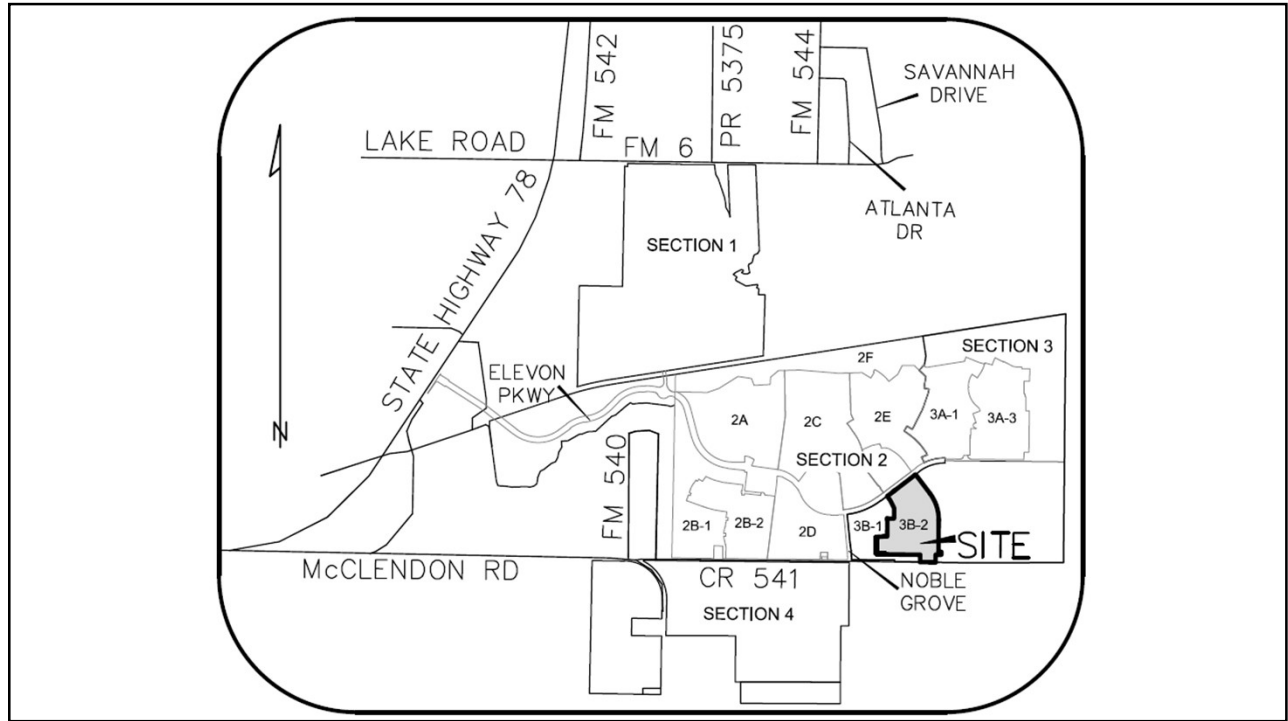
Staff Notes:

The application and plans generally satisfy the criteria for approval.

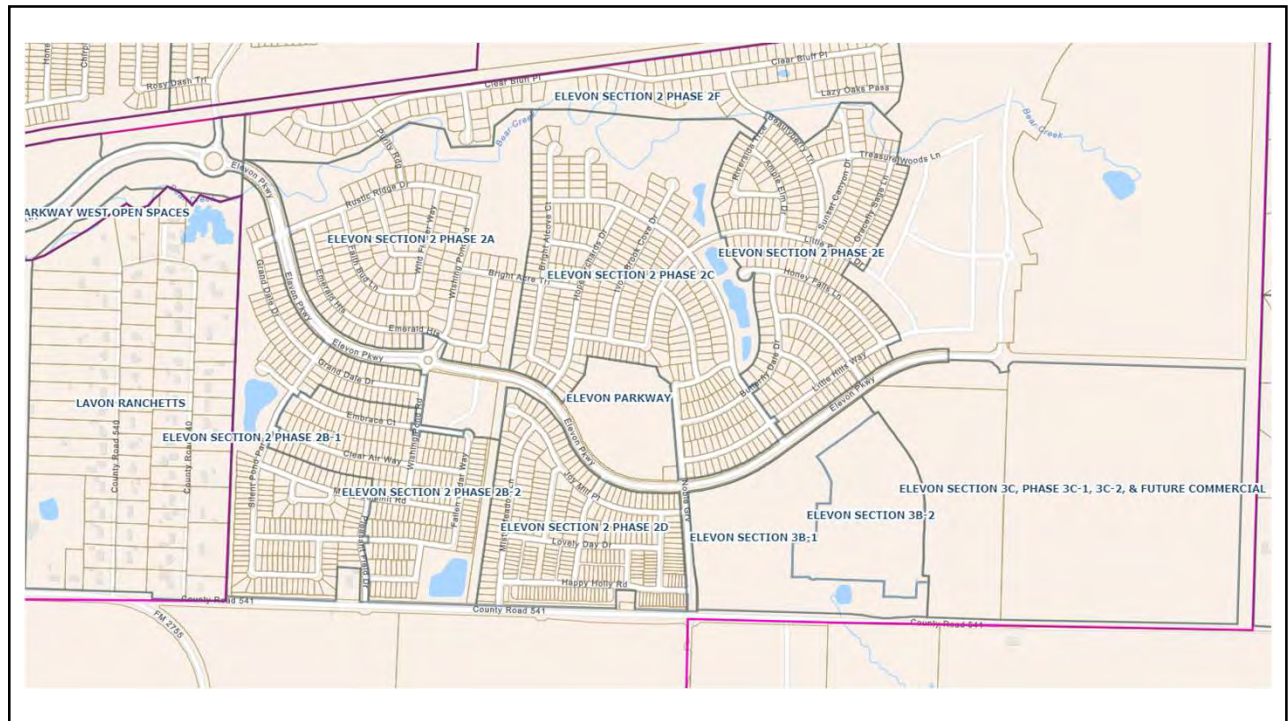
Approval of the final plat is recommended.

Attachments:

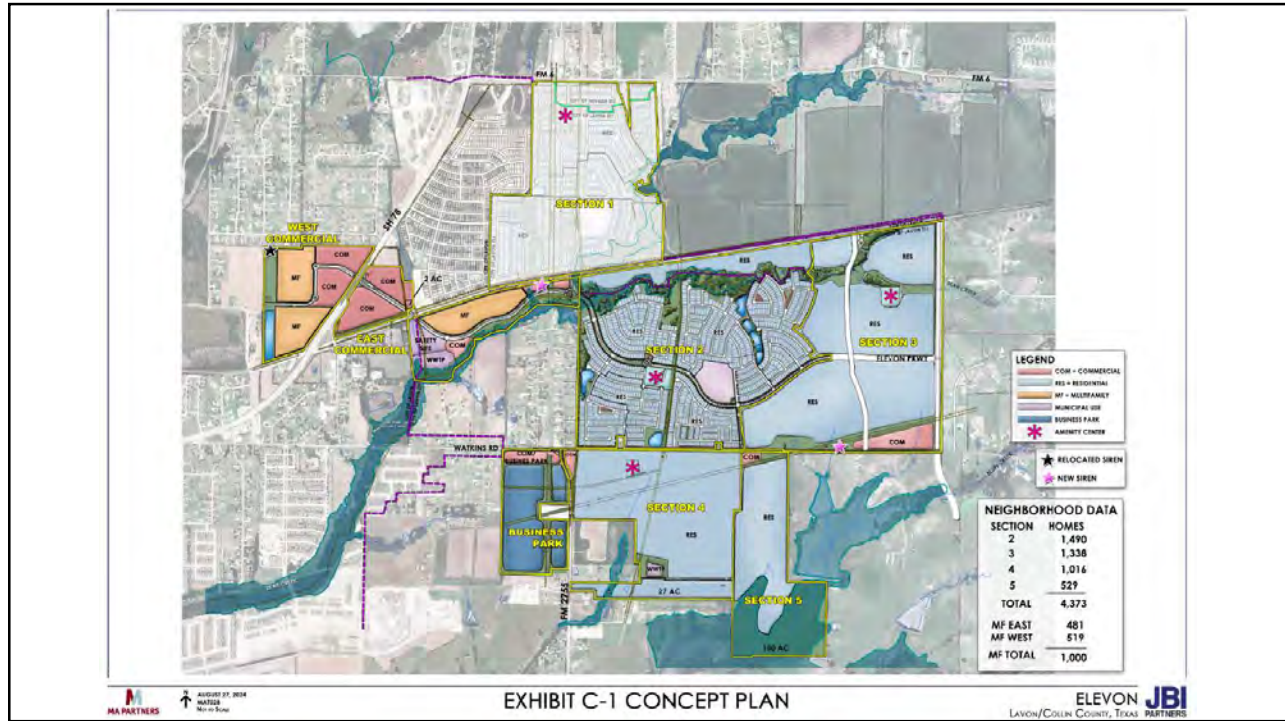
1. Location Exhibits
2. Application and Final Plat
3. Engineering and planning correspondence



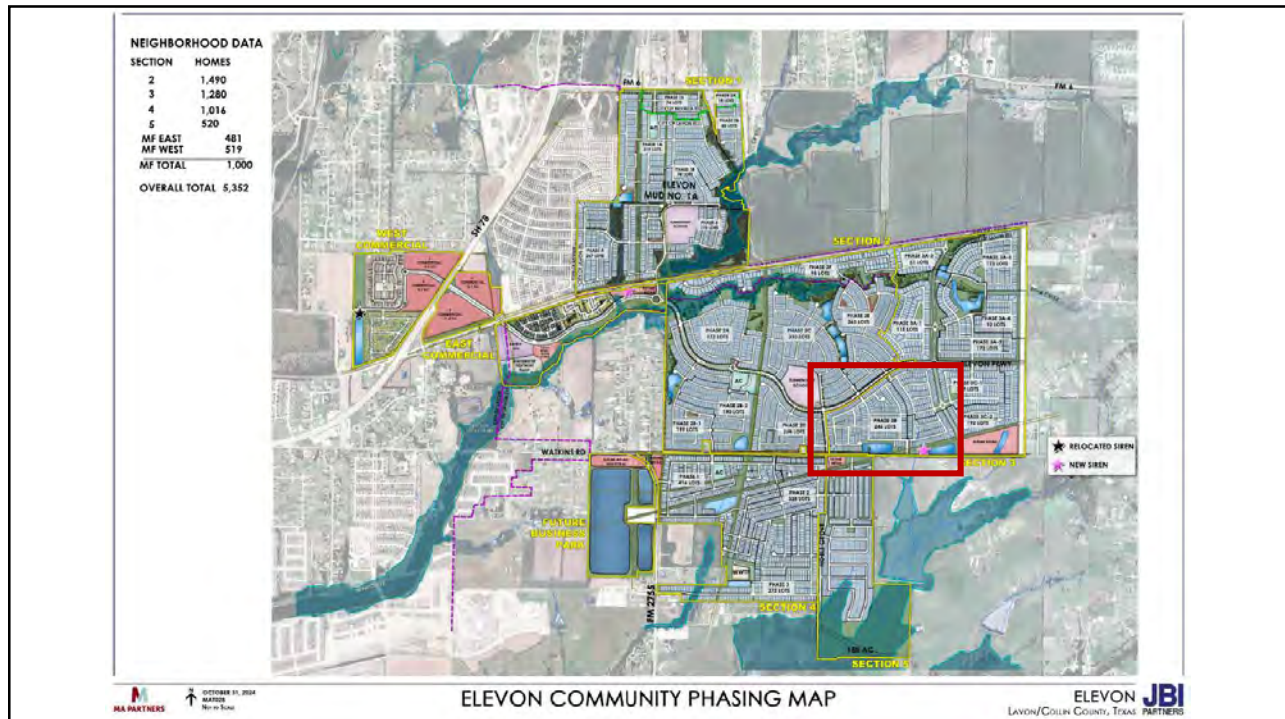
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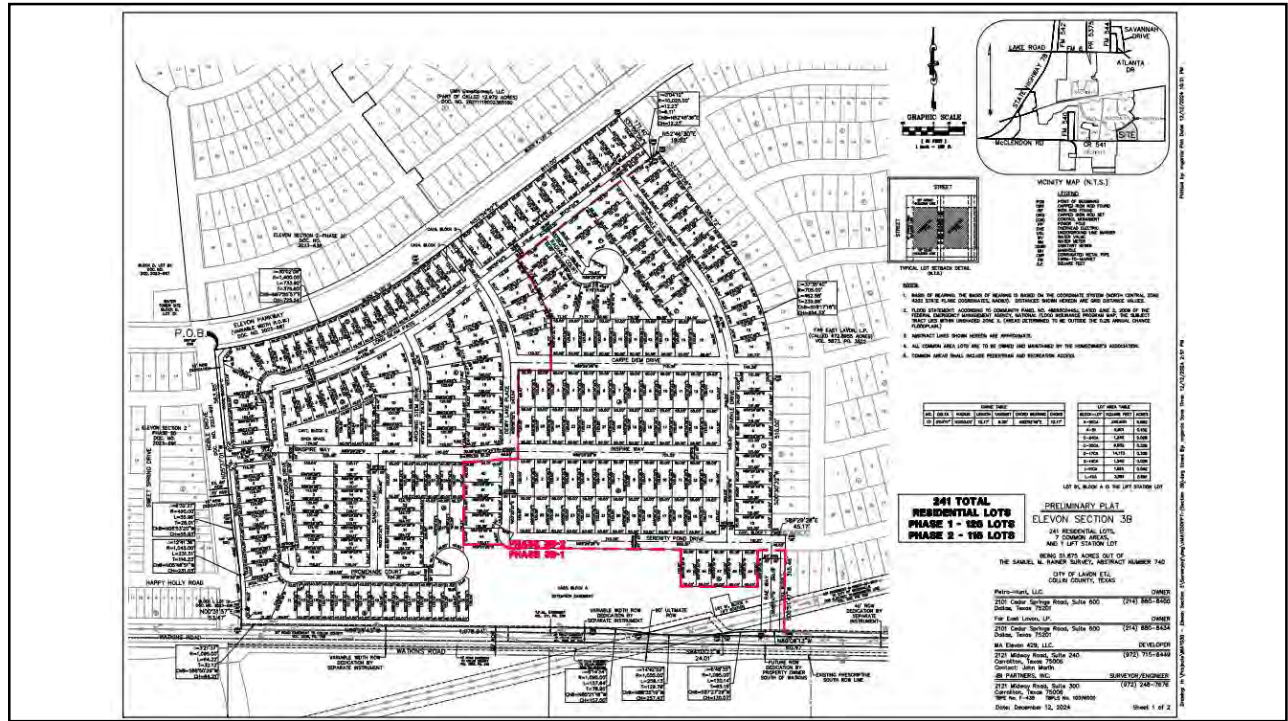
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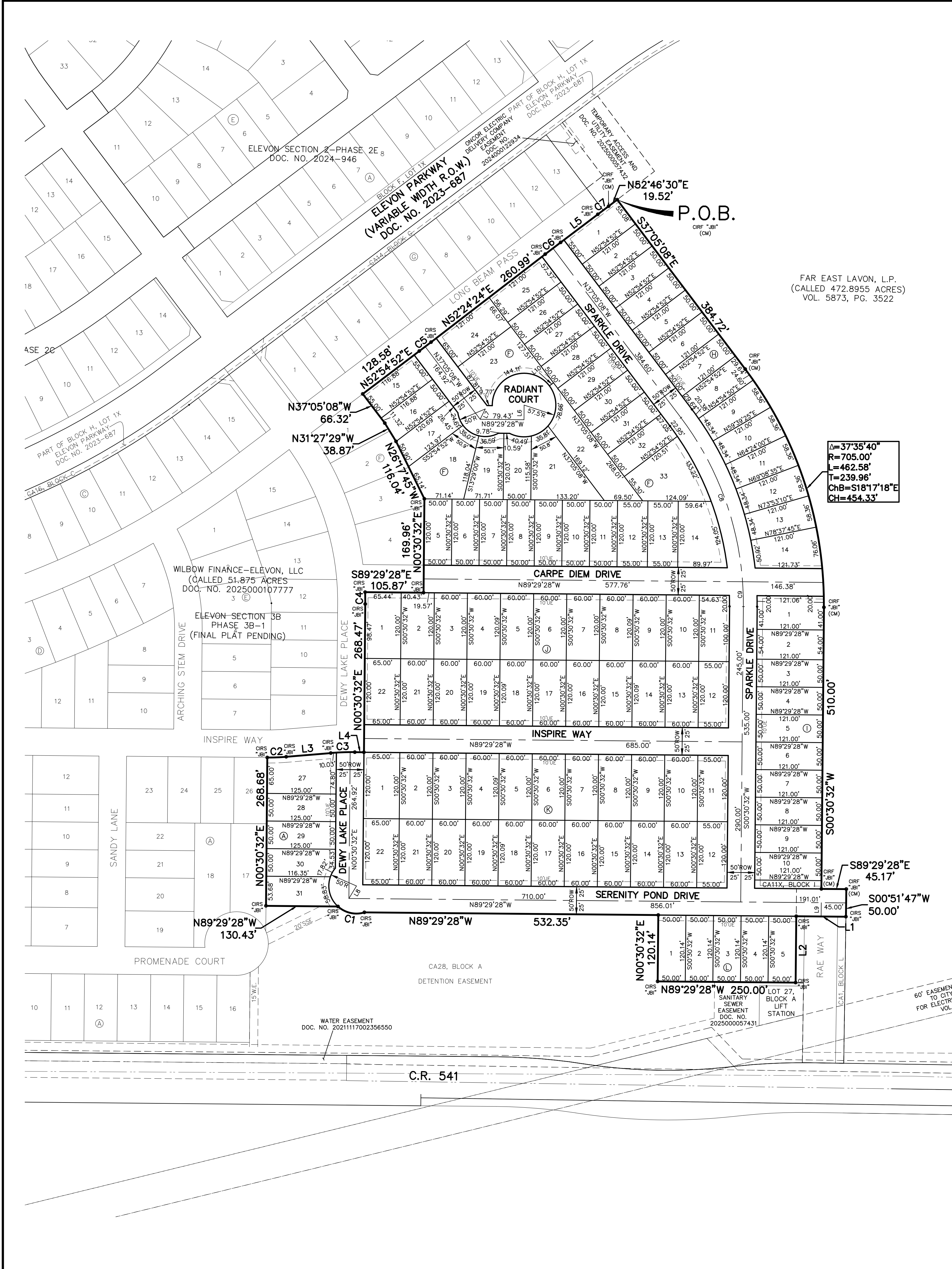
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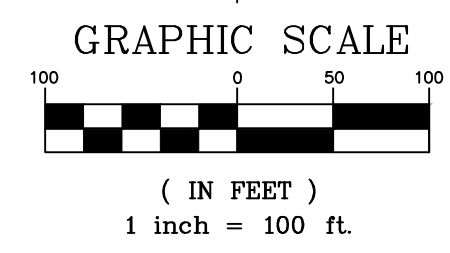
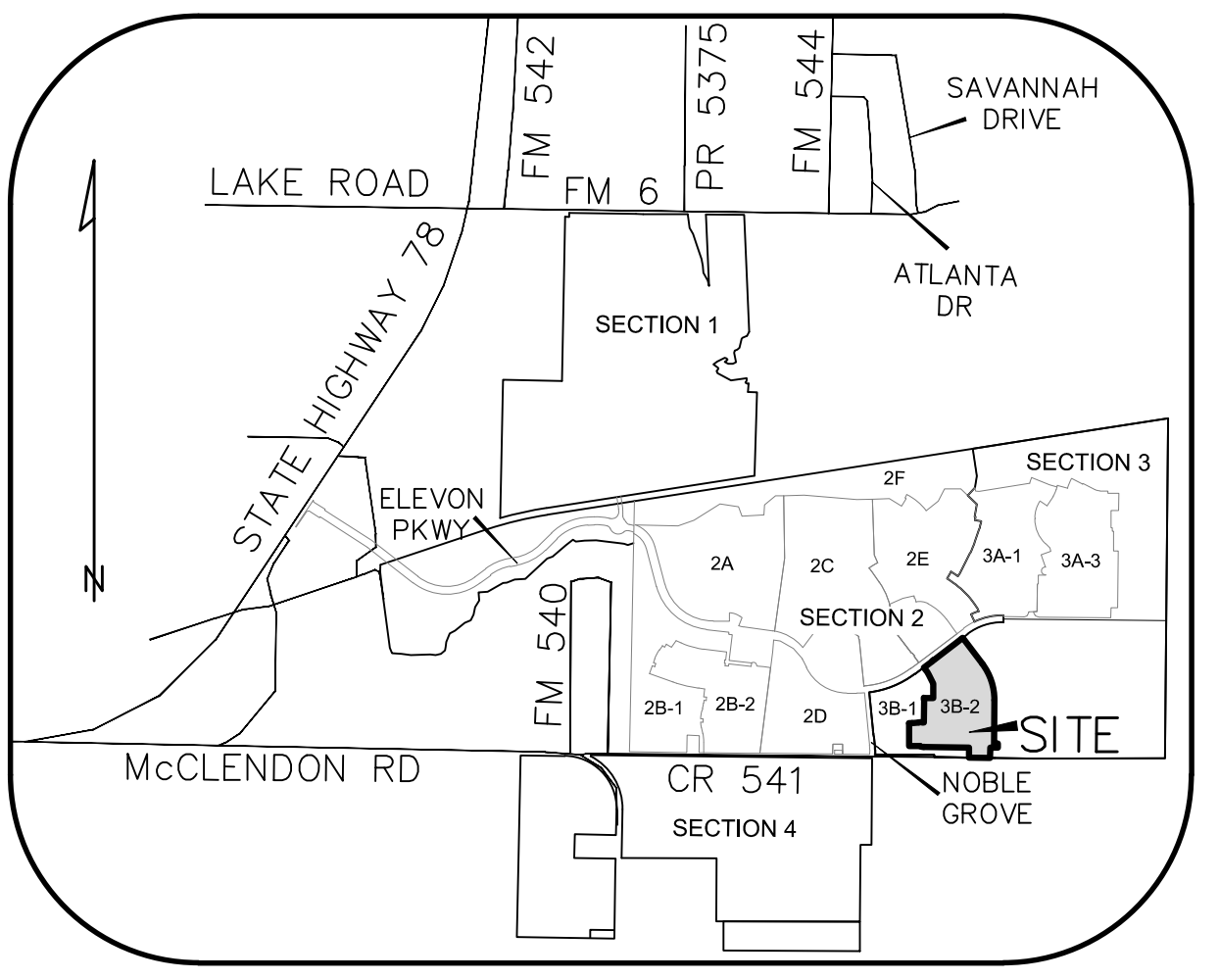
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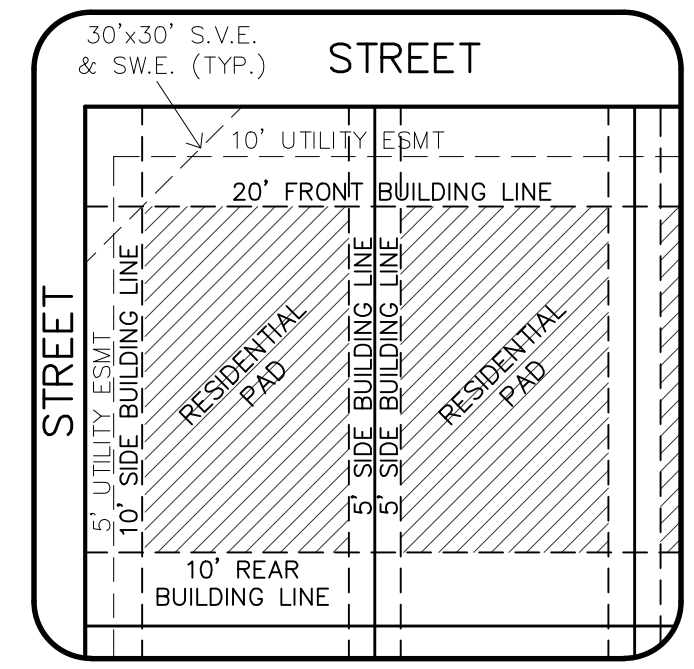
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LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES
A-27	8,663	0.199	H-7	6,050	0.139	K-1	7,800	0.179
A-28	6,250	0.143	H-8	6,308	0.145	K-2	7,200	0.165
A-29	6,250	0.143	H-9	6,456	0.148	K-3	7,200	0.165
A-30	6,174	0.142	H-10	6,456	0.148	K-4	7,200	0.165
A-31	6,306	0.145	H-11	6,456	0.148	K-5	7,200	0.165
F-5	6,000	0.138	H-12	6,456	0.148	K-6	7,200	0.165
F-6	6,000	0.138	H-13	6,456	0.148	K-7	7,200	0.165
F-7	6,000	0.138	H-14	7,683	0.176	K-8	7,200	0.165
F-8	6,000	0.138	I-1	7,381	0.169	K-9	7,200	0.165
F-9	6,000	0.138	I-2	6,534	0.150	K-10	7,200	0.165
F-10	6,000	0.138	I-3	6,050	0.139	K-11	6,600	0.152
F-11	6,000	0.138	I-4	6,050	0.139	K-12	6,600	0.152
F-12	6,600	0.152	I-5	6,050	0.139	K-13	7,200	0.165
F-13	6,600	0.152	I-6	6,050	0.139	K-14	7,200	0.165
F-14	9,274	0.213	I-7	6,050	0.139	K-15	7,200	0.165
F-15	6,428	0.148	I-8	6,050	0.139	K-16	7,200	0.165
F-16	5,918	0.136	I-9	6,050	0.139	K-17	7,200	0.165
F-17	6,175	0.142	I-10	6,050	0.139	K-18	7,200	0.165
F-18	10,559	0.242	J-1	7,803	0.179	K-19	7,200	0.165
F-19	6,782	0.156	J-2	7,200	0.165	K-20	7,200	0.165
F-20	5,818	0.134	J-3	7,200	0.165	K-21	7,200	0.165
F-21	10,594	0.243	J-4	7,200	0.165	K-22	7,800	0.179
F-22	11,658	0.268	J-5	7,200	0.165	L-1	6,007	0.138
F-23	10,229	0.235	J-6	7,200	0.165	L-2	6,007	0.138
F-24	7,930	0.182	J-7	7,200	0.165	L-3	6,007	0.138
F-25	6,876	0.158	J-8	7,200	0.165	L-4	6,007	0.138
F-26	6,050	0.139	J-9	7,200	0.165	L-5	6,007	0.138
F-27	6,050	0.139	J-10	7,200	0.165			
F-28	6,050	0.139	J-11	6,598	0.151			
F-29	6,050	0.139	J-12	6,600	0.152			
F-30	6,050	0.139	J-13	7,200	0.165			
F-31	6,050	0.139	J-14	7,200	0.165			
F-32	6,046	0.139	J-15	7,200	0.165			
F-33	10,980	0.252	J-16	7,200	0.165			
H-1	6,656	0.153	J-17	7,200	0.165			
H-2	6,050	0.139	J-18	7,200	0.165			
H-3	6,050	0.139	J-19	7,200	0.165			
H-4	6,050	0.139	J-20	7,200	0.165			
H-5	6,050	0.139	J-21	7,200	0.165			
H-6	6,050	0.139	J-22	7,800	0.179			



VICINITY MAP (N.T.S.)



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

LEGEND

- POB POINT OF BEGINNING
- CRF CAPPED IRON ROD FOUND
- IRF IRON ROD FOUND
- CRS CAPPED IRON ROD SET
- CM CONTROL MONUMENT
- FM FARM-TO-MARKET
- S.F. SQUARE FEET
- S.V.E. SIGHT VISIBILITY EASEMENT
- S.W.E. SIDEWALK EASEMENT
- U.E. UTILITY EASEMENT

COMMON AREA LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES
I-CA11X	1,815	0.042

NOTES:

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

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N89°29'28"W	90.00'	L7	N26°42'42"E	20.90'
L2	S00°30'32"W	120.14'	L8	S31°24'16"W	26.52'
L3	N85°15'24"E	81.01'	L9	S00°51'47"W	25.00'
L4	S89°29'28"E	16.52'	L10	N52°54'52"E	9.35'
L5	N52°54'52"E	84.35'			
L6	N00°30'32"E	26.57'			

CURVE TABLE						
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING	CHORD
C1	51.42'	058°55'21"	50.00'	28.24'	N77°21'23"W	49.18'
C2	34.38'	005°15'08"	375.00'	17.20'	N87°52'58"E	34.36'
C3	43.54'	005°15'08"	475.00'	21.79'	N87°52'58"E	43.53'
C4	21.54'	002°21'01"	525.00'	10.77'	N00°39'58"W	21.54'
C5	26.81'	000°30'28"	3025.00'	13.41'	N52°39'38"E	26.81'
C6	35.23'	000°30'28"	3975.00'	17.61'	N52°39'38"E	35.23'
C7	24.40'	000°08'22"	10025.00'	12.20'	N52°50'41"E	24.40'
C8	321.74'	032°58'38"	559.00'	165.46'	N20°35'49"W	317.32'
C9	45.05'	004°37'02"	559.00'	22.54'	N01°47'59"W	45.04'

FINAL PLAT
ELEVON SECTION 3B
PHASE 3B-2

107 RESIDENTIAL LOTS
1 COMMON AREA LOT
BEING 21,800 ACRES OUT OF
THE SAMUEL M. RAINIER SURVEY, ABSTRACT NUMBER 740
CITY OF LAVON
COLLIN COUNTY, TEXAS

WILBOW FINANCE-ELEVON, LLC OWNER
5307 E. Mockingbird Lane, Suite 900 (469) 334-2422
Dallas, Texas 75206
Contact: Phillip Fisher

RISEWELL HOMES DEVELOPER
1320 Greenway Drive, Suite 400 (469) 334-2422
Irving, Texas 75038
Contact: Phillip Fisher

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

Date: June 5, 2026 Sheet 1 of 2
PREPARED BY: XXX CHECKED BY: JME DATE: 06/05/2026

Plotted by: mgarcia Plot Date: 6/8/2026 2:26 PM
Drawing: H: \Projects\WAT030 - Elevon Section 3B\Surveying\dwg\WAT030PT1-(Section 3B-2).dwg Saved By: mgarcia Save Time: 6/8/2026 2:23 PM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 51.875 acre tract of land described in deed to WILBOW FINANCE-ELEVON, LLC as recorded in Document Number 2025000107777, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod with yellow cap stamped "JBI" found I the east line of said 51.875 acre tract;

THENCE along the east line of said 51.875 acre tract as follows: South 37 degrees 05 minutes 08 seconds East, 384.72 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; Southeastly, 462.58 feet along a curve to the right, having a central angle of 37 degrees 35 minutes 40 seconds, a radius of 705.00 feet, a tangent of 239.96 feet and whose chord bear South 18 degrees 17 minutes 18 seconds East, 454.33 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 00 degrees 30 minutes 32 seconds West, 510.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 89 degrees 29 minutes 28 seconds East, 45.17 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner; South 00 degrees 51 minutes 47 seconds West, 50.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 90.00 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE South 00 degrees 30 minutes 32 seconds West, 120.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

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

THENCE North 00 degrees 30 minutes 32 seconds East, 120.14 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 89 degrees 29 minutes 28 seconds West, 532.35 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

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

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

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

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

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

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

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

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

THENCE Northwesterly, 21.54 feet along a curve to the left, having a central angle of 02 degrees 21 minutes 01 seconds, a radius of 525.00 feet, a tangent of 10.77 feet and whose chord bears North 00 degrees 39 minutes 58 seconds West, 21.54 feet to a point for corner;

THENCE South 89 degrees 29 minutes 28 seconds East, 105.87 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 00 degrees 30 minutes 32 seconds East, 169.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

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

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

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

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

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

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

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

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

THENCE 24.40 feet along a curve to the left, having a central angle of 00 degrees 08 minutes 22 seconds, a radius of 10,025.00 feet, a tangent of 12.20 feet and whose chord bears North 52 degrees 50 minutes 41 seconds East, 24.40 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;

THENCE North 52 degrees 46 minutes 30 seconds Esat, 19.52 feet to the POINT OF BEGINNING and containing 949,622 square feet or 21.800 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That WILBOW FINANCE-ELEVON, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as ELEVON SECTION 3B, PHASE 3B-2, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

WITNESS MY HAND THIS ____ DAY OF _____, 2026.

WILBOW FINANCE-ELEVON, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2026.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

Notary Public in and for the State of Texas

Recommended for Approval:

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavon, Texas

Accepted:

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Elevon Section 3, Phase 3B-2 subdivision or addition to the City of Lavon was submitted to the city council on the ____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

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

City Secretary, City of Lavon, Texas

FINAL PLAT
ELEVON SECTION 3B
PHASE 3B-2

107 RESIDENTIAL LOTS
1 COMMON AREA LOT

BEING 21,800 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NUMBER 740

CITY OF LAVON
COLLIN COUNTY, TEXAS

WILBOW FINANCE-ELEVON, LLC **OWNER**
5307 E. Mockingbird Lane, Suite 900 (469) 334-2422
Dallas, Texas 75206
Contact: Phillip Fisher
RISEWELL HOMES **DEVELOPER**
1320 Greenway Drive, Suite 400 (469) 334-2422
Irving, Texas 75038
Contact: Phillip Fisher
JBI PARTNERS, INC. **SURVEYOR/ENGINEER**
2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
TBPE No. F-438 TBPLS No. 10076000

Date: June 5, 2026 Sheet 2 of 2
PREPARED BY: XXX CHECKED BY: JME DATE: 06/05/2026

Plotted by: mgarcia Plot Date: 6/8/2026 1:54 PM
Drawing: H: \Projects\WAT030 - Elevon Section 3\Surveying\dwg\WAT030PT-(Section 3B-2).dwg Saved By: mgarcia Save Time: 5/15/2026 4:50 PM



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: _____

To the City of Lavon
Collin County, Texas

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

Jason Massey

Signature (Owner) Jason C Massey
President

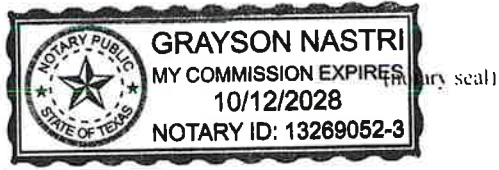
Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Jason Massey,
on this the 17 day of April, 2026.

Grayson Nastri



Notary Public in and for Dallas County, Texas



CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: _____

To the City of Lavon
Collin County, Texas

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

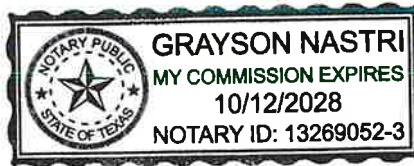
Jason Massey
Signature (Owner) Jason C Massey
President

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Jason Massey,
on this the 17 day of April, 2026.



(notary seal)

Grayson Nastri

Notary Public in and for Dallas County, Texas

June 16, 2026

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

Re: Elevon Section 3B, Phase 3B-2, 108 Total Lots, 21.800 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated June 5, 2026 and revised Engineering Plans dated June 5, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located north of CR 541, east of Elevon Section 3B Phase 3B-1. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments.


All previous comments have been satisfactorily addressed.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3B\3B-2\Sect 3B, Phase 3B-2 - Final Plat - Rev 1.docx

June 15, 2026

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

Re: Elevon – Section 3, Phase 3B-2
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: June 08, 2026

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

We have no further comments and recommend approval.

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

Thank you,



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



June 8, 2026

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

Re: Elevon – Section 3B, Phase 3B-2 Engineering Review

Dear Ms. Dobbs

JBI Partners received the engineering review comments for the Final Plat and Civil Plans submittal for Elevon Section 3, Phase 3B-2 on May 1st, 2026. Below is a summary of how each comment is addressed. An updated Final Plat and complete Civil Plan Set is included.

GENERAL

1. Water service to be provided by Nevada SUD.
Nevada SUD plan approval letter is attached for your records.
2. A Traffic Impact Analysis (TIA), dated June 16, 2025 as prepared by Traffic Impact Group, LLC, has been provided. The TIA provides a detailed analysis regarding Section 3, which includes this project. The TIA does not identify any additional improvements, beyond those already planned, to adjacent streets or intersections necessitated by this development.
The report referenced is still the latest.

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. Sheet 2.02 – The grading at the end of Carpe Diem Drive appears to be higher than the proposed road. The Engineer should verify drainage in this area.
The existing ground surface has been updated to reflect the latest conditions post Phase 3B-1 being graded. The end of Carpe Diem Drive is now graded to tie into the latest existing ground elevation. There is existing silt fence downstream of this location that was installed with the prior phase that is being maintained. The area drains south-east towards the existing culvert on CR 541.
5. Sheet 5.00 – A copy of the retention pond calculations should be provided.
*Hydrolink prepared the detention calculations and sized the outfall structure for the pond. We have added their workmap as sheet 4.05. The watershed for this pond is labeled as “Basin H” on their plan. Stage storage table, outfall rating table and pre/post hydrology calculations are included.
The pond excavation and outfall structure installation were done with Phase 3B-1. The pond amenities (trails, landscaping, overlook plaza) are going to be added with Phase 3B-2 once the frontage road is constructed.*



6. Sheet 9.02 – Based upon field observation, we recommend that pavement sawcuts be no more than 15' centers.

A text note has been added to overwrite the spacing callout on the sawcut detail note to "15-ft". The text had been previously added but the got out of place when the detail was moved around within the page. The note is being implemented in all new Elevon projects that we submit.

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

Thank you,

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

Daniel Dewey, PE
JBI Partners, Inc.



June 8, 2026

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

Re: Elevon – Section 3B, Phase 3B-2 Planning Review

Dear Ms. Dobbs

JBI Partners received the planning review comments for the Final Plat and Civil Plans submittal for Elevon Section 3, Phase 3B-2 on May 1st, 2026. Below is a summary of how each comment is addressed. An updated Final Plat and complete Civil Plan Set is included.

1. Revise the Final Plat to correct the Vicinity Map to reflect Section 3B Phase 3B-2.
The Vicinity Map has been corrected and updated to a more up to date version.
2. Revise the Final plat to include the approval block for Nevada SUD, if required by the District.
Nevada SUD does not require an approval block and does not typically sign the Final Plat.
3. Please provide the widths of Lots F18, F19 and F21, Block F at the front building line to verify the lot width meets the minimum requirements.
The widths at the building line are now shown for these lots and meet the minimum width required.

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

Thank you,

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

Daniel Dewey, PE
JBI Partners, Inc.

April 27, 2026

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

Re: Elevon – Section 3, Phase 3B-2
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: April 20, 2026

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

1. Revise the Final Plat to correct the Vicinity Map to reflect Section 3B Phase 3B-2.
2. Revise the Final Plat to include the approval block for Nevada SUD, if required by the District.
3. Please provide the widths of Lots F18, F19, and F21, Block F at the front building line to verify the lot width meets the minimum requirements.

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

Thank you,



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

May 1, 2025

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

Re: Elevon Section 3B, Phase 3B-2, 108 Total Lots, 21.800 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated April 20, 2026 and Engineering Plans dated April 17, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located north of CR 541, east of Elevon Section 3B Phase 3B-1. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Water service to be provided by Nevada SUD.
2. A Traffic Impact Analysis (TIA), dated June 16, 2025 as prepared by Traffic Impact Group, LLC, has been provided. The TIA provides a detailed analysis regarding Section 3, which includes this project. The TIA does not identify any additional improvements, beyond those already planned, to adjacent streets or intersections necessitated by this development.

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. Sheet 2.02 – The grading at the end of Carpe Diem Drive appears to be higher than the proposed road. The Engineer should verify drainage in this area.
5. Sheet 5.00 – A copy of the retention pond calculations should be provided.
6. Sheet 9.02 – Based upon filed observation, we recommend that pavement sawcuts be no more than 15' centers.

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

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

Ms. Kim Dobbs
Elevon Section 3B Phase 3B-1, Final Plat
May 1, 2026
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 3\Section 3B\3B-2\Sect 3B, Phase 3B-2 - Final Plat - Rev 0.docx



CITY OF LAVON Agenda Brief

MEETING: June 23, 2026

ITEM: 5 - L

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 preliminary plat of the 205-78 Addition consisting of two commercial lots on 5.133 acres out of the W.A.S. 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).
- Approve 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).

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: COOK

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent Shepard)

- 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).

MOTION: APPROVE 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.

MOTION MADE: COOK

SECONDED: DUMAS
APPROVED: UNANIMOUS (Absent: Shepard)

- 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, City of Lavon, Collin County, Texas (CCAD Property IDs 2961759 and 1290034).

MOTION: APPROVE 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, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION MADE: COOK
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent: Shepard)

- 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).

MOTION: APPROVE 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.

MOTION MADE: DUMAS
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent: Shepard)

- Discussion and 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. Bohannon 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).

MOTION: APPROVE 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.

MOTION MADE: DUMAS
SECONDED: JACOB
APPROVED: UNANIMOUS