



CITY OF LAVON Agenda Brief

MEETING: September 22, 2026

ITEM: 5 – H

Item:

Discussion and action regarding the site plan and landscape plan for a 181,372 square foot Walmart retail store and fueling station on 20.803 acres on Lot 7, Block A of the preliminary plat of the Heritage Square project at 840 S. SH 78, southeast of the intersection of SH 78 and SH 205, southwest of the intersection of SH 78 and Grand Heritage Blvd., and northeast of the intersection of SH 205 and Endeavour, City of Lavon, Collin County, Texas (CCAD Property ID 2624070).

Application Information

Owner(s): Bear Creek Commercial Properties LP

Applicant: David Upton, Kimley Horn

Location: 255 S. Grand Heritage Blvd., formerly temporary address 840 S. SH 78, located southwest of the intersection of S. SH 78 and S. Grand Heritage Blvd.

Description: Lot 7, Block A of the proposed Heritage Square Addition, on 20.803 acres in the Heritage Square Planned Development District (CCAD Property ID 2624070).

Current Zoning: Planned Development (PD)

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the site plan and landscape plan for a 181,372 square foot Walmart retail store and fueling station on 20.803 acres.

Building façades, truck and vehicle circulation, a photometric plan, and traffic impacts have been provided and reviewed.

The site will be developed in accordance with the Heritage Square Planned Development District regulations, Ordinance No. 2026-04-02, that established the Planned Development zoning for the property.

The PD zoning ordinance established the phasing of the public infrastructure, consisting of roads, storm sewer, sanitary sewer, and parks to be completed in Phase 1 of development. The roads will provide

connections from CR 484 to Grand Heritage Blvd. at S. SH 78 and from Geren Dr. to SH 205. The PD further provides that once roads are completed, the connection of Geren Dr. and Main St. (Bus 78) will be removed.

The proposed project is situated in Phase 2 of development.

Code Excerpt:

**LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 7 – SITE PLAN**

9.03.151 PURPOSE

The purpose of this Section is to regulate the manner in which land in the City of Lavon is used and developed, minimize adverse effects on surrounding property or the general public, protection from fire, protection of adjacent uses from obstructions to light, air and visibility plus provision of adequate storm water drainage facilities, transportation, water and sanitary sewage facilities.

9.03.154 CRITERIA FOR APPROVAL

- a) All applicable City of Lavon Comprehensive Master Plan and Ordinance requirements shall have been met as a condition of site plan approval.
- b) All applicable Site Plan requirements of this Subtitle shall have been met as a condition of site plan approval.
- c) The adequate capacity of public or private facilities for water, sewer and access to, from and through the development shall be met as a condition of site plan approval. City reserves the right to deny approval of a site plan based upon insufficient capacity of any public facility or facilities.

Zoning: The property is zoned Planned Development (PD). The proposed development of the property is permitted. The site plan and landscape plan are generally prepared in conformance with the approved zoning requirements.

Platting: The preliminary plat has been approved and the final plat application is presently in review.

Access: Access is provided from new road construction extending from SH 78 and SH 205. A queuing analysis has been provided and reviewed.

Utilities: The site will be served water by the Bear Creek Special Utility District and sanitary sewer by the City of Lavon.

Screening and Landscaping: Screening and landscaping are generally provided in accordance with the zoning requirements.

The proposed applications were reviewed by the planning consultant, fire marshal, and city engineer.

Staff Notes:

Approval of the site plan and landscape plan are recommended, subject to the final review and approval of the city engineer, fire marshal, and planner.

- Attachments:**
- 1. Application and Site Plan; Building Elevations
 - 2. Landscape Plan
 - 3. Location exhibits
 - 4. Planning and Engineering Review comments



CITY OF LAVON

SITE PLAN APPLICATION

P.O. Box 340 120 School Rd., Lavon, TX 75166
Office (972) 843-4220

APPLICATION INFORMATION

Name: David Upton

Address: 6160 Warren Pkwy, Frisco, Texas 75034

Telephone Number: 972-474-7670

Email Address: [REDACTED]

LEGAL DESCRIPTION: (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address)

20.803 Acres Lot 7, Block A of a Preliminary Plat of Bear Creek Commercial

SUBDIVISION NAME: (approved plat is prerequisite)

Bear Creek Commercial

ZONING: Ordinance No. 2026-04-02 Planned Development - Heritage Square

LEGAL OWNER OF PROPERTY INVOLVED:

Bear Creek Commercial Properties LP

If Applicant is NOT the Owner, Relationship to Owner: Authorized by owner to make required

submittals for development on Lot 7, Block A. See attached Letter of Authorization

I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER.

Signature: _____

Owner / Authorized Agent

_____ Date

Printed Name: David Upton

Owner / Authorized Agent

Title: _____

Company: Kimley-Horn

City Office Use Only:

Fee paid (due at time of application)	Amount:	Check #	or Cash _____
Cost \$200 plus - \$500 deposit			
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			



May 13, 2026

City of Lavon, TX

RE: **Letter of Authorization**
Lot 7, Block A Bear Creek Commercial – 20.803 A.C.
Lavon, Texas

Dear City of Lavon,

I, an authorized signatory of BEAR CREEK COMMERCIAL PROPERTIES LP, am the owner of the 20.803 acre property located at the southeast corner of SH78 and SH205 in the City of Lavon, Collin County, Texas. I am aware that Kimley-Horn and Associates, Inc., will be submitting a Site plan and any other required submittals for the development on Lot 7, Block A, and do hereby grant them permission to make the required submittals. I also authorize them to serve as representatives for public hearings to obtain approvals for the project.

Sincerely,

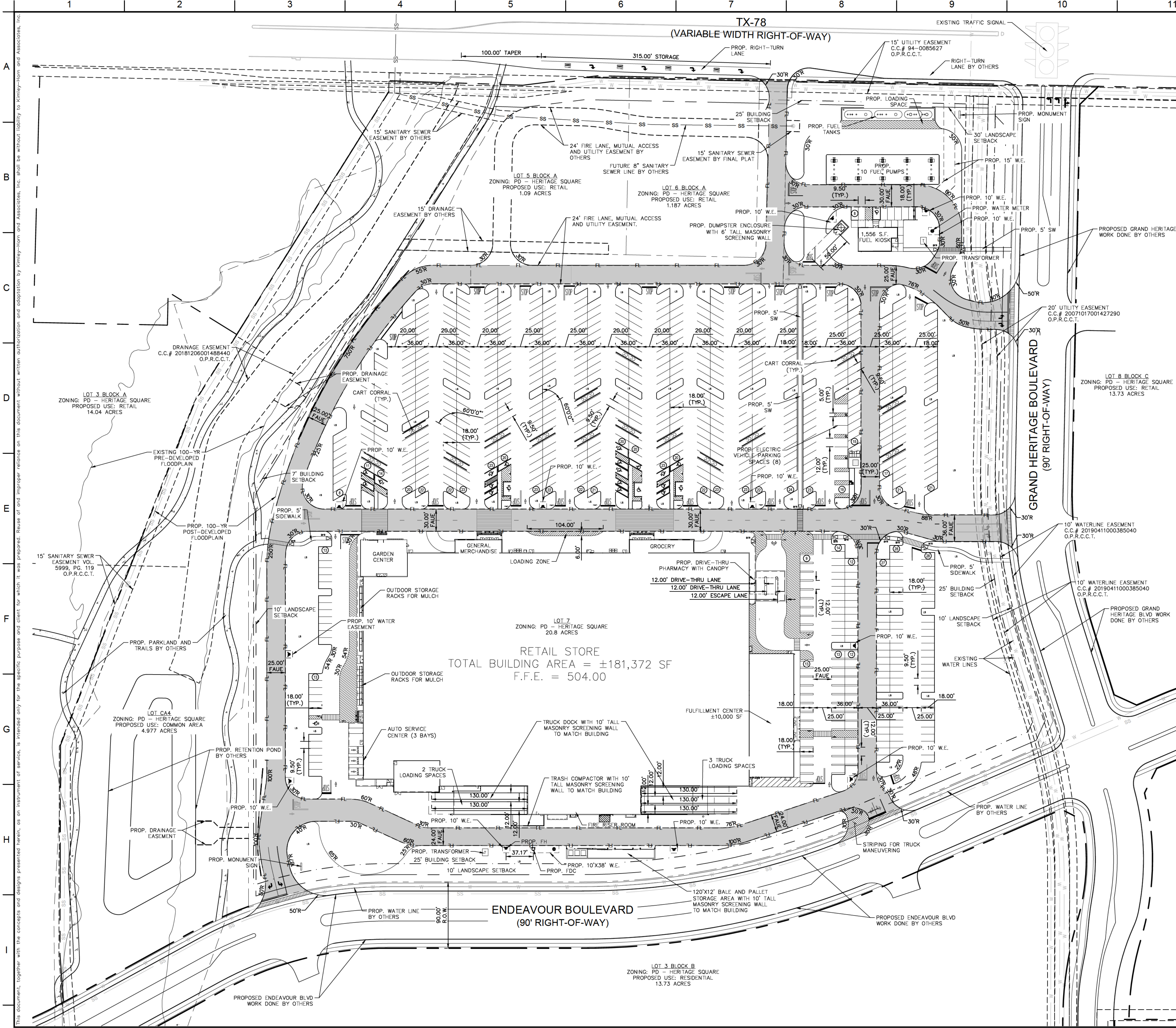
BEAR CREEK COMMERCIAL PROPERTIES LP
Property Owner

A handwritten signature in blue ink, appearing to read "Carter W. Hunt", written over a horizontal line.

Property Owners Signature

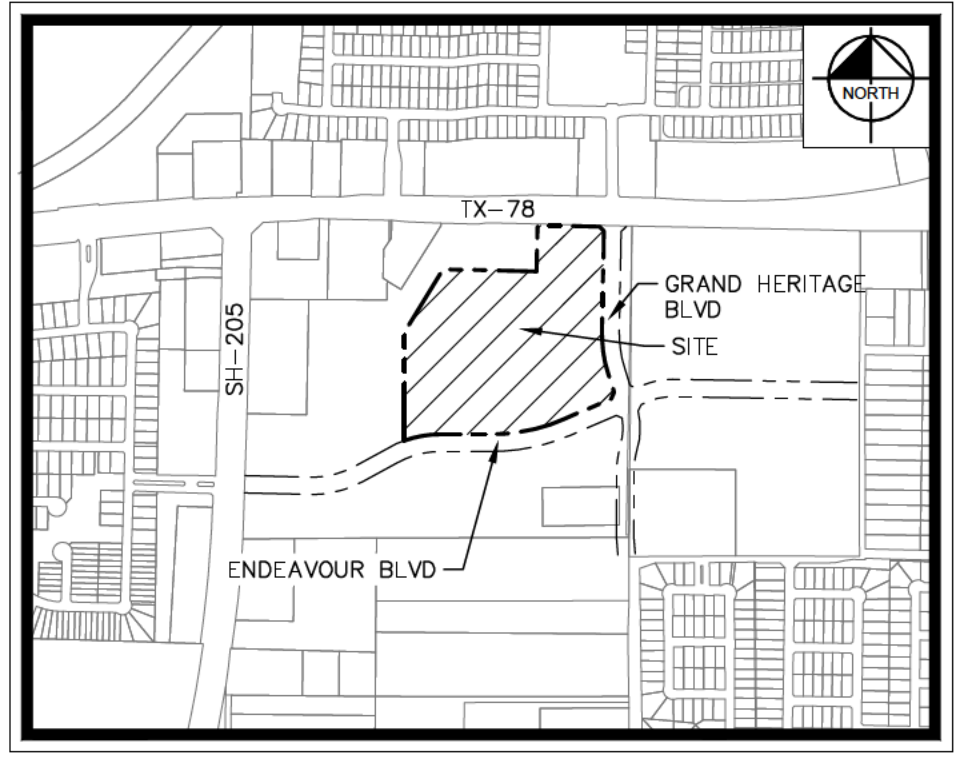
By: Carter W. Hunt

Title: Vice President



LEGEND

- PROPERTY LINE
- ADJACENT PROPERTY LINE
- BUILDING SETBACK
- LANDSCAPE SETBACK
- EASEMENT LINE
- FIRE LANE
- PROPOSED CONCRETE CURB
- PROPOSED PARKING SPACES
- CART CORRAL
- LANDSCAPE AREA
- BARRIER FREE RAMP
- SIDEWALK
- WATER METER
- FIRE HYDRANT



SITE NOTES

1. ALL CURBED RADII ARE TO BE 2' OR 10' UNLESS OTHERWISE NOTED.

SITE DATA SUMMARY TABLE		
	RETAIL LOT	FUEL LOT
LOT DESIGNATION	LOT 7	
EXISTING ZONING	PD - HERITAGE SQUARE	
PROPOSED USE	BIG BOX RETAIL	GAS STATION WITH RETAIL SALES
LOT AREA / SQ. FT. AND AC	906,187 SQ. FT. 20.8 AC	
BUILDING FOOTPRINT (RETAIL STORE)	171,372 SQ. FT.	1,556 SQ. FT.
FULFILLMENT CENTER FOOTPRINT	10,000 SQ. FT.	
BUILDING HEIGHT	28.6 FT. MAX	15.5 FT. MAX
MAX. ALLOWABLE LOT COVERAGE	80%	
ACTUAL LOT COVERAGE	20.8%	
TOTAL IMPERVIOUS AREA	14.91 ACRES (649,479 SF)	
TOTAL PERVIOUS AREA	5.89 ACRES (256,568 SF)	
TOTAL LANDSCAPE AREA	5.89 ACRES (256,568 SF)	
TOTAL PARKING REQUIRED		
RETAIL STORE (1 SPACE PER 250 SF)	726 SPACES	7 SPACES
TOTAL ADA REQUIRED	16 SPACES	1 SPACES
PARKING PROVIDED		
STANDARD PARKING	670 SPACES	7 SPACES
TOTAL ADA PROVIDED	21 SPACES	1 SPACES
EV PARKING	8 SPACES	
FULFILLMENT CENTER PARKING	47 SPACES	
TOTAL PARKING PROVIDED	746 SPACES	8 SPACES
PROPOSED PARKING RATIO	1 SPACE PER 243 SF	1 SPACE PER 195 SF

DATE

REVISIONS

No.

Kimley»Horn

© 2026 KIMLEY-HORN AND ASSOCIATES, INC.
6160 WARREN PKWY, SUITE 210, FRISCO, TX 75034
WWW.KIMLEY-HORN.COM
PHONE: 972-335-3580
TEXAS REGISTERED ENGINEERING FIRM F-928

SCALE AS SHOWN

DESIGNED BY MLL

DRAWN BY MLL

CHECKED BY DCU

SITE PLAN

CITY OF LAVON, TEXAS

DATE
08/21/2026

PROJECT NO.
-

SHEET NUMBER
6020

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LANDSCAPE NOTES

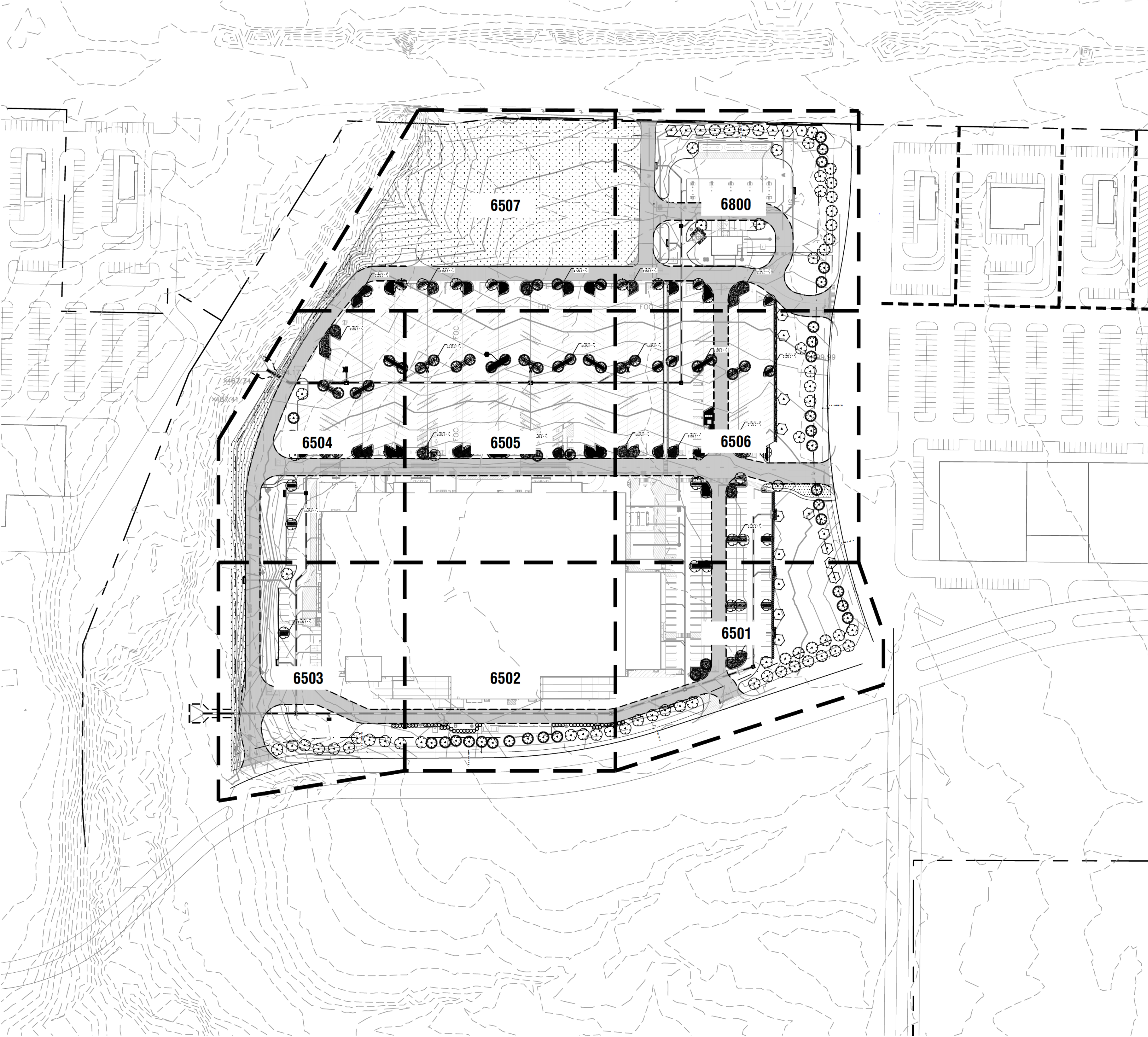
1. ALL LANDSCAPED AREAS SHALL BE TO RECEIVE A MINIMUM OF 4" OF TOPSOIL, SEE 2900 SPECIFICATION.
2. ALL PLANT MATERIAL SHALL BE HEALTHY, VIGOROUS, AND FREE OF PESTS AND DISEASE.
3. ALL PLANT MATERIAL SHALL BE CONTAINER GROWN OR RAILED AND BUT LAPPED AS INDICATED IN THE PLANT LIST.
4. ALL TREES SHALL HAVE A STRAIGHT TRUNK AND FULL HEAD AND MEET ALL REQUIREMENTS SPECIFIED.
5. ALL MATERIAL SHALL BE SUBJECT TO THE APPROVAL OF THE LANDSCAPE ARCHITECT BEFORE, DURING, AND AFTER INSTALLATION.
6. ALL TREES MUST BE GROWN OR STAGED AS SHOWN IN THE DETAILS.
7. ALL PLANTING AREAS SHALL BE COMPLETELY MULCHED AS SPECIFIED.
8. PRIOR TO CONSTRUCTION, THE CONTRACTOR SHALL BE RESPONSIBLE FOR LOCATING ALL UNDERGROUND UTILITIES AND SHALL AVOID DAMAGE TO ALL UTILITIES DURING THE COURSE OF THE WORK.
9. LOCATIONS OF EXISTING BURIED UTILITY LINES SHOWN ON THE PLANS ARE BASED UPON BEST AVAILABLE INFORMATION AND ARE TO BE CONSIDERED APPROXIMATE. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO VERIFY THE LOCATION OF ALL UTILITY LINES AND TO BE ALERT TO THE WORK AREA TO PROTECT ALL UTILITY LINES DURING THE CONSTRUCTION PERIOD 3) TO REPAIR ANY AND ALL DAMAGE TO UTILITIES, STRUCTURES, SITE APPURTENANCES, ETC. WHICH OCCURS AS A RESULT OF THE CONSTRUCTION.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING ALL QUANTITIES SHOWN ON THESE PLANS BEFORE PRICING THE WORK.
11. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND PLANTING PERMITS TO MAINTAIN HEALTHY PLANTING MATERIALS TO MAINTAIN HEALTHY PLANT CONDITIONS.
12. THE CONTRACTOR SHALL BE RESPONSIBLE FOR FULFILLING MAINTENANCE (INCLUDING BUT NOT LIMITED TO: WATERING, SPRAYING, MULCHING, FERTILIZING, ETC.) ALL OF THE PLANT MATERIALS AND LAWN FOR THE PERIOD OF TIME SHOWN IN THE 02000 SPEC.
13. ALL EXISTING AND REMOVED STRESSED, DEAD, OR DEFECTED (PRIOR TO SUBSTANTIAL AC COMPLETION) SHALL BE PROMPTLY REMOVED FROM THE SITE AND REPLACED WITH MATERIAL OF THE SAME SPECIES, QUANTITY, AND SIZE AND MEETING ALL PLANT LIST SPECIFICATIONS.
14. THE CONTRACTOR SHALL COMPLETELY GUARANTEE ALL PLANT MATERIAL FOR A PERIOD DEFINED IN THE 02000 SPEC. THE CONTRACTOR SHALL PROMPTLY MAKE ALL REPLACEMENTS DURING THE NORMAL PLANTING SEASON.
15. AFTER BEING DUE AT THE NURSERY SOURCE, ALL TREES IN LEAF SHALL BE ACCLIMATED FOR TWO (2) WEEKS UNDER A MIST SYSTEM PRIOR TO INSTALLATION.
16. STANDARDS SET FORTH IN "AMERICAN STANDARD FOR NURSERY STOCK" REPRESENT GUIDELINE SPECIFICATIONS ONLY AND SHALL CONSTITUTE MINIMUM QUALITY REQUIREMENTS FOR PLANT MATERIAL.
17. WHERE SHOWN ON THE PLANS AND DETAILS, PLANTING BEDS ARE TO BE COMPLETELY COVERED WITH A ROCK MULCH FROM A LOCAL SOURCE HARVESTED IN A SUSTAINABLE MANNER TO A PLANT MATERIAL DEPTH OF FOUR INCHES.
18. REFER TO WALMART SPECIFICATIONS FOR INFORMATION NEEDED FOR IMPLEMENTATION OF PLANTING PLANS.
19. WEED MAT IS REQUIRED IN LANDSCAPED ISLANDS AS SPECIFIED.
20. ALL PLANT MATERIAL AT QUANTITIES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETE COVERAGE OF ALL PLANTING BEDS AT SPACING SHOWN.
21. TREES ARE TO BE PLANTED COOPERATIVELY WITH SWEEP PLAN, AS NEEDED, TO MAXIMIZE THE EFFECTIVENESS OF THE SWEEP PLAN FOR THIS SITE.
22. THE CONTRACTOR IS ENCOURAGED TO COMPLETE TEMPORARY OR PERMANENT SEEDING OR SOOM ZONE IN STAGES FOR SOIL STABILIZATION AS AREAS ARE COMPLETED AFTER GRADING.
23. THIS PLAN DOES NOT PRESENT ANY TEMPORARY STABILIZATION REQUIRED AS PART OF SWEEP PLAN.
24. ALL WALKWAYS AND SPECIFICATIONS FOR ALL TREES SHALL BE IN ACCORDANCE WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.
25. EXISTING TREES TO BE CORRECTIVELY PRUNED BY A CERTIFIED ARBORIST WITH THE DIRECTION OF THE LANDSCAPE ARCHITECT.

NOTE: ALL PROPOSED LANDSCAPE PLANTING AREAS TO BE EXCAVATED TO A MINIMUM DEPTH OF 24" AS NECESSARY TO CONTAIN APPROPRIATE PLANTING MIX AS SPECIFIED IN SECTION 2900, PART 2.5 TOPSOIL. CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTION OF ALL EXISTING UTILITIES, IRRIGATION LINES, WIRING, STRUCTURES, LANDSCAPE, ETC. WHICH ARE SCHEDULED TO BE RETAINED/ REUSED.

NOTE: CONTRACTOR SHALL REFER TO ARCHITECTURAL PLANS FOR EXACT LOCATION AND DIMENSIONS OF VESTIBULE, SLOPED PAVING, EXIT PORCHES, RAMPS AND TRUCK DOCKS, PRECISE BUILDING DIMENSIONS AND EXACT UTILITY ENTRANCE LOCATIONS.

NOTE: PLANT QUANTITIES ARE PROVIDED FOR CONVENIENCE ONLY. IN THE CASE OF A DISCREPANCY, THE DRAWING SHALL TAKE PRECEDENCE.

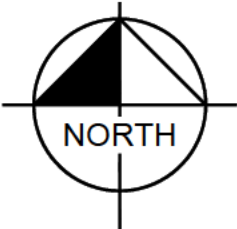
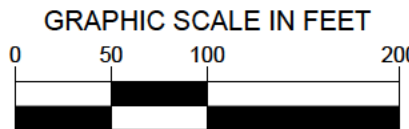
NOTE: PLANTS ARE SPECIFIED BY HEIGHT AND SPREAD, NOT CONTAINER SIZE. ALL PLANTINGS ARE EXPECTED TO MEET ALL SPECIFICATIONS PROVIDED.

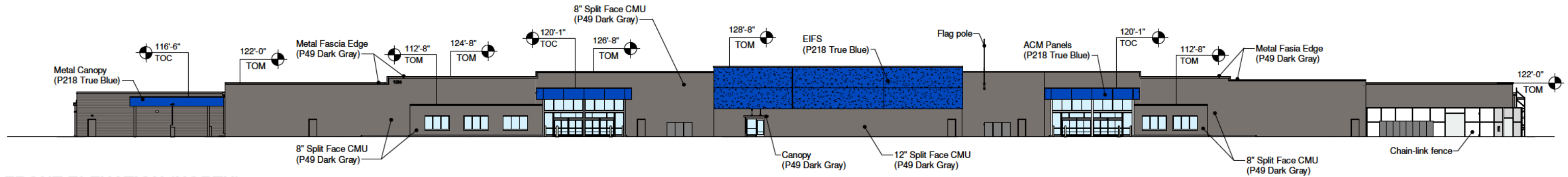


City of Laval			
Landscape Requirements Table 2026-24-17 PD Zoning – Heritage Square			
3. OFF-STREET PARKING AND LOADING REGULATIONS:			
<i>Off-street loading site design requirements:</i>			
In addition to required wing walls, loading docks and associated loading areas that are within 200 feet of an internal arterial roadway, shall be screened as follows:		YES	YES
• Earthen berm with solid evergreen screening that is a minimum of 10 feet in height, or • Solid evergreen screening that is a minimum of 10 feet in height.			
5. LANDSCAPING		Required	Provided
<i>Landscape standards shall comply with Sections 9.03.192 and 9.03.193, with the exception of the following regulations:</i>			
5.1.	Landscape buffer: The minimum required width of landscape buffers along highways are as follows: A minimum 30-foot-wide landscape buffer shall be required along SH 78.	14	14
	One large tree is required per 25 linear feet of buffer (excluding driveways and utility easements) is required along highways. The landscape buffers are permitted to overlap utility easements, provided there is a minimum of 8 feet of landscape buffer free and clear of easements for planting purposes.	14	14
5.2.	A minimum 10' wide landscape buffer with one large tree per 30 linear feet of buffer (excluding driveways and utility easements) is required along public streets. (Grand Heritage Boulevard and Endeavour Boulevard)	82	82
5.4.	A minimum of 10% of a lot shall be landscaped.	90,618 SF	148,779 SF
5.6.	For sub-districts based on the Retail District, a minimum of one tree is required for each 6,000 square feet gross lot area excluding areas encumbered by utility easements. Required street (excluding ROW medians), perimeter buffer, or parking lot trees contribute to the site tree requirement.	151	206
5.7.	Parking lot tree requirements are as follows:	66	66
SUBAREA	BUILDING FLOOR AREA (SF) [TREE/PARKING ISLAND PER PARKING SPACE RATIO] [MAXIMUM SPACING OF A TREE FROM A PARKING SPACE]	Required	Provided
A	>140,000 1/15 130'	YES	YES
Laval Code of Ordinances § 9.03.172 Off-street parking site design requirements.			
g.	No landscaped area within the parking lot shall be less than one hundred (100) square feet.	YES	YES
h.	Landscape islands, medians, perimeter curbs and sidewalks shall contain an eighteen (18) inch wide concrete or decorative paver curb along the inside of the feature that abuts parking stalls to allow patrons to avoid treading over landscaping.	YES	YES
§ 9.03.193 Required landscaping standards.		Required	Provided
b.2.	Trees cannot be planted closer than four (4) feet to a right-of-way line or closer than eight (8) feet to any public water line, wastewater line, fire protection connection, or drainage line. If tree locations cannot meet this distance requirement or there is a similar prohibiting utility-related factor, an alternate planting location may be approved by the city manager or their designee.	YES	YES
b.2.	Trees cannot be planted closer than four (4) feet to a right-of-way line or closer than eight (8) feet to any public water line, wastewater line, fire protection connection, or drainage line. If tree locations cannot meet this distance requirement or there is a similar prohibiting utility-related factor, an alternate planting location may be approved by the city manager or their designee.	YES	YES
g.	Planting strips less than six (6) feet wide are prohibited.	YES	YES
i.	Vegetative matter shall cover seventy-five (75) percent of any landscape area.	YES	YES
j.	Parking rows. For all development where off-street parking is required, the following standards shall apply:		
1.	Parking rows located along public rights-of-way shall be screened with low, evergreen shrubs that are a minimum height of two (2) feet at the time of planting and form a continuous hedge.	YES	YES
2.	Landscape islands shall contain one (1) canopy tree.	108	108
3.	Landscape islands are required at the terminus of every parking row.	41	41
k.	All required plant material shall be from the approved plant list below, or as considered and approved by the city manager or their designee upon formal request:	YES	YES

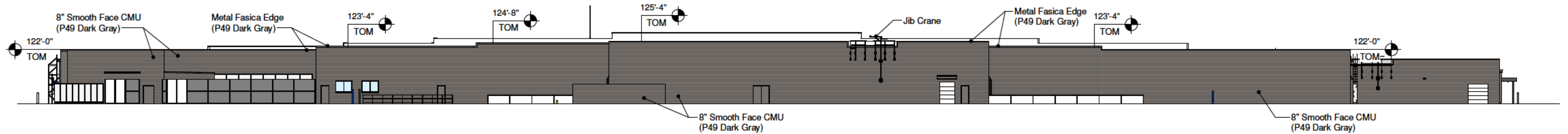
PLANT SCHEDULE

SYMBOL	CODE	QTY	BOTANICAL / COMMON NAME	SPECIFICATIONS	REMARKS
TREES					
	PC	48	Pistacia chinensis / Chinese Pistache	4" cal, 12-14" ht, 5-6" spr	Full, Straight, Single Leader
	QM	20	Quercus macrocarpa / Burr Oak	4" cal, 12-14" ht, 5-6" spr	Full, Straight, Single Leader
	QS	60	Quercus shumardii / Shumard Red Oak	4" cal, 12-14" ht, 5-6" spr	Full, Straight, Single Leader
	UC	76	Ulmus crassifolia / Cedar Elm	4" cal, 12-14" ht, 5-6" spr	Full, Straight, Single Leader
SHRUBS					
	ILB	91	Ilex cornuta Burfordii / Burford Holly	36" ht, 30" spr, 42" oc	Full
	LEU	74	Leucophyllum frutescens / Texas Sage	36" ht, 24" spr, 48" oc	Full
	TD2	47	Thuja occidentalis 'Green Giant' / Green Giant Arborvitae	10' ht, 60" spr, 96" oc	Full
GROUND COVERS					
	LHG	1,156	Lantana x New Gold / New Gold Lantana	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	LVT	2,127	Linopoe muscari Variegata / Variegated Lily Turf	12" ht, 12" spr, 18" oc	Full, 1 gallon min.
	PCC	6,997	Phlox stolonifera / Creeping Phlox	4" ht, 12" spr, 12" oc	Full, 1 gallon min.
MISC					
	SM	TBD	Stone Mulch	2"- 4" at a 6" depth min. refer to details	
	SOD	TBD	Common dactylon/ Common bermuda	Solid Sod, rolled tight with sand filled joints, 100% weed, disease, and pest free	
	STEEL EDGE	TBD	Steel Edging	ref. to specs for color	
	SEED	TBD	Seed	Common Bermuda	

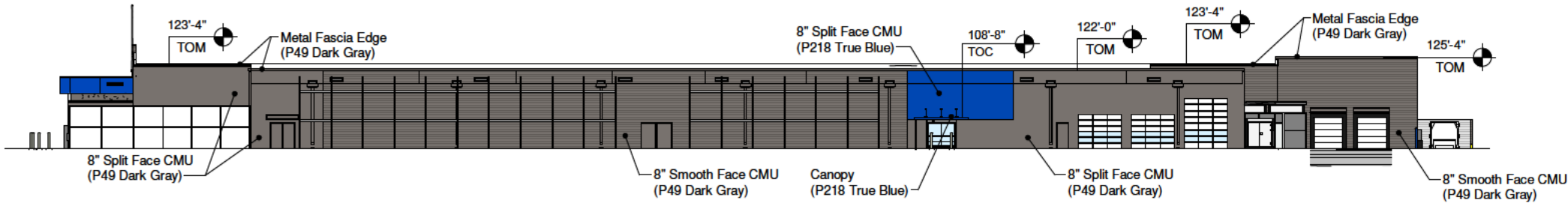
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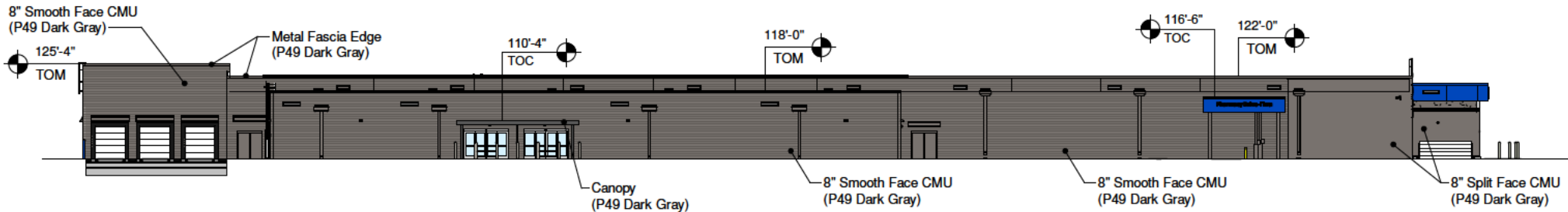
FRONT ELEVATION (NORTH)



REAR ELEVATION (SOUTH)

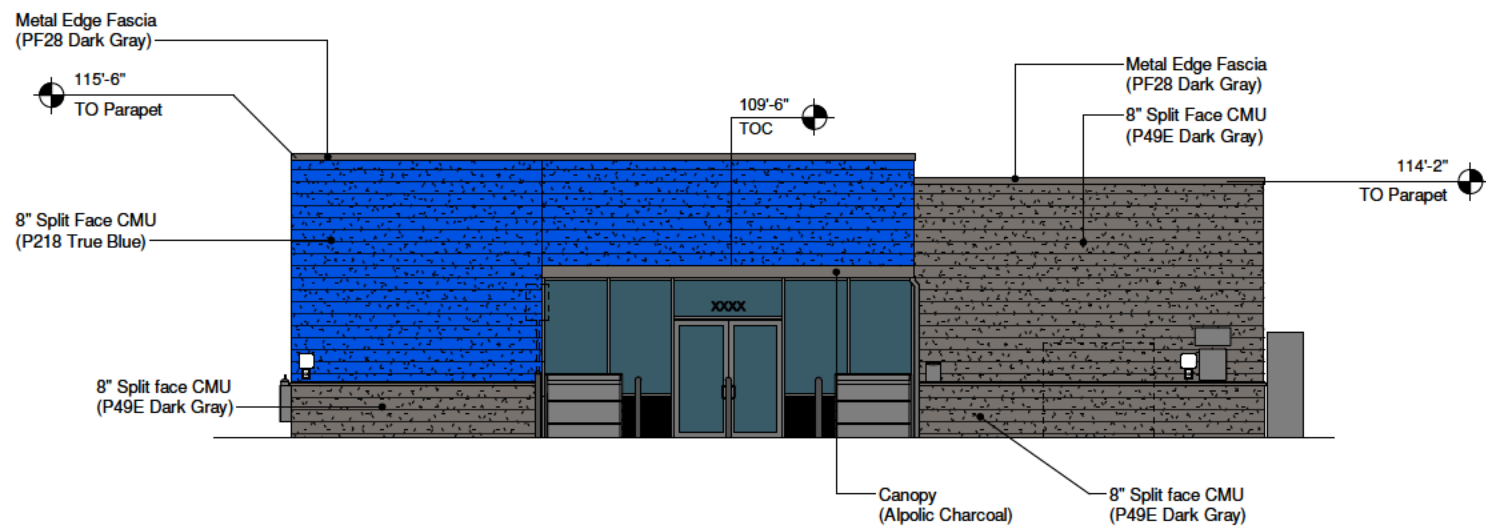


SIDE ELEVATION (WEST)

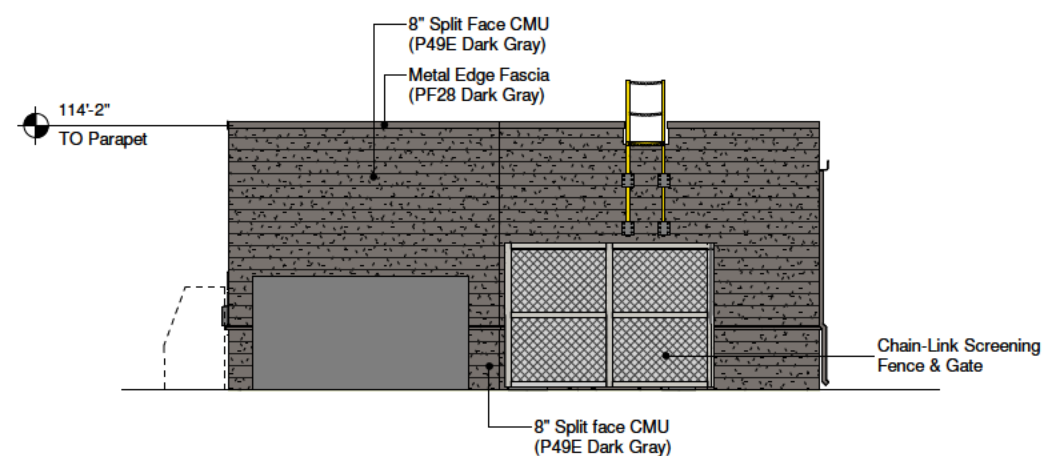


SIDE ELEVATION (EAST)

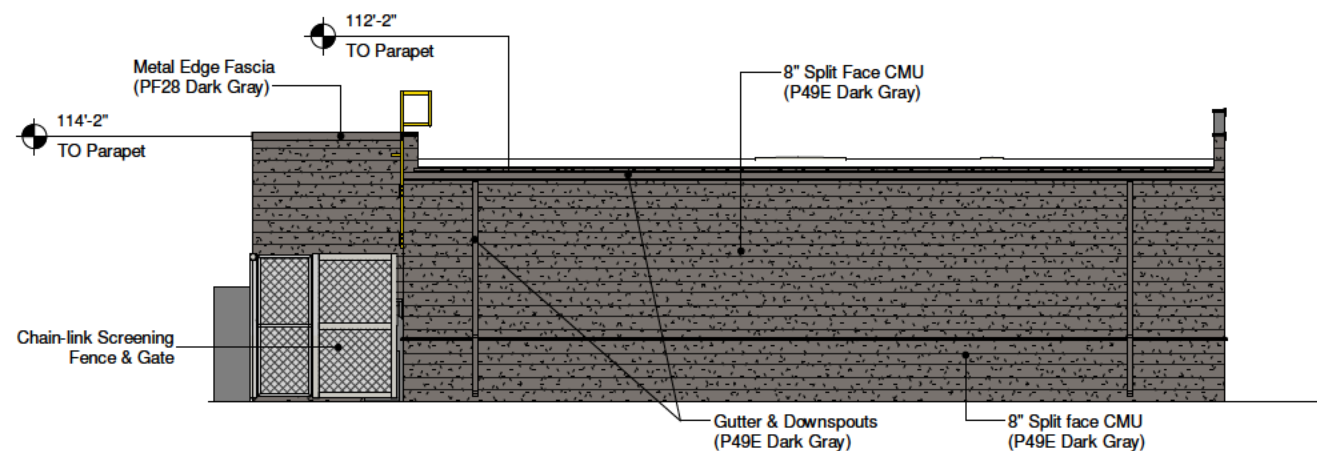
			
Paint P49E Dark Gray	Paint P218 True Blue	PF27 Pre-Finished True Blue	PF28 Pre-Finished Dark Gray Match



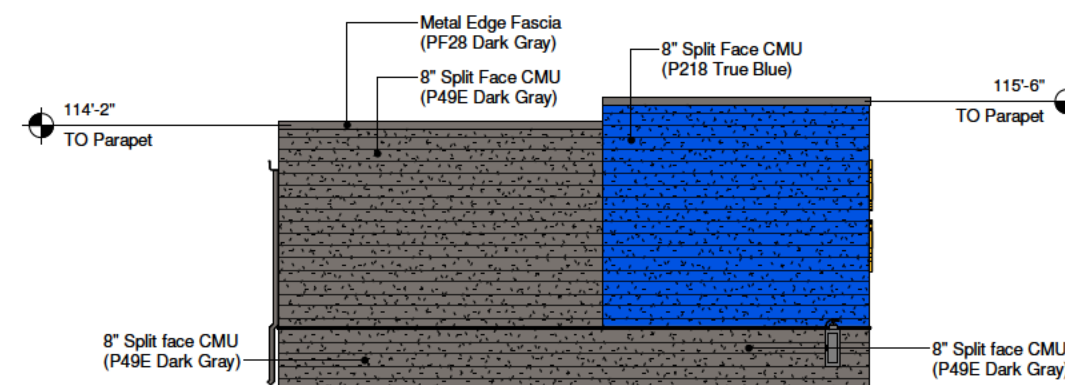
FUEL BUILDING ELEVATION FRONT (SOUTH)



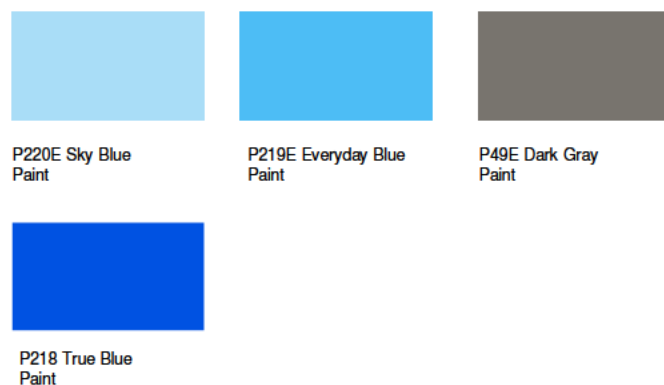
FUEL BUILDING ELEVATION RIGHT (EAST)

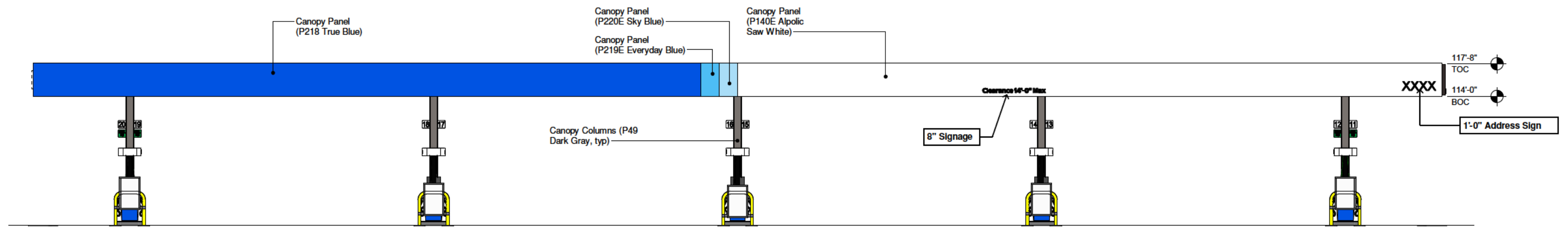


FUEL BUILDING ELEVATION REAR (NORTH)

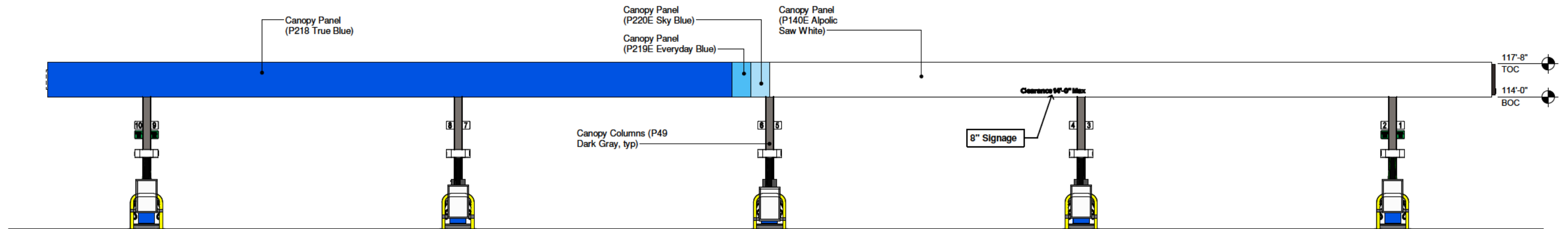


FUEL BUILDING ELEVATION LEFT (WEST)

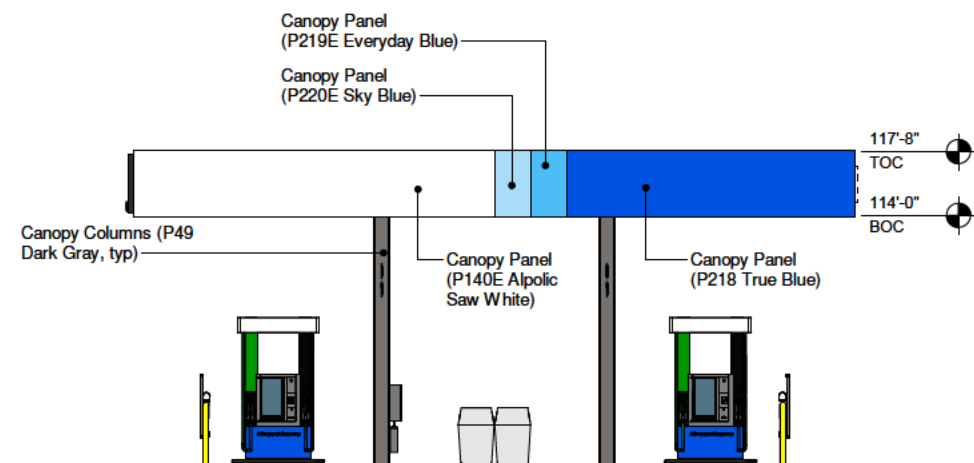




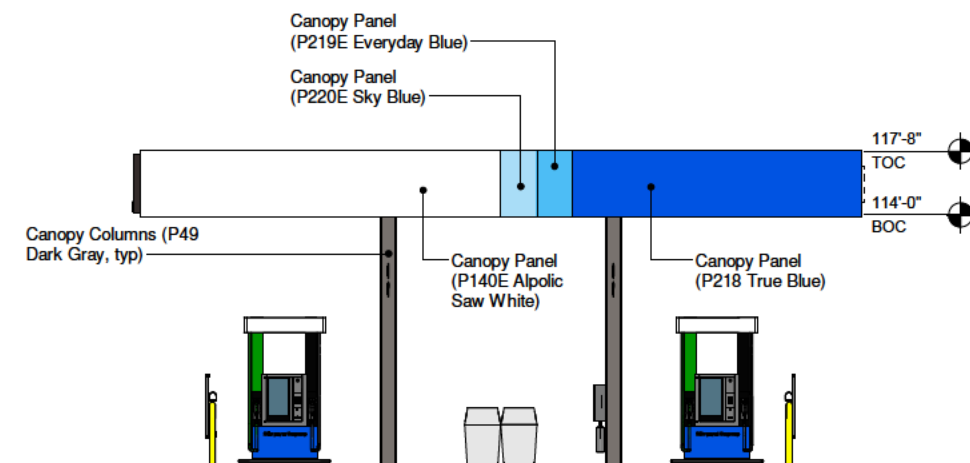
FUEL CANOPY ELEVATION FRONT (SOUTH)



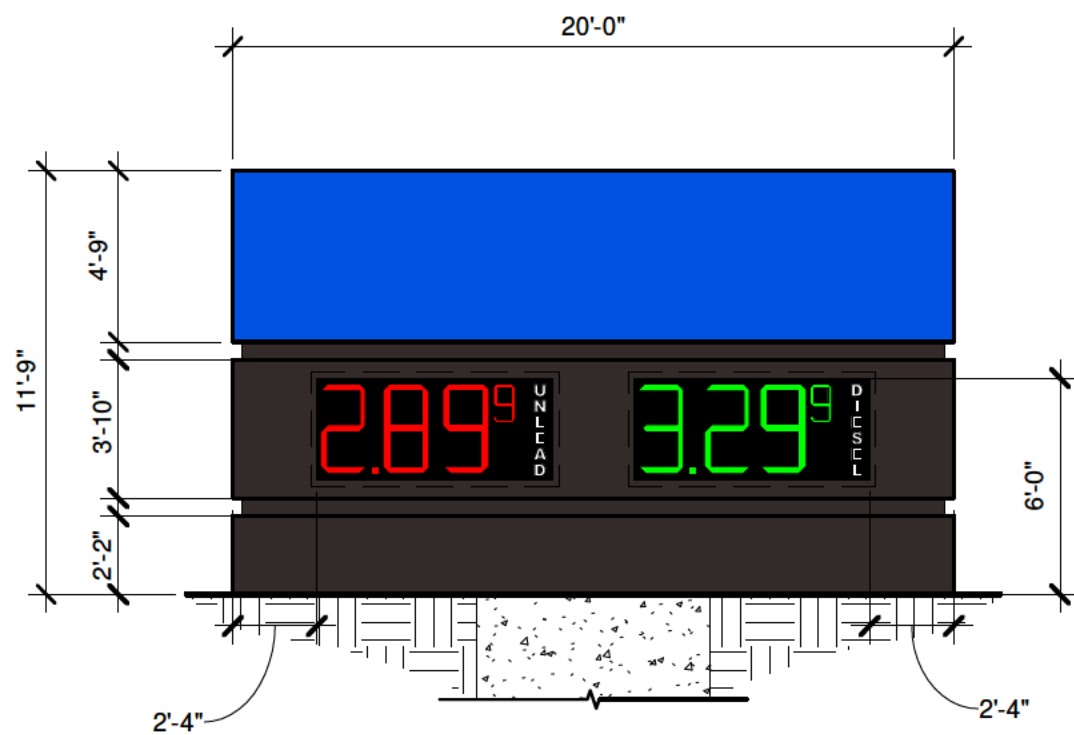
FUEL CANOPY ELEVATION REAR (NORTH)



FUEL CANOPY ELEVATION LEFT (WEST)

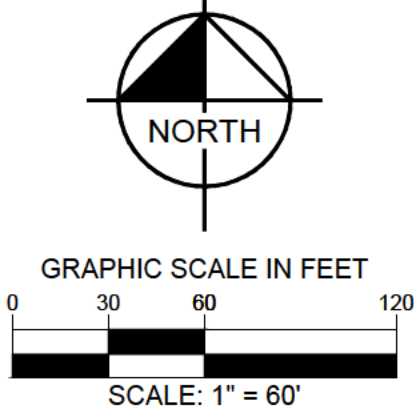
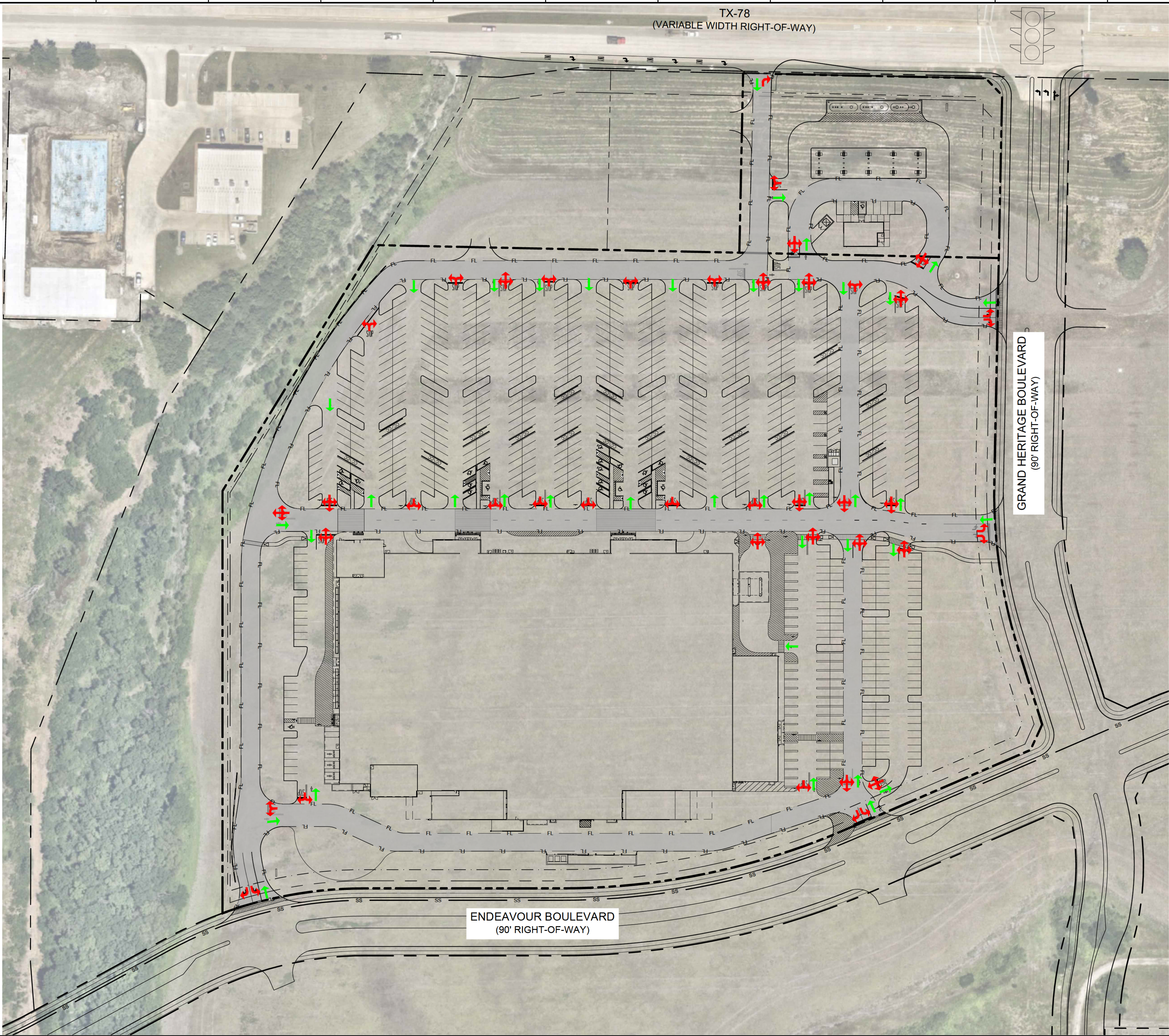


FUEL CANOPY ELEVATION RIGHT (EAST)

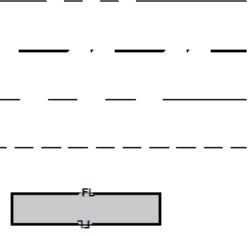


NEW MONUMENT SIGN WITH READERS - Sanitized

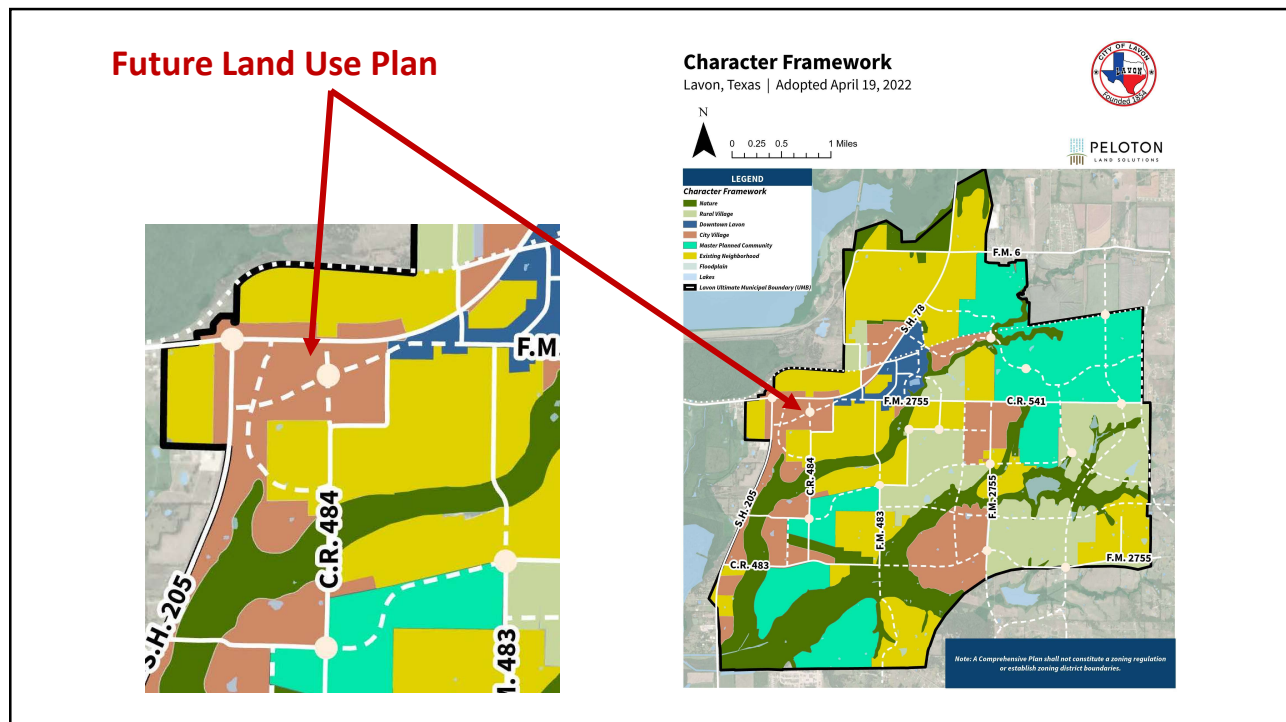
	I	II	III	IV	V	A
This document, together with the concepts and designs presented herein, as an instrument of service, is intended only for the specific purpose and client for which it was prepared. Reuse or improper reliance on this document without written authorization and adaptation by Kinney-Horn and Associates, Inc. shall be without liability to Kinney-Horn and Associates, Inc.						



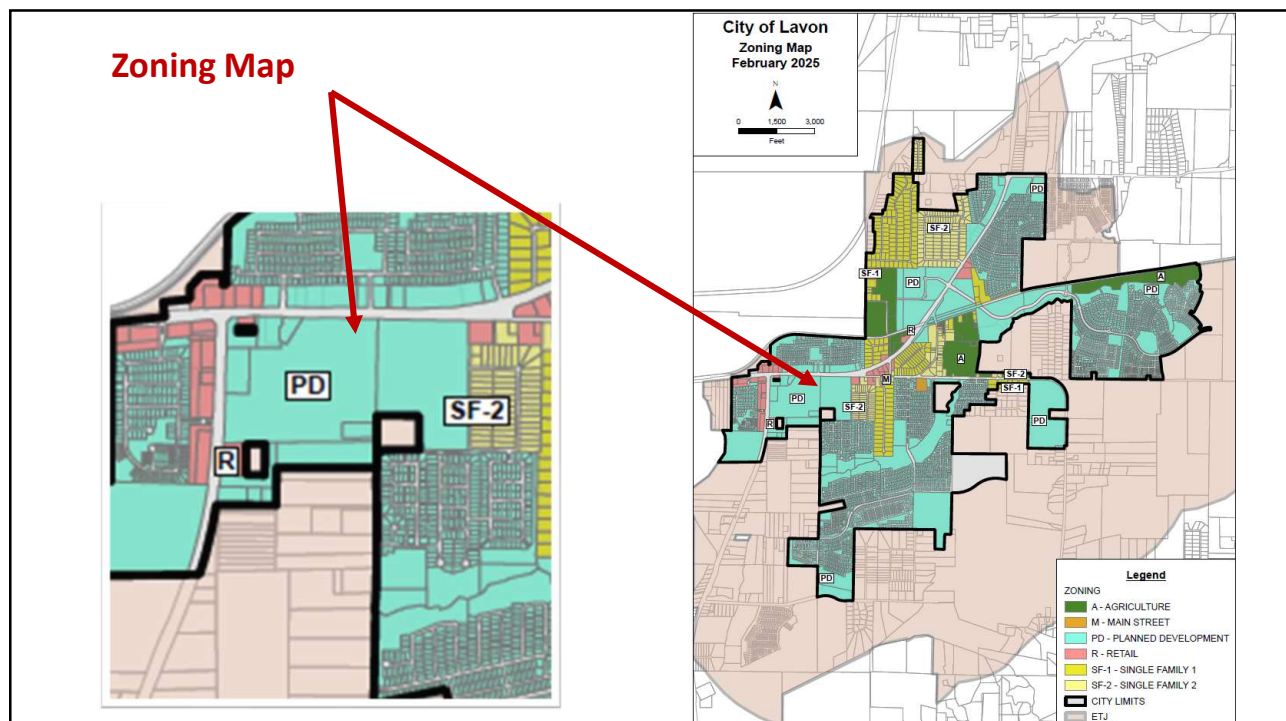
LEGEND

- 
- Legend for site plan symbols:
- PROPERTY LINE
 - ADJACENT PROPERTY LINE
 - BUILD NO SETBACK
 - LANDSCAPE SETBACK
 - EASEMENT LINE
 - FIRE LANE
 - PROPOSED CONCRETE CURB
 - PROPOSED PARKING SPACES
 - CART CORRAL
 - INGRESS
 - EGRESS

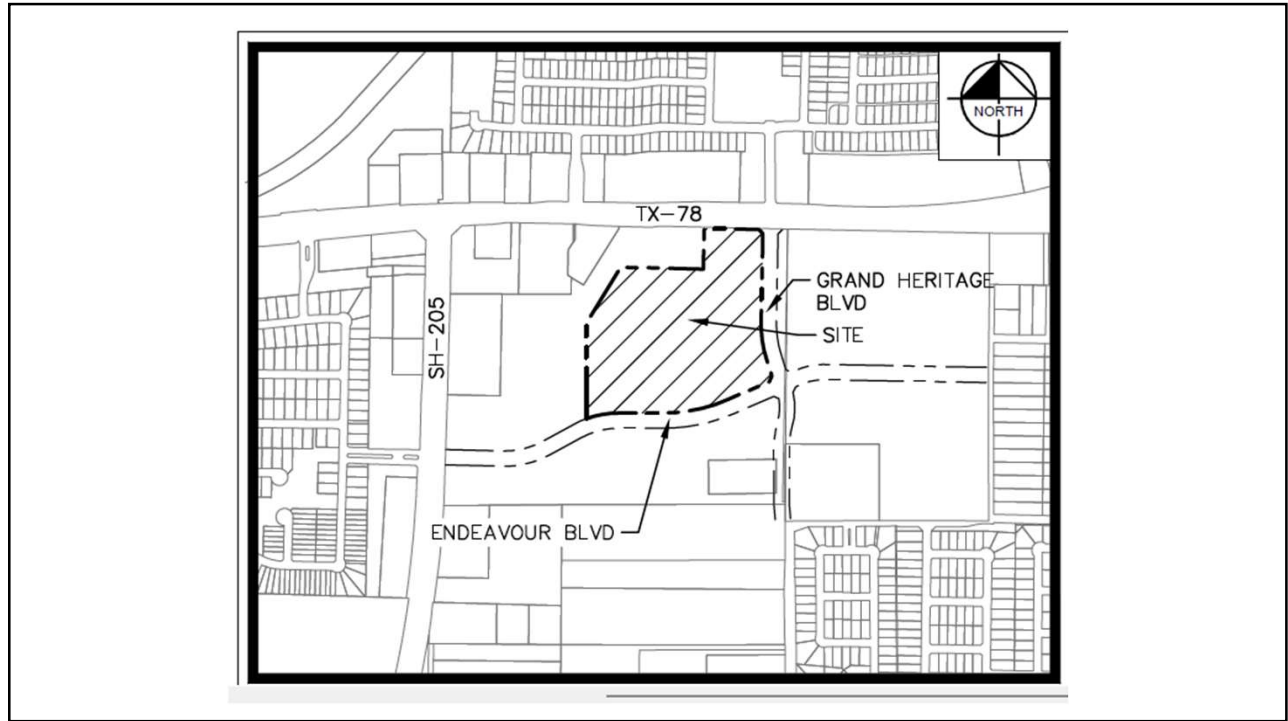
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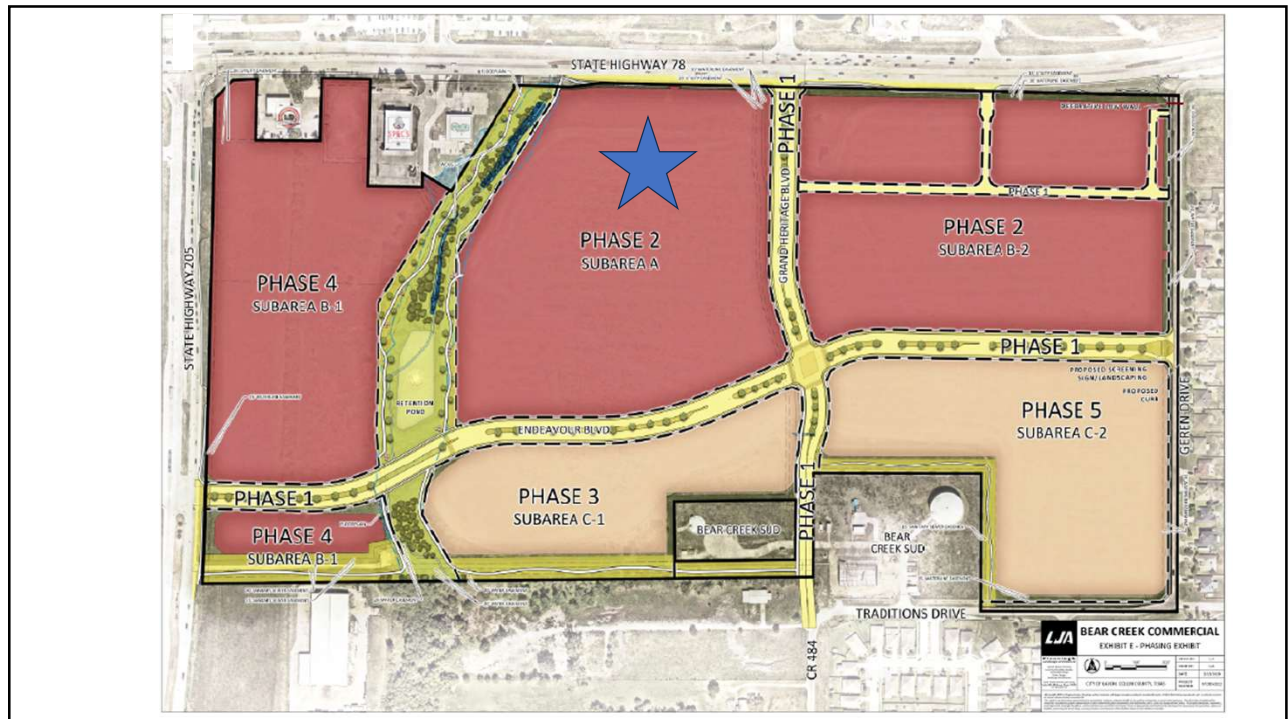
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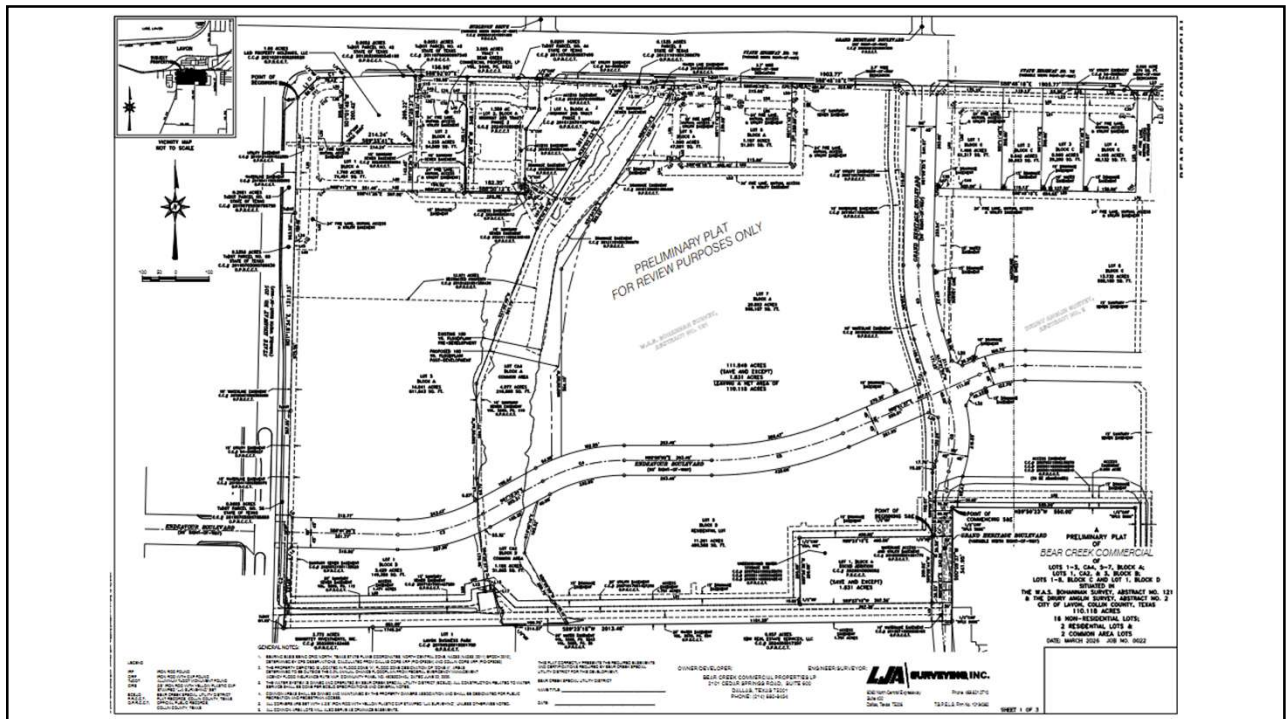
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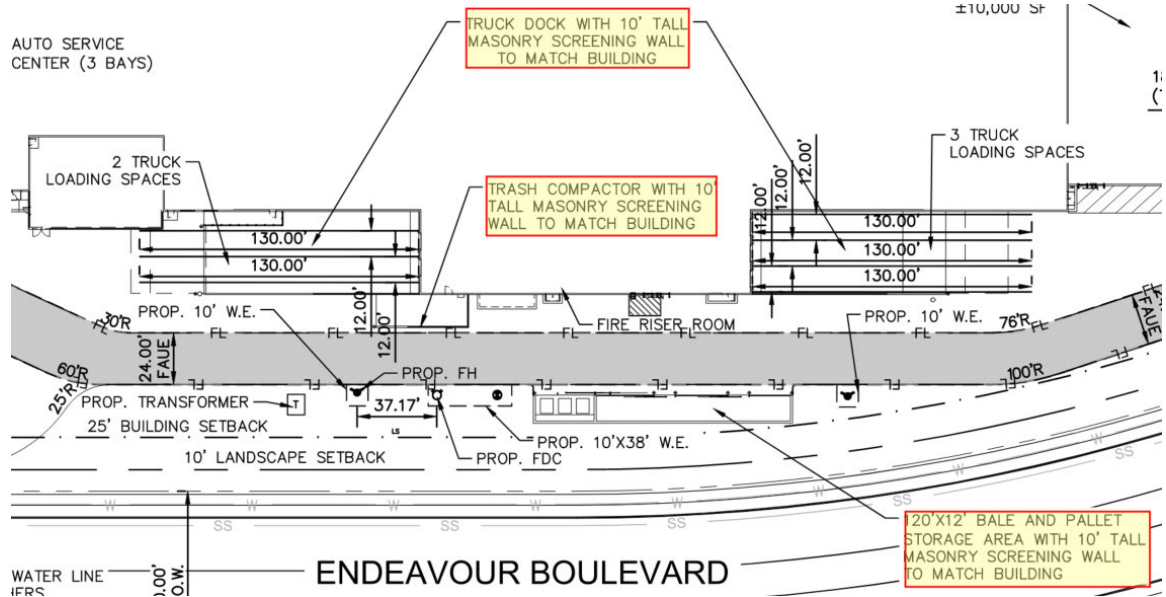


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- It appears that some of the arrows may be pointed to things other than were 10-foot masonry walls are proposed. Revise the Site Plan and Building Elevations to clarify, accordingly.



- Revise the Site Plan to remove all “by others” indications on easement labels, which are shown on the associated Final Plat, and required for this site.
- FYI – the associated plat must be filed for record prior to the issuance of a building permit.

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

August 27, 2026

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

Re: Heritage Square (Bear Creek Commercial), Lot 7 (20.8 acres total)
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated August 21, 2026, and revised Preliminary Engineering Plans dated August 21, 2026 as prepared by Kimley Horn and Associates, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by future Grand Heritage on the east and future Endeavour Blvd on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. There are several offsite easements associated with development of this lot. These should be provided prior to any construction activities.
2. The Engineer has stated that a flood study is being performed to define the proposed 100-year flood plain along the west property line.
3. The Engineer has stated that an easement or other written permission from the adjacent property owner will be provided as part of the construction drawing submittal. A copy of the document should be provided to the City for its records prior to any construction activities.
4. A note has been added that the storm sewer and appurtenances shall be owned and maintained by the property owner.
5. The Engineer has acknowledged that both lots are discharging into the adjacent drainage way on the west side of the property, this drainage way includes a proposed detention pond and **this pond will be required to be completed prior to going vertical on these lots.**

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

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.

Ms. Kim Dobbs
Heritage Square, Lot 7, Site Plan
August 27, 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

F:\17024 - LAVON General Services\9 - Review\Heritage Square (Bear Creek Comm)\Walmart\Heritage Square Lot 7 - Site Plan - Rev 2.docx

August 27, 2026

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

Re: Heritage Square, Walmart
Site Plan Review
LJA Job No. NTP- 3880
MyGov Submittal: August 25, 2026

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

1. **REPEAT COMMENT:** The Landscape Requirements Table does not include all applicable PD standards for landscaping. An updated Landscape Requirements Table template has been attached to these comments for your use and reference. Revise the Landscape Plan to remove the Landscape Requirements Table from the main Landscape Plan sheet, and provide the updated/revised Landscape Requirements Table (which is longer) on a separate sheet with all updated required specs and provided specs.

[Updated Landscape Requirements table has been added to the plans.](#)

Sheet 6506 of the Landscape Plan includes an outdated Landscape Requirement Table which covers portions of the Landscape Plan drawing. Revise sheet 6506 of the Landscape Plan to remove the prior Landscape Requirements Table which references the City of Lavon Landscape Requirements not the PD.

2. **REPEAT COMMENT:** The site configuration on the Photometric Plan does not match the Site Plan. In addition, light levels along the western property line of Lot 7 must measure 0.25 footcandles or less. Revise the Photometric Plan accordingly.

[Updated photometric plan has been provided with this submittal.](#)

The Photometric Plan does not reflect the current Walmart Site Plan/ Landscape Plan layouts. Revise the Photometric Plan to include the correct Site Plan and Landscape Plan. Additionally, The site configuration on the Photometric Plan appears to be rotated 180 degrees and has resulted in mislabeled road names. Revise the Photometric Plan to include a North arrow to clarify the orientation of the Site and place the following road labels in the appropriate location.

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

August 3, 2026

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

Re: Heritage Square (Bear Creek Commercial), Lot 7 (20.8 acres total)
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated July 22, 2026, and revised Preliminary Engineering Plans dated July 22, 2026 as prepared by Kimley Horn and Associates, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by future Grand Heritage on the east and future Endeavour Blvd on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. The Site Plan has been revised to provide a single lot.
2. The proposed sanitary sewer easement in the north side of the project is identified to be provided "By Others". This easement should be provided with the Final Plat of Lot 7.
3. The sewer line shown is labeled as "Existing". However, the engineering plans identify it as "Future". The labels should match.
4. A sanitary sewer easement should be shown for the offsite portion of the sanitary sewer line (outside utility easement shown).
5. The driveway location on SH 78 has been conceptually approved by TxDOT.
6. The Engineer has stated that a flood study is being performed to define the proposed 100-year flood plain along the west property line.
7. The Engineer has stated that an easement or other written permission from the adjacent property owner will be provided as part of the construction drawing submittal. A copy of the document should be provided to the City for its records prior to any construction activities.
8. The proposed storm sewer and appurtenances will be considered private. Easements are to be provided for the outfalls on adjacent Lot CA4. No easement is required within Lot 7. A note should be added that the storm sewer and appurtenances shall be owned and maintained by the property owner.
9. The Engineer has acknowledged that both lots are discharging into the adjacent drainage way on the west side of the property, this drainage way includes a proposed detention pond and **this pond will be required to be completed prior to going vertical on these lots.**

This concludes our review of the above referenced revised Site Plan and revised Preliminary Engineering. A copy of the sheets with markups is provide for your convenience.

Ms. Kim Dobbs
Heritage Square, Lot 7, Site Plan
August 3, 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.

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

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

F:\17024 - LAV General Servies\9 - Review\Heritage Square (Bear Creek Comm)\Walmart\Heritage Square Lot 7 - Site Plan - Rev 1.docx

Fire Site Comments:

Below are comments that need to be addressed.

Provide the location of the fire sprinkler riser room and Fire Department Connection (FDC) on the site plan. Show the FDC location in relation to the nearest fire hydrant and fire apparatus access.

Thanks,

Payne Randell, CBO, CFM
Atlas Municipal Services
(267) 459-3212
TSBPE 4080
TCFP Certified



July 21, 2026

Kim Dobbs
City of Lavon, TX

**Re: *Proposed Big Box Grocery Store – Bear Creek Commercial
1st Site Plan Review Comment Response***

This letter is in response to the 1st review of the site plan comments received on 6/23/26

Planning and Design Comments

1. This site is designated as Lot 7, Block A on the Bear Creek Commercial Preliminary Plat. The Site Plan shows a proposed subdivision of Lot 7 into two lots. A revised Preliminary Plat will be required to change the lot configuration from Lot 7 to Lots 7 and 7B. A subsequent Final Plat(s), to include the subject property and all Phase 1 infrastructure and Park/drainage improvements, is required to be approved/filed prior to the issuance of a Building Permit for these uses/lots.

Response: The property line between the fuel station and main store has been removed. The site is on one Lot now, which is Lot 7 of the Bear Creek Commercial Preliminary Plat.

2. There are proposed utilities on the Preliminary Utility Plan, such as Storm Pipe (Sheet Number 6140) and Fiber Optic Conduit (Sheet Number 6160), that do not show associated easements on the Site Plan. Revise the Site Plan to show easements for these utilities, if applicable.

Response: Drainage easements were added to the storm lines that run offsite to the west. Since the fuel station and main store are on one lot, a drainage easement was not added as shown.

3. Clarify which radii are being referred to in the Site Note Shown below.

Response: All radii that are not labeled on the site plan are either 2' or 10'.

4. There is an indication of a Future Building Expansion on the Site Plan, Future site improvements will be reviewed, as a separate Site Plan submittal, at the time the modifications are ready to be developed. Revise the Site Plan to remove line work and notes related to the Future Building Expansion or provide the ultimate site layout with the building expansion included.

Response: Acknowledged, any future expansion will require a new site plan submittal. Future expansion callout and linework has been removed.

5. The Site Plan indicates that 751 parking spaces are provided on the Walmart retail site. Our review indicated a count of 744 space. Revise the Site Plan to correct the Site Data Summary Table to list the correct number of parking spaces provided.

Response: Site data summary table revised to show correct number of parking spaces.

6. Parking areas are required to include pedestrian amenities, such as sidewalks and pedestrian ways, perpendicular ways, perpendicular to the main building. Revise the Site Plan to include a sidewalk or pedestrian pathway through the parking areas that allow for north-south pedestrian travel. Other Walmart Example below:

Response: A 5' sidewalk has been added to the middle of the parking field leading up to the fuel station.

7. Revise the Site and Landscape Plans to connect the fire lane, at the point identified below, to provide continuous cross-access.

Response: Fire lane has been revised to have continuous cross access.

8. The southern driveway access, from the site to Grand Heritage Boulevard, does not have turning radii labeled. A minimum turning radius of 30 feet is required. Revise the Site Plan to ensure the turning radius is at least 30 feet and labeled at this location.

Response: These turning radii are 30'. Radii labels have been added to the site plan

9. There is a hatched area, which is not labeled on the eastern driveway, along Endeavor Boulevard. Revise the Site Plan to label the intent of the hatched area and provide a minimum 30-foot radius on the eastern side of the driveway.

Response: The intent of this striped area is for easier truck maneuvering. This has been labeled on the site plan.

10. The PD requires loading docks to be screened with an earthen berm, with solid evergreen screening, that is a minimum of 10 feet in height, in addition to a masonry screening wall. Revise the Landscape Plan to provide the berm/landscaping, in addition to the masonry screen wall, along Endeavour Boulevard.

Response: Solid Evergreen shrubs that are 10' tall have been provided behind the store as screening. There is not enough room at the back of the store for an earthen berm. The shrubs and the masonry wall will be provided as screening.

11. Revise the Site plan to label the striping area, on the north side of the proposed fuel lot, as a loading space.

Response: Site plan has been revised to call this out as a loading space.

12. A minimum of five loading spaces (12 feet x 35 feet) are required for the proposed retail use. Please clarify the loading spaces provided by labeling the dimensioned spaces accordingly.

Response: 5 loading spaces are proposed at the rear of the store. The site plan has been revised to call these out.

13. Revise the Landscape Plan to label and dimension the landscape buffers.

Response: Landscape buffers have been labeled on the landscape plans.

14. 75% of any landscape area is required to be a vegetative matter. There are various landscape areas that do not appear to meet this requirement (example shown below). Revise the Landscape Plan to provide planting in these areas.

Response: Landscape plans have been revised so that all landscape areas are at least 75% vegetative.

15. The Landscape Requirements Table references the City of Lavon Landscape Requirements but does not incorporate the landscape requirements from the PD. The Table also indicates items as "Provided", such as four-inch caliper tress, that are not provided and vary from the specifications of the PD. Revise the Landscape Requirements Table to incorporate the applicable PD standards for landscaping and revise the required and provided columns to correspond to the standards accordingly.

Response: Trees have been revised to be 4" caliper. PD standards have been added to the Landscape Requirements Table

16. A continuous evergreen shrub screen is required along all public roads. The Landscape Plan Requirements Table indicates this shrub screen has been provided; however they are not reflected on the plan sheets. Revise the Landscape Plan to provide the shrub screening.

Response: Shrubs have been added adjacent to parking along public streets.

17. Revise the Landscape Plan to remove utility easements. Only existing and proposed utility lines should be shown on the Landscape Plan (easements should be shown on the Site Plan).

Response: Utility easements have been removed from the Landscape Plans.

18. Revise the Landscape Plan to show/label proposed irrigation lines

Response: Irrigation plans will be submitted with the construction drawings. All proposed landscaping will be irrigated.

19. The dumpster enclosure is to be screened with evergreen shrubs (from the approved plant list), a minimum three (3) feet tall at the time of planting and spaced a maximum three (3) feet apart on center. The dumpster enclosure, located adjacent to the Fuel kiosk, does not include any landscaped screening. Revise the Landscape Plan to include the required evergreen shrubs.

Response: Landscape plan has been revised to show screening of the dumpster enclosure with evergreen shrubs.

20. The proposed building elevations do not appear to be consistent with the newest local Walmart architecture (example below). Please revise the building elevations to be of a higher quality and reflect variation in material, color, or features. Roofline silhouettes should be broken up through the use of large cornices, changes in parapet heights, or other techniques such as awnings, bulb-outs, and relief. At least 50 percent of the total façade should use features, such as windows, awnings, entryways, columns, architectural relief to discourage long expanses of bare wall. Additionally, exterior walls should be constructed of a minimum of 95% masonry material (i.e brick, stone, or stucco).

Response: Architect is still currently working on revised building elevations. These will be provided in the next resubmittal.

21. The maximum height of accessory structures for non-residential uses is 20 feet, per the PD. Revise the Site Plan to include canopy height information, within the Site Summary Table, and revise the Building Elevations to dimension the canopy elevation.

Response: Site Summary Table has been revised to show a maximum height of 20' for the fuel station. Building elevations will be revised in the next resubmittal.

22. The site configuration on the Photometric Plan does not match the Site Plan. In addition, light levels along the western property line of Lot 7 must measure 0.25 footcandles or less. Revise the Photometric Plan accordingly.

Response: Photometric plan currently being revised. Will be submitted with the next resubmittal.

23. FYI - All outdoor lighting shall be shielded, with downward facing fixtures.

Response: Acknowledged. All proposed lighting will be shielded and downward facing.

24. FYI – Confirm driveway spacing on SH 78 with City Engineer.

Response: We will work with the City Engineer to confirm the driveway spacing with TxDOT.

25. FYI – Signage is reviewed as a separate application.

Response: Acknowledged. A separate sign application will be submitted.

Engineering Comments

1. The Site Plan shows that Lot 7 is to be divided into two (2) lots (7 and 7B). This will require platting.

Response: Lot line has been removed to not subdivide Lot 7 into two lots.

2. All driveway approaches and fire lanes shall have a minimum radius of 30'. All radii should be labeled.

Response: All radii on approaches and fire lanes are a minimum of 30'. Site plan has been revised to include these labels.

3. The fire lane at the southwest corner area of Lot 7B should be contiguous.

Response: Fire lane has been revised to be continuous.

4. There is a 15' sanitary sewer easement shown on Lot 7B. The use for this easement is not clear.

Response: A 8" Sanitary sewer line is being proposed by others on the adjacent lot to the west. They will be providing a sanitary sewer stub to Lot 7 within this easement. Site plan has been revised to call out this easement.

6. It should be noted that the proposed driveway at SH 78 requires approval from TxDOT due to proposed driveway spacing requirements for the overall development. Therefore, the location of the driveway may change.

Response: Acknowledged. We will work to coordinate this with TxDOT.

7. The site plan shows a proposed 100-year flood plain along the west property line. Any change to the existing delineated flood plain will require a flood study to modify the flood plain

Response: Flood study for this site/ area is being prepared by LJA.

8. The Preliminary Grading Plan shows grading activities outside the property boundary. This will require an easement or other written permission from the property owner. A copy of the document should be provided to the City for its records prior to any construction activities.

Response: Acknowledged. Any required easements/ written permission will be provided during the construction drawing submittal.

9. The Preliminary Drainage Plan shows a storm sewer extending from Lot 7B through Lot 7. An easement will be required on Lot 7 to accommodate the shared storm sewer. Both storm sewer pipelines and facilities shown will be considered private.

Response: Lot line has been removed so the fuel station is now on Lot 7. Drainage easement has not been provided as the storm pipe now does not cross lot lines.

10. Both lots are discharging into the adjacent drainage way on the west side of the property. This drainage way includes a proposed detention pond. **This pond will be required to be completed prior to going vertical on these lots.**

Response: Acknowledged.

11. The TIA Addendum modified the trip generation estimate in the original TIA to reflect the current site plan. The net result of the modification is the number of trips is reduced from the original TIA estimates.

Response: Correct.

12. The TIA Addendum includes a queuing analysis for the proposed drive-thru pharmacy. The analysis shows there is sufficient area provided for the anticipated queuing without impacting the adjacent drive isles and parking area.

Response: Acknowledged

Please contact me at (972-474-7670) or david.upton@kimley-horn.com should you have any questions or need any additional information.

Sincerely,

David Upton, P.E.

June 31, 2026

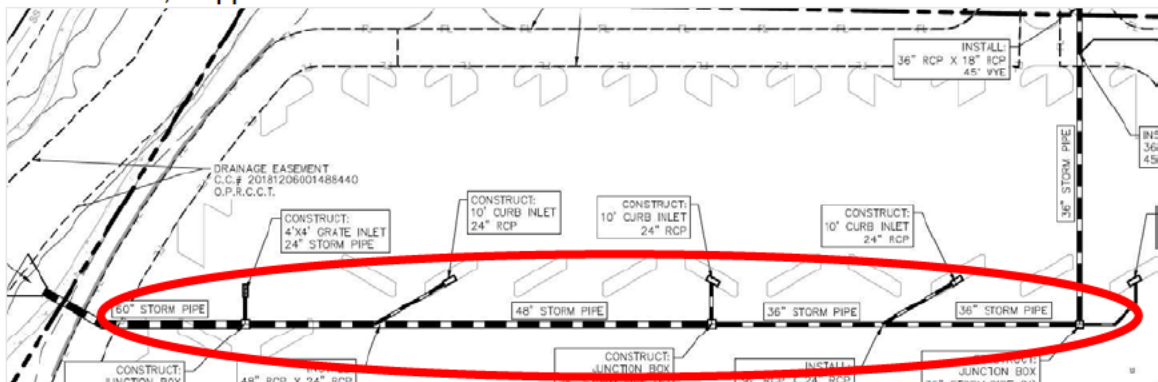
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

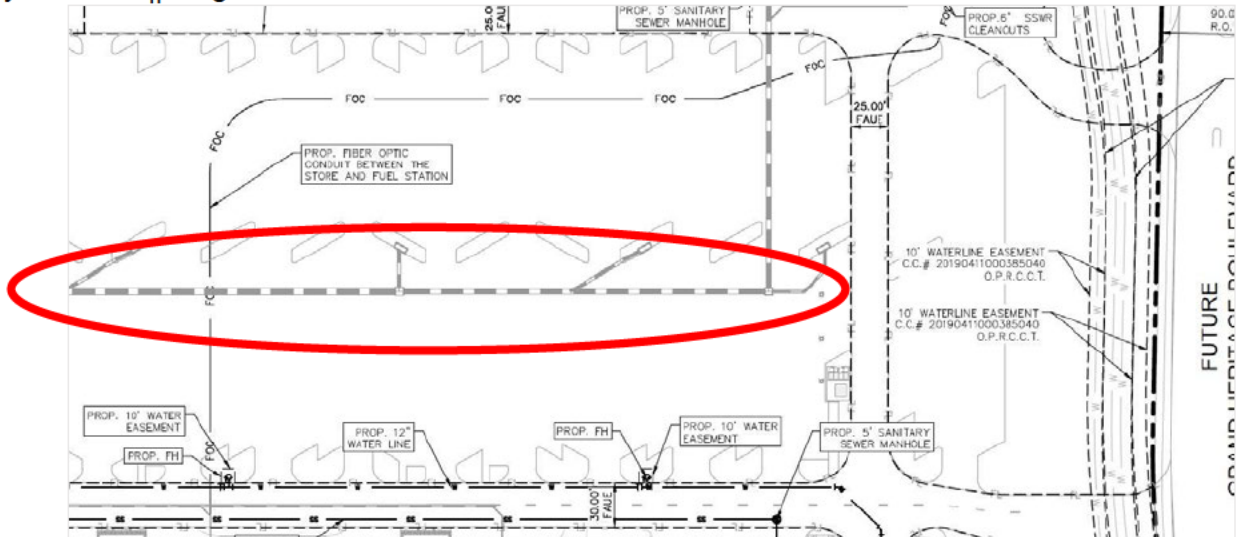
Re: Heritage Square, Walmart
Site Plan Review
LJA Job No. NTP- 3880
MyGov Submittal: June 22, 2026

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

PLANNING + DESIGN COMMENTS

1. **REPEAT COMMENT:** There are proposed utilities on the Preliminary Utility Plan, such as Storm Pipe (Sheet Number 6140) and Fiber Optic Conduit (Sheet Number 6160), that do not show associated easements on the Site Plan. Revise the Site Plan to show easements for these utilities, if applicable.





Drainage easements were added to the storm lines that run offsite to the west. Since the fuel station and main store are on one lot, a drainage easement was not added as shown.

This comment appears unaddressed. Please ensure all public utility lines are within easements that are shown, labeled, and included on any legend if necessary or applicable.

KH Response: The storm line circled is a private line. It is stated in the engineering review that an easement will not be required for this line, besides at the outfall on the adjacent lot, which is provided. The utilities mentioned above are also private and an easement will not be provided.

2. **REPEAT COMMENT:** The Site Plan indicates that 751 parking spaces are provided on the Walmart retail site. Our review indicated a count of 744 spaces. Revise the Site Plan to correct the Site Data Summary Table to list the correct number of parking spaces provided.

Site data summary table revised to show correct number of parking spaces.

It appears that the Site Plan now indicates 748 spaces provided on the retail site, while the Site Table indicates 746. Please confirm or revise the Site Data Summary Table to list the correct number of parking spaces provided.

KH Response: 746 parking spaces is the correct amount of parking spaces. A callout was covering a cart corral which was probably being counted in your parking count.

3. **REPEAT COMMENT:** A minimum of five loading spaces (12 feet x 35 feet) are required for the proposed retail use. Please clarify the loading spaces provided by labeling the dimensioned spaces accordingly.

5 loading spaces are proposed at the rear of the store. The site plan has been revised to call these out.

The proposed loading spaces have been labeled, however they do not appear to meet the dimensional standards requirements. Revise the Site Plan to dimension a minimum of five loading spaces (12 feet x 35 feet).

KH Response: Loading spaces have been dimensioned. They do meet the minimum dimension standards of 12' x 35'

4. **REPEAT COMMENT:** The Landscape Requirements Table references the City of Lavon Landscape Requirements but does not incorporate the landscape requirements from the PD. The Table also indicates items as "Provided", such as four-inch caliper trees, that are not provided and vary from the specifications of the PD. Revise the Landscape Requirements Table to incorporate the applicable PD standards for landscaping and revise the required and provided columns to correspond to the standards accordingly.

Trees have been revised to be 4" caliper. PD standards have been added to the Landscape Requirements Table

The Landscape Requirements Table does not include all applicable PD standards for landscaping. An updated Landscape Requirements Table template has been attached to these comments for your use and reference. Revise the Landscape Plan to remove the Landscape Requirements Table from the main Landscape Plan sheet, and provide the updated/revised Landscape Requirements Table (which is longer) on a separate sheet with all updated required specs and provided specs.

KH Response: Updated Landscape Requirements table has been added to the plans.

5. **REPEAT COMMENT:** The proposed building elevations do not appear to be consistent with the newest local Walmart architecture (example below). Please revise the building elevations to be of a higher quality and reflect variation in material, color, or features. Roofline silhouettes should be broken up through the use of large cornices, changes in parapet heights, or other techniques such as awnings, bulb-outs, and relief. At least 50 percent of the total façade should use features, such as windows, awnings, entryways, columns, architectural relief to discourage long expanses of bare wall. Additionally, exterior walls should be constructed of a minimum 95% masonry material (i.e. brick, stone, or stucco).

Architect is still currently working on revised building elevations. These will be provided in the next resubmittal.

Acknowledged. The building elevations will be reviewed upon resubmittal, but the comment is still applicable.

KH Response: After careful consideration, our client has expressed a preference to develop the store in a manner that fully complies with the City's development standards while maintaining consistency with their established brand prototype. The client is committed to meeting all applicable requirements of the City's code and ordinances and believes that the proposed design achieves that objective.

The client respectfully requests consideration of provided elevations on compliance with the City's standards rather than expectations for architectural features beyond those required by ordinance. They remain committed to delivering a high-quality development that will serve the community while adhering to the approved design framework and operational requirements of their retail prototype.

We appreciate the City's time and consideration and look forward to continuing to work collaboratively through the review process. Please let us know if there are any specific code-related concerns that need to be addressed.

6. **Repeat Comment:** The maximum height of accessory structures for non-residential uses is 20 feet, per the PD. Revise the Site Plan to include canopy height information, within the Site Summary Table, and revise the Building Elevations to dimension the canopy elevation.

Site Summary Table has been revised to show a maximum height of 20' for the fuel station.
Building elevations will be revised in the next resubmittal.

Acknowledged. The building elevations will be reviewed upon resubmittal. Revise the Site Data Table to provide the actual heights of the structures, not the max heights, associated with the retail and fuel lots.

**KH Response: Actual building height of structures has been added to the site data table.
Building elevations revised to dimension canopy elevations.**

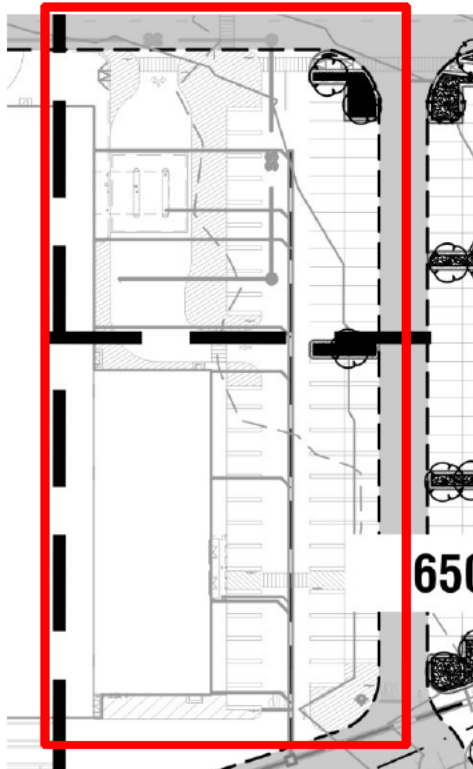
7. **REPEAT COMMENT:** The site configuration on the Photometric Plan does not match the Site Plan. In addition, light levels along the western property line of Lot 7 must measure 0.25 footcandles or less. Revise the Photometric Plan accordingly.

Photometric plan currently being revised. Will be submitted with the next resubmittal.

Acknowledged. The Photometric Plan will be reviewed upon resubmittal. This comment is still applicable.

KH Response: Updated photometric plan has been provided with this submittal.

8. The area near the pharmacy is striped instead of landscaped, but this area should provide additional landscaping, terminus trees, etc. in coordination with applicable landscaping standards.



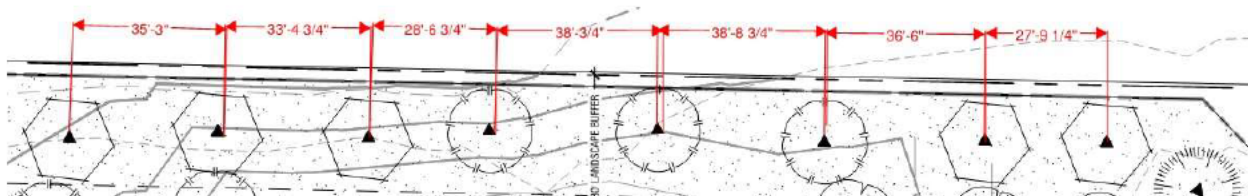
KH Response: This area is used for pick-up parking. The client prefers these areas be striped to provide a safer path of travel for associates accessing the pick-up parking stalls.

9. Please confirm no drone field/area is proposed on the site.

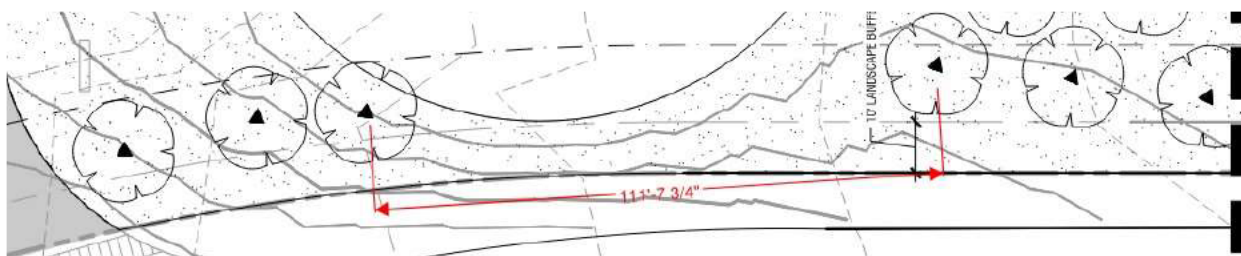
KH Response: Drone delivery is not currently being proposed with this project.

10. One large tree is required per 25 linear feet along SH 78. Revise the Landscape Plan to reduce the distance between the trees along SH78, as required by the PD.

KH Response: Landscape plan has been revised to provide a tree every 25' along SH 78.

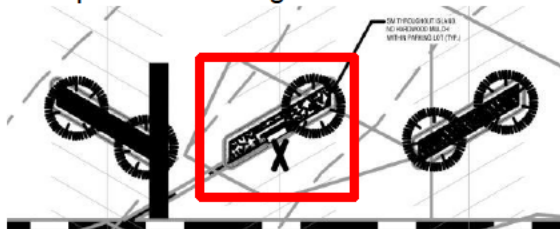


11. One large tree per 30 linear feet of buffer is required along public streets. The frontage along Grand Heritage Boulevard is compliant, but the frontage along Endeavor Boulevard has a gap of approximately 111 feet where no street trees are proposed in the buffer. Revise the Landscape Plan to increase the number of trees provided along the section of landscaped buffer along Endeavour Boulevard shown below, as required by the PD.



KH Response: Landscape plan has been revised to provide a tree every 30 LF along Endeavor Boulevard.

12. The parking lot tree requirement in Subarea A calls for one tree/parking island per 15 parking spaces. Revise the Landscape Plan to add additional trees in the parking lot landscape islands, where only one tree is proposed, to meet this requirement as required by the PD. Example area needing an additional tree:



KH Response: Landscape plan revised to show one tree per every 15 parking spaces.

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

KH Response: Acknowledged.

Landscape Requirements Table		
2026-24-17 PD Zoning – Heritage Square	Required	Provided
3. OFF-STREET PARKING AND LOADING REGULATIONS:		
<i>Off-street loading site design requirements:</i>		
In addition to required wing walls, loading docks and associated loading areas that are within 200 feet of an internal arterial roadway, shall be screened as follows: • Earthen berm with solid evergreen screening that is a minimum of 10 feet in height, or • Solid evergreen screening that is a minimum of 10 feet in height.		
5. LANDSCAPING	Required	Provided
<i>Landscape standards shall comply with Sections 9.03.192 and 9.03.193, with the exception of the following regulations:</i>		
5.1 Landscape buffer: The minimum required width of landscape buffers along highways are as follows:		
A minimum 30-foot-wide landscape buffer shall be required along SH 78.		
One large tree is required per 25 linear feet of buffer (excluding driveways and utility easements) is required along highways. The landscape buffers are permitted to overlap utility easements, provided there is a minimum of 8 feet of landscape buffer free and clear of easements for planting purposes.		
5.2 A minimum 10' wide landscape buffer with one large tree per 30 linear feet of buffer (excluding driveways and utility easements) is required along public streets. (Grand Heritage Boulevard and Endeavour Boulevard)		
5.4 A minimum of 10% of a lot shall be landscaped.		
5.6 For sub-districts based on the Retail District, a minimum of one tree is required for each 6,000 square feet gross lot area excluding areas encumbered by utility easements. Required street (excluding ROW medians), perimeter buffer, or parking lot trees contribute to the site tree requirement.		

5.7 Parking lot tree requirements are as follows:						
SUBAREA	BUILDING AREA (SF)	FLOOR	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE		
A	>140,000		1/15	130'		
Lavon Code of Ordinances						
§ 9.03.172 Off-street parking site design requirements.						
g. No landscaped area within the parking lot shall be less than one hundred (100) square feet.						
h. Landscape islands, medians, perimeter curbs and sidewalks shall contain an eighteen (18) inch wide concrete or decorative paver curb along the inside of the feature that abuts parking stalls to allow patrons to avoid treading over landscaping.						
§ 9.03.193 Required landscaping standards.					Required	Provided
b.2. Trees cannot be planted closer than four (4) feet to a right-of-way line or closer than eight (8) feet to any public water line, wastewater line, fire protection connection, or drainage line. If tree locations cannot meet this distance requirement or there is a similar prohibiting utility-related factor, an alternate planting location may be approved by the city manager or their designee.						
b.2. Trees cannot be planted closer than four (4) feet to a right-of-way line or closer than eight (8) feet to any public water line, wastewater line, fire protection connection, or drainage line. If tree locations cannot meet this distance requirement or there is a similar prohibiting utility-related factor, an alternate planting location may be approved by the city manager or their designee.						
g. Planting strips less than six (6) feet wide are prohibited.						
i. Vegetative matter shall cover seventy-five (75) percent of any landscape area.						
j. Parking rows. For all development where off-street parking is required, the following standards shall apply:						
1. Parking rows located along public rights-of-way shall be screened with low, evergreen shrubs that are a minimum height of two (2) feet at the time of planting and form a continuous hedge.						
2. Landscape islands shall contain one (1) canopy tree.						
3. Landscape islands are required at the terminus of every parking row.						
k. All required plant material shall be from the approved plant list below, or as considered and approved by the city manager or their designee upon formal request:						

Comments prepared and compiled by:



Preston Loper

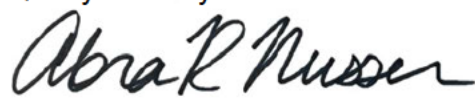
Planner at LJA

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

August 3, 2026

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

Re: Heritage Square (Bear Creek Commercial), Lot 7 (20.8 acres total)
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the revised Site Plan dated July 22, 2026, and revised Preliminary Engineering Plans dated July 22, 2026 as prepared by Kimley Horn and Associates, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by future Grand Heritage on the east and future Endeavour Blvd on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. The Site Plan has been revised to provide a single lot.
2. The proposed sanitary sewer easement in the north side of the project is identified to be provided "By Others". This easement should be provided with the Final Plat of Lot 7.

KH Response: Acknowledged. Site Plan has been changed to indicate this easement to be dedicated by Final Plat.

3. The sewer line shown is labeled as "Existing". However, the engineering plans identify it as "Future". The labels should match.

KH Response: Labels revised to indicate as a "Future" sanitary sewer line.

4. A sanitary sewer easement should be shown for the offsite portion of the sanitary sewer line (outside utility easement shown).

KH Response: Sanitary sewer easement has been provided.

5. The driveway location on SH 78 has been conceptually approved by TxDOT.

KH Response: Acknowledged.

6. The Engineer has stated that a flood study is being performed to define the proposed 100-year flood plain along the west property line.
7. The Engineer has stated that an easement or other written permission from the adjacent property owner will be provided as part of the construction drawing submittal. A copy of the document should be provided to the City for its records prior to any construction activities.
8. The proposed storm sewer and appurtenances will be considered private. Easements are to be provided for the outfalls on adjacent Lot CA4. No easement is required within Lot 7. A note should be added that the storm sewer and appurtenances shall be owned³⁹ and maintained by the property owner.

KH Response: Acknowledged. Drainage easements have been provided at the outfalls on Lot CA4. Note has been added to the storm plans stating that all storm sewer and appurtenances shall be owned and maintained by the property owner.

9. The Engineer has acknowledged that both lots are discharging into the adjacent drainage way on the west side of the property, this drainage way includes a proposed detention pond and **this pond will be required to be completed prior to going vertical on these lots.**

KH Response: Acknowledged.

This concludes our review of the above referenced revised Site Plan and revised Preliminary Engineering. A copy of the sheets with markups is provide for your convenience.

9330 LYNDON B. JOHNSON FREEWAY, SUITE 1225 DALLAS, TEXAS, 75243 TELEPHONE: (214) 503-0555
TEXAS REGISTERED ENGINEERING FIRM F-2827 TEXAS PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO. 10116400
TEXAS REGISTERED ARCHITECTURE FIRM NO. BR1360

Ms. Kim Dobbs
Heritage Square, Lot 7, Site Plan
August 3, 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@fmidallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\Heritage Square (Bear Creek Comm)\Walmart\Heritage Square Lot 7 - Site Plan - Rev 1.docx

June 31, 2026

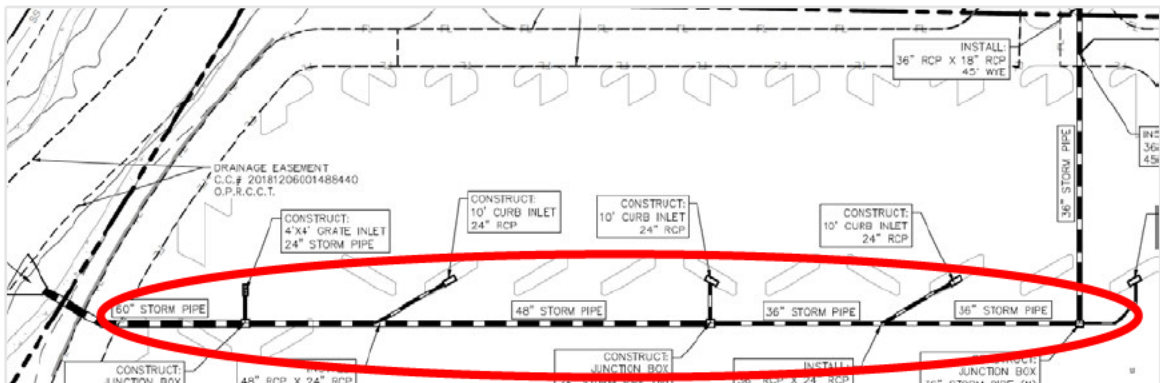
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

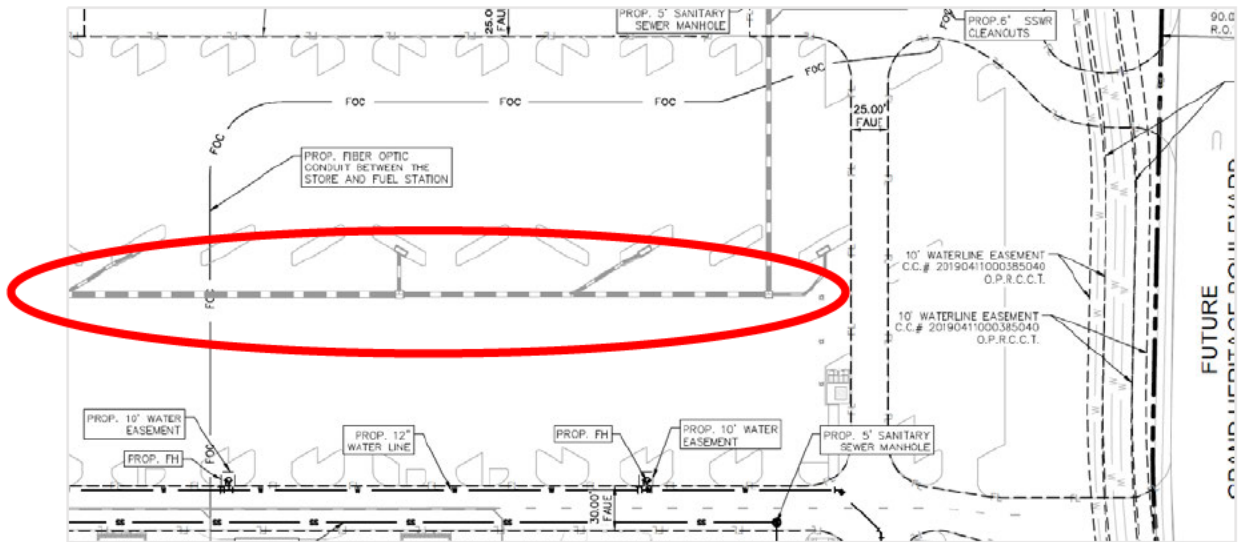
Re: Heritage Square, Walmart
Site Plan Review
LJA Job No. NTP- 3880
MyGov Submittal: June 22, 2026

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

PLANNING + DESIGN COMMENTS

1. **REPEAT COMMENT:** There are proposed utilities on the Preliminary Utility Plan, such as Storm Pipe (Sheet Number 6140) and Fiber Optic Conduit (Sheet Number 6160), that do not show associated easements on the Site Plan. Revise the Site Plan to show easements for these utilities, if applicable.





Drainage easements were added to the storm lines that run offsite to the west. Since the fuel station and main store are on one lot, a drainage easement was not added as shown.

This comment appears unaddressed. Please ensure all public utility lines are within easements that are shown, labeled, and included on any legend if necessary or applicable.

2. **REPEAT COMMENT:** The Site Plan indicates that 751 parking spaces are provided on the Walmart retail site. Our review indicated a count of 744 spaces. Revise the Site Plan to correct the Site Data Summary Table to list the correct number of parking spaces provided.

Site data summary table revised to show correct number of parking spaces.

It appears that the Site Plan now indicates 748 spaces provided on the retail site, while the Site Table indicates 746. Please confirm or revise the Site Data Summary Table to list the correct number of parking spaces provided.

3. **REPEAT COMMENT:** A minimum of five loading spaces (12 feet x 35 feet) are required for the proposed retail use. Please clarify the loading spaces provided by labeling the dimensioned spaces accordingly.

5 loading spaces are proposed at the rear of the store. The site plan has been revised to call these out.

The proposed loading spaces have been labeled, however they do not appear to meet the dimensional standards requirements. Revise the Site Plan to dimension a minimum of five loading spaces (12 feet x 35 feet).

4. **REPEAT COMMENT:** The Landscape Requirements Table references the City of Lavon Landscape Requirements but does not incorporate the landscape requirements from the PD. The Table also indicates items as "Provided", such as four-inch caliper trees, that are not provided and vary from the specifications of the PD. Revise the Landscape Requirements Table to incorporate the applicable PD standards for landscaping and revise the required and provided columns to correspond to the standards accordingly.

Trees have been revised to be 4" caliper. PD standards have been added to the Landscape Requirements Table

The Landscape Requirements Table does not include all applicable PD standards for landscaping. An updated Landscape Requirements Table template has been attached to these comments for your use and reference. Revise the Landscape Plan to remove the Landscape Requirements Table from the main Landscape Plan sheet, and provide the updated/revised Landscape Requirements Table (which is longer) on a separate sheet with all updated required specs and provided specs.

5. **REPEAT COMMENT:** The proposed building elevations do not appear to be consistent with the newest local Walmart architecture (example below). Please revise the building elevations to be of a higher quality and reflect variation in material, color, or features. Roofline silhouettes should be broken up through the use of large cornices, changes in parapet heights, or other techniques such as awnings, bulb-outs, and relief. At least 50 percent of the total façade should use features, such as windows, awnings, entryways, columns, architectural relief to discourage long expanses of bare wall. Additionally, exterior walls should be constructed of a minimum 95% masonry material (i.e. brick, stone, or stucco).

Architect is still currently working on revised building elevations. These will be provided in the next resubmittal.

Acknowledged. The building elevations will be reviewed upon resubmittal, but the comment is still applicable.

6. **Repeat Comment:** The maximum height of accessory structures for non-residential uses is 20 feet, per the PD. Revise the Site Plan to include canopy height information, within the Site Summary Table, and revise the Building Elevations to dimension the canopy elevation.

Site Summary Table has been revised to show a maximum height of 20' for the fuel station. Building elevations will be revised in the next resubmittal.

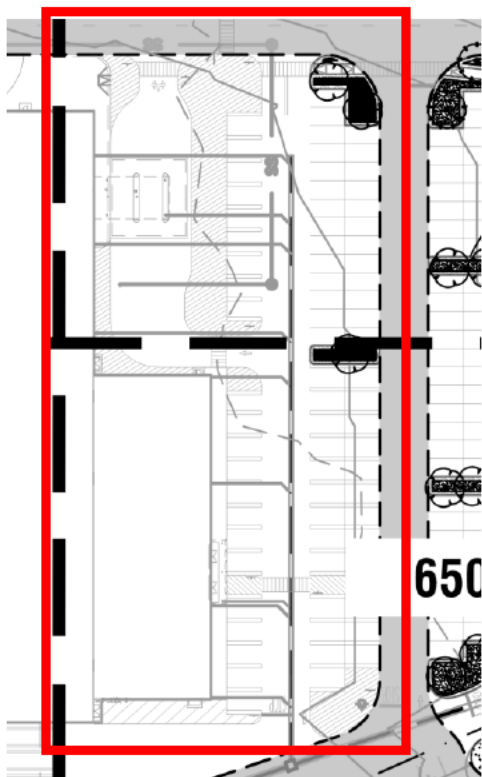
Acknowledged. The building elevations will be reviewed upon resubmittal. Revise the Site Data Table to provide the actual heights of the structures, not the max heights, associated with the retail and fuel lots.

7. **REPEAT COMMENT:** The site configuration on the Photometric Plan does not match the Site Plan. In addition, light levels along the western property line of Lot 7 must measure 0.25 footcandles or less. Revise the Photometric Plan accordingly.

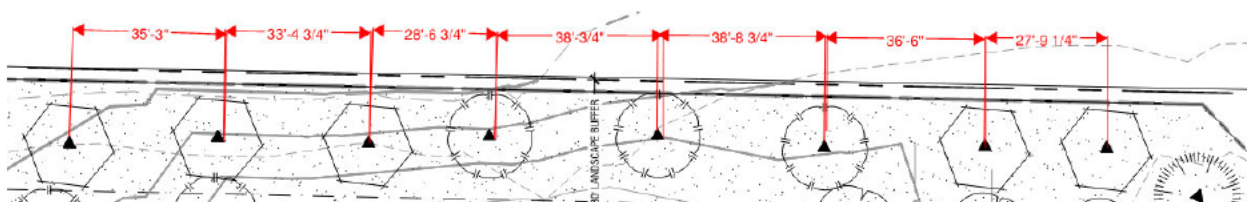
Photometric plan currently being revised. Will be submitted with the next resubmittal.

Acknowledged. The Photometric Plan will be reviewed upon resubmittal. This comment is still applicable.

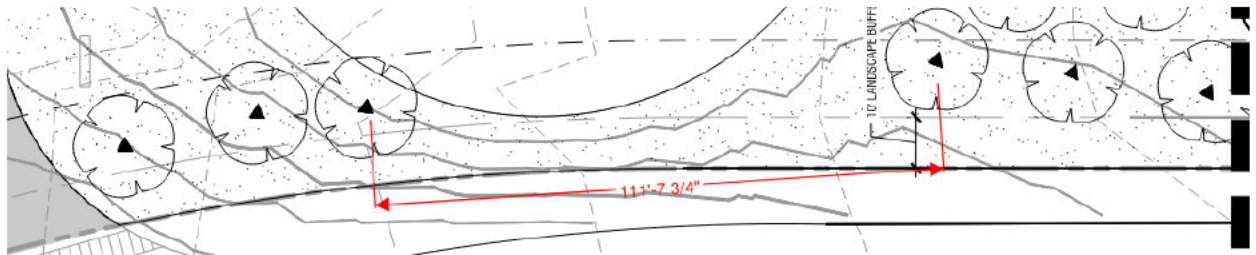
8. The area near the pharmacy is striped instead of landscaped, but this area should provide additional landscaping, terminus trees, etc. in coordination with applicable landscaping standards.



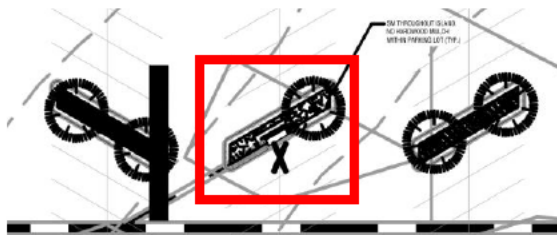
9. Please confirm no drone field/area is proposed on the site.
10. One large tree is required per 25 linear feet along SH 78. Revise the Landscape Plan to reduce the distance between the trees along SH78, as required by the PD.



11. One large tree per 30 linear feet of buffer is required along public streets. The frontage along Grand Heritage Boulevard is compliant, but the frontage along Endeavor Boulevard has a gap of approximately 111 feet where no street trees are proposed in the buffer. Revise the Landscape Plan to increase the number of trees provided along the section of landscaped buffer along Endeavour Boulevard shown below, as required by the PD.



12. The parking lot tree requirement in Subarea A calls for one tree/parking island per 15 parking spaces. Revise the Landscape Plan to add additional trees in the parking lot landscape islands, where only one tree is proposed, to meet this requirement as required by the PD. Example area needing an additional tree:



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

Landscape Requirements Table					
2026-24-17 PD Zoning – Heritage Square				Required	Provided
3. OFF-STREET PARKING AND LOADING REGULATIONS:					
<i>Off-street loading site design requirements:</i>					
In addition to required wing walls, loading docks and associated loading areas that are within 200 feet of an internal arterial roadway, shall be screened as follows:					
• Earthen berm with solid evergreen screening that is a minimum of 10 feet in height, or • Solid evergreen screening that is a minimum of 10 feet in height.					
5. LANDSCAPING				Required	Provided
<i>Landscape standards shall comply with Sections 9.03.192 and 9.03.193, with the exception of the following regulations:</i>					
5.1 Landscape buffer: The minimum required width of landscape buffers along highways are as follows:					
A minimum 30-foot-wide landscape buffer shall be required along SH 78.					
One large tree is required per 25 linear feet of buffer (excluding driveways and utility easements) is required along highways.					
The landscape buffers are permitted to overlap utility easements, provided there is a minimum of 8 feet of landscape buffer free and clear of easements for planting purposes.					
5.2 A minimum 10' wide landscape buffer with one large tree per 30 linear feet of buffer (excluding driveways and utility easements) is required along public streets. (Grand Heritage Boulevard and Endeavour Boulevard)					
5.4 A minimum of 10% of a lot shall be landscaped.					
5.6 For sub-districts based on the Retail District, a minimum of one tree is required for each 6,000 square feet gross lot area excluding areas encumbered by utility easements. Required street (excluding ROW medians), perimeter buffer, or parking lot trees contribute to the site tree requirement.					
5.7 Parking lot tree requirements are as follows:					
SUBAREA	BUILDING FLOOR AREA (SF)	TREE/PARKING ISLAND PER PARKING SPACE RATIO	MAXIMUM SPACING OF A TREE FROM A PARKING SPACE		
A	>140,000	1/15	130'		
Lavon Code of Ordinances					
§ 9.03.172 Off-street parking site design requirements.					

g. No landscaped area within the parking lot shall be less than one hundred (100) square feet.		
h. Landscape islands, medians, perimeter curbs and sidewalks shall contain an eighteen (18) inch wide concrete or decorative paver curb along the inside of the feature that abuts parking stalls to allow patrons to avoid treading over landscaping.		
§ 9.03.193 Required landscaping standards.	Required	Provided
b.2. Trees cannot be planted closer than four (4) feet to a right-of-way line or closer than eight (8) feet to any public water line, wastewater line, fire protection connection, or drainage line. If tree locations cannot meet this distance requirement or there is a similar prohibiting utility-related factor, an alternate planting location may be approved by the city manager or their designee.		
b.2. Trees cannot be planted closer than four (4) feet to a right-of-way line or closer than eight (8) feet to any public water line, wastewater line, fire protection connection, or drainage line. If tree locations cannot meet this distance requirement or there is a similar prohibiting utility-related factor, an alternate planting location may be approved by the city manager or their designee.		
g. Planting strips less than six (6) feet wide are prohibited.		
i. Vegetative matter shall cover seventy-five (75) percent of any landscape area.		
j. Parking rows. For all development where off-street parking is required, the following standards shall apply:		
1. Parking rows located along public rights-of-way shall be screened with low, evergreen shrubs that are a minimum height of two (2) feet at the time of planting and form a continuous hedge.		
2. Landscape islands shall contain one (1) canopy tree.		
3. Landscape islands are required at the terminus of every parking row.		
k. All required plant material shall be from the approved plant list below, or as considered and approved by the city manager or their designee upon formal request:		

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

June 23, 2026

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

Re: Heritage Square (Bear Creek Commercial), Lot 7 (10.8 acres total)
Site Plan

Dear Ms. Dobbs:

As requested, we have reviewed the Site Plan dated May 26, 2026, and Preliminary Engineering Plans dated May 26, 2026 as prepared by Kimley Horn and Associates, Inc. for the above referenced property. In addition, an Traffic Impact Analysis addendum dated May 26, 2026 as prepared by Kimley Horn & Associates, Inc. has been provided. The property is generally on the southeast corner of SH 78 and SH 205 bounded by future Grand Heritage on the east and future Endeavour Blvd on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

1. The Site Plan shows that Lot 7 is to be divided into two (2) lots (7 and 7B). This will require platting.
2. All driveway approaches and fire lanes shall have a minimum radius of 30'. All radii should be labeled.
3. The fire lane at the southwest corner area of Lot 7B should be contiguous.
4. There is a 15' sanitary sewer easement shown on Lot 7B. The use for this easement is not clear.
5. A sidewalk (accessible route) should be located from the fuel kiosk to the sidewalk on Grand Heritage.
6. It should be noted that the proposed driveway at SH 78 requires approval from TxDOT due to proposed driveway spacing requirements for the overall development. Therefore, the location of the driveway may change.
7. The site plan shows a proposed 100-year flood plain along the west property line. Any change to the existing delineated flood plain will require a flood study to modify the flood plain.
8. The Preliminary Grading Plan shows grading activities outside the property boundary. This will require an easement or other written permission from the property owner. A copy of the document should be provided to the City for its records prior to any construction activities.
9. The Preliminary Drainage Plan shows a storm sewer extending from Lot 7B through Lot 7. An easement will be required on Lot 7 to accommodate the shared storm sewer. Both storm sewer pipelines and facilities shown will be considered private.

10. Both lots are discharging into the adjacent drainage way on the west side of the property. This drainage way includes a proposed detention pond. **This pond will be required to be completed prior to going vertical on these lots.**
11. The TIA Addendum modified the trip generation estimate in the original TIA to reflect the current site plan. The net result of the modification is the number of trips is reduced from the original TIA estimates.
12. The TIA Addendum includes a queuing analysis for the proposed drive-thru pharmacy. The analysis shows there is sufficient area provided for the anticipated queuing without impacting the adjacent drive aisles and parking area.

This concludes our review of the above referenced Site Plan and Preliminary Engineering and Traffic Impact Analysis Addendum. A copy of the sheets with markups is provide for your convenience.

The review conducted by FMI was for the limited purpose of code and ordinance compliance review for the exclusive benefit of the City of Lavon.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

June 22, 2026

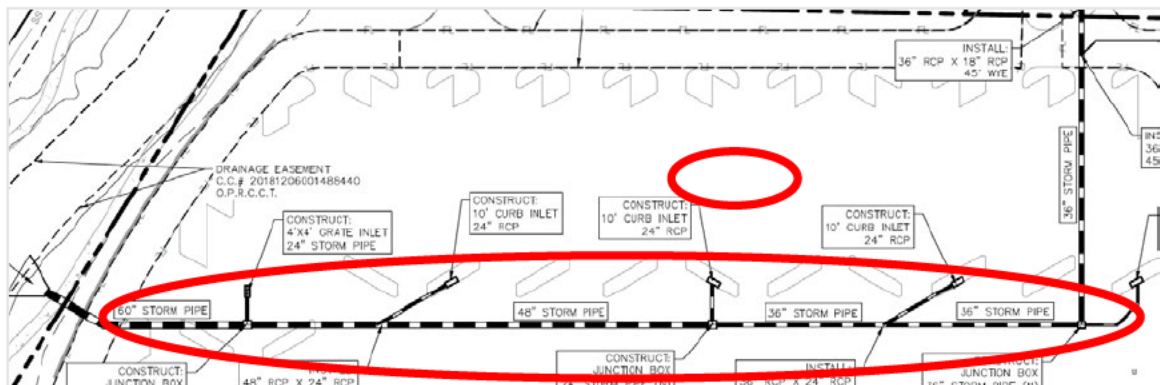
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

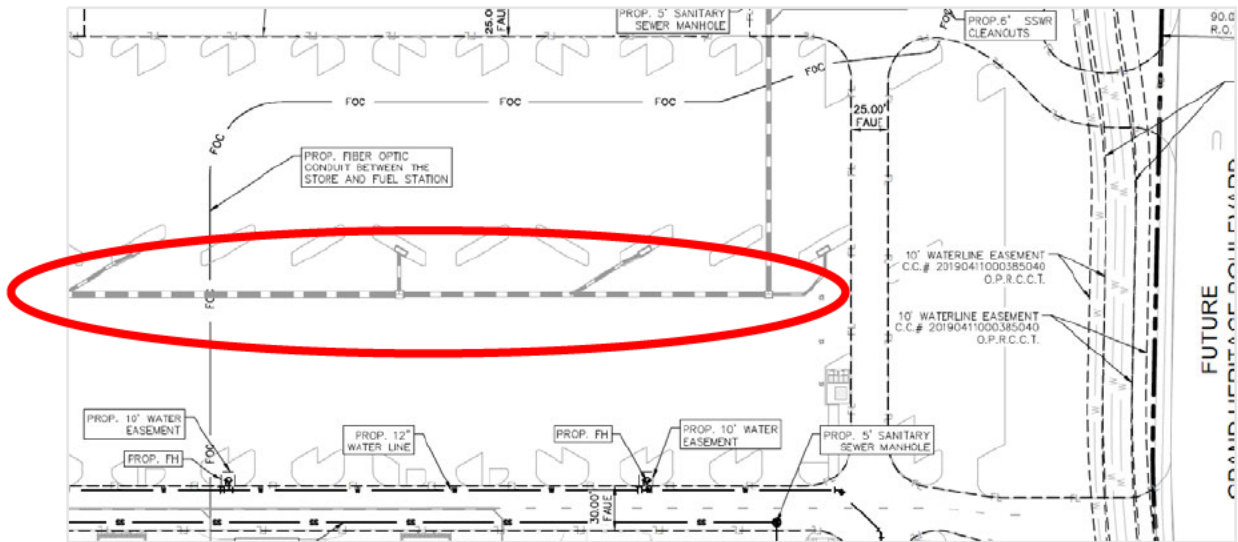
Re: Heritage Square, Subarea A
Site Plan Review
LJA Job No. NTP-40467
MyGov Submittal: May 28, 2026

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. This site is designated as Lot 7, Block A on the Bear Creek Commercial Preliminary Plat. The Site Plan shows a proposed subdivision of Lot 7 into two lots. A revised Preliminary Plat will be required to change the lot configuration from Lot 7 to Lots 7 and 7B. A subsequent Final Plat(s), to include the subject property and all Phase 1 infrastructure and Park/drainage improvements, is required to be approved/filed prior to the issuance of a Building Permit for these uses/lots.
2. There are proposed utilities on the Preliminary Utility Plan, such as Storm Pipe (Sheet Number 6140) and Fiber Optic Conduit (Sheet Number 6160), that do not show associated easements on the Site Plan. Revise the Site Plan to show easements for these utilities, if applicable.

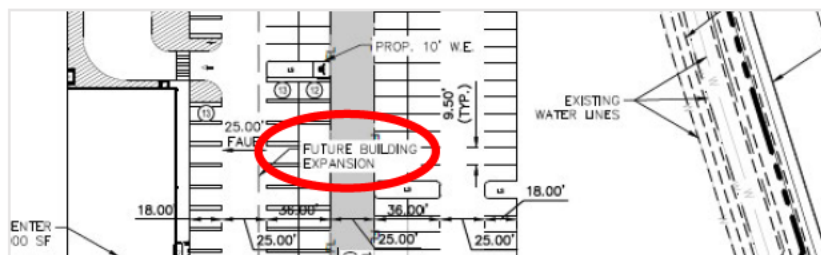




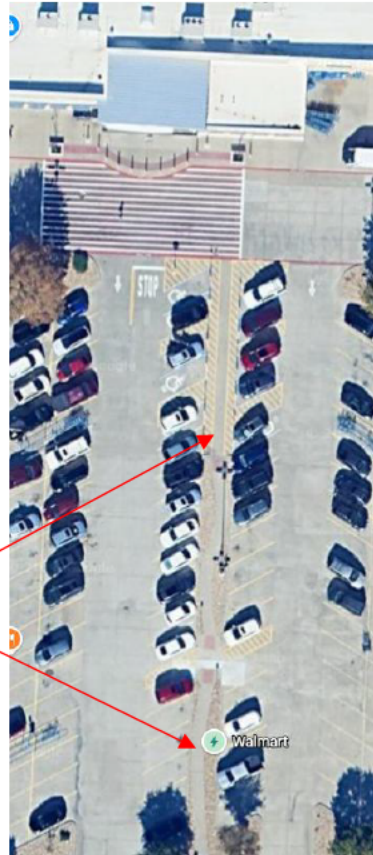
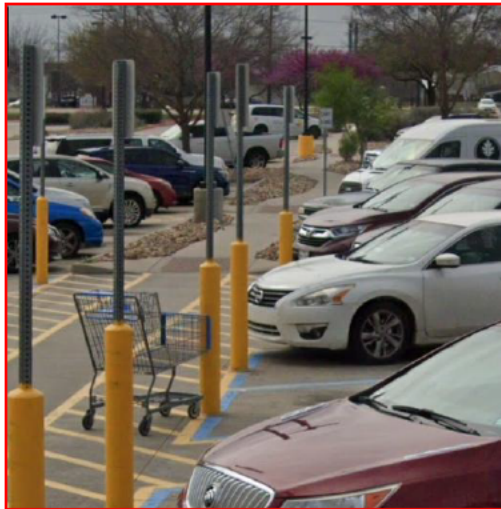
3. Clarify which radii are being referred to in the Site Note shown below.



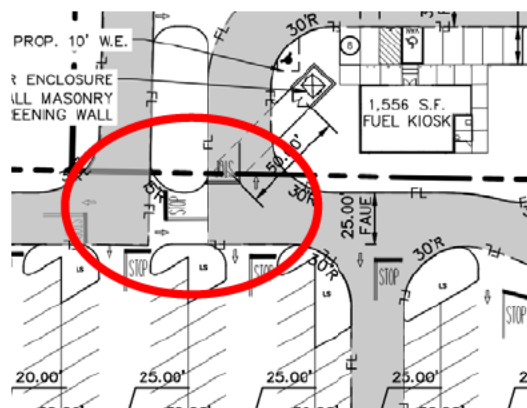
4. There is an indication of a Future Building Expansion on the Site Plan. Future site improvements will be reviewed, as a separate Site Plan submittal, at the time the modifications are ready to be developed. Revise the Site Plan to remove line work and notes related to the Future Building Expansion or provide the ultimate site layout with the building expansion included.



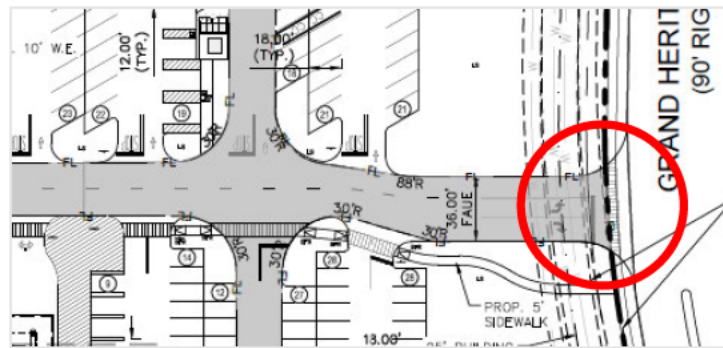
5. The Site Plan indicates that 751 parking spaces are provided on the Walmart retail site. Our review indicated a count of 744 spaces. Revise the Site Plan to correct the Site Data Summary Table to list the correct number of parking spaces provided.
6. Parking areas are required to include pedestrian amenities, such as sidewalks and pedestrian ways, perpendicular to the main building. Revise the Site Plan to include a sidewalk or pedestrian pathway through the parking areas that allow for north-south pedestrian travel. Other Walmart example below:



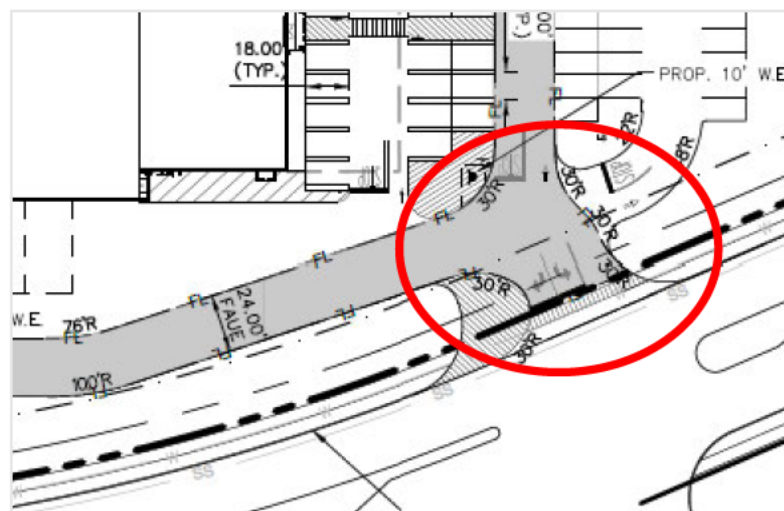
7. Revise the Site and Landscape Plans to connect the fire lane, at the point identified below, to provide continuous cross-access.



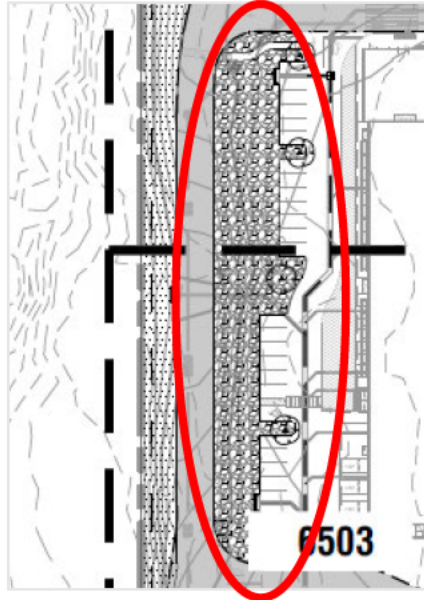
8. The southern driveway access, from the site to Grand Heritage Boulevard, does not have turning radii labeled. A minimum turning radius of 30 feet is required. Revise the Site Plan to ensure the turning radius is at least 30 feet and labeled at this location.



9. There is a hatched area, which is not labeled on the eastern driveway, along Endeavour Boulevard. Revise the Site Plan to label the intent of the hatched area and provide a minimum 30-foot radius on the eastern side of the driveway.



10. The PD requires loading docks to be screened with an earthen berm, with solid evergreen screening, that is a minimum of 10 feet in height, or solid evergreen screening that is a minimum of 10 feet in height, in addition to a masonry screening wall. Revise the Landscape Plan to provide the berm/landscaping, in addition to the masonry screening wall, along Endeavour Boulevard.
11. Revise the Site Plan to label the striped area, on the north side of the proposed fuel lot, as a loading space.
12. A minimum of five loading spaces (12 feet x 35 feet) are required for the proposed retail use. Please clarify the loading spaces provided by labeling the dimensioned spaces accordingly.
13. Revise the Landscape Plan to label and dimension the landscape buffers.
14. 75% of any landscape area is required to be vegetative matter. There are various landscape areas that do not appear to meet this requirement (example shown below). Revise the Landscape Plan to provide planting in these areas.



15. The Landscape Requirements Table references the City of Lavon Landscape Requirements but does not incorporate the landscape requirements from the PD. The Table also indicates items as “Provided”, such as four-inch caliper trees, that are not provided and vary from the specifications of the PD. Revise the Landscape Requirements Table to incorporate the applicable PD standards for landscaping and revise the required and provided columns to correspond to the standards accordingly.

CITY OF LAVON LANDSCAPE REQUIREMENTS		
LANDSCAPE AREA (124,313 SF) 26-07-007	REQUIRED	PROVIDED
Along each public street, a minimum twenty (20) foot wide landscaped planting strip shall be required in all districts except in the main street district where the planning [planting] strip shall be a minimum ten (10) feet wide.	YES	YES
A minimum five (5) foot wide landscaped area shall be provided where parking or drive aisles abut a property line, except where a mutual access easement (shared drive aisle) is located on a property line, or a wider landscape buffer is required.	YES	YES

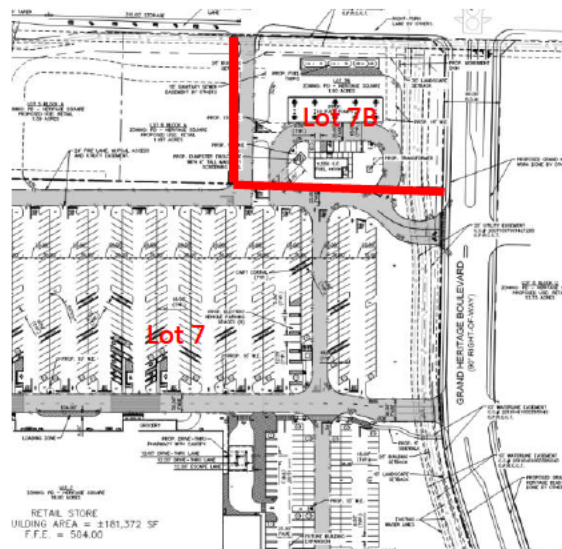
16. A continuous evergreen shrub screen is required along all public roads. The Landscape Plan Requirements Table indicates this shrub screening has been provided, however they are not reflected on the plan sheets. Revise the Landscape Plan to provide this shrub screening.
17. Revise the Landscape Plan to remove utility easements. Only existing and proposed utility lines should be shown on the Landscape Plan (easements should be shown on the Site Plan).
18. Revise the Landscape Plan to show/label proposed irrigation lines.
19. The dumpster enclosure is to be screened with evergreen shrubs (from the approved plant list), a minimum three (3) feet tall at the time of planting and spaced a maximum three (3) feet apart on center. The dumpster enclosure, located adjacent to the Fuel Kiosk, does not

include any landscaped screening. Revise the Landscape Plan to include the required evergreen shrubs.

20. The proposed building elevations do not appear to be consistent with the newest local Walmart architecture (example below). Please revise the building elevations to be of a higher quality and reflect variation in material, color, or features. Roofline silhouettes should be broken up through the use of large cornices, changes in parapet heights, or other techniques such as awnings, bulb-outs, and relief. At least 50 percent of the total façade should use features, such as windows, awnings, entryways, columns, architectural relief to discourage long expanses of bare wall. Additionally, exterior walls should be constructed of a minimum 95% masonry material (i.e. brick, stone, or stucco).



21. The maximum height of accessory structures for non-residential uses is 20 feet, per the PD. Revise the Site Plan to include canopy height information, within the Site Summary Table, and revise the Building Elevations to dimension the canopy elevation.
22. The site configuration on the Photometric Plan does not match the Site Plan. In addition, light levels along the western property line of Lot 7 must measure 0.25 footcandles or less. Revise the Photometric Plan accordingly.



23. FYI – All outdoor lighting shall be shielded, with downward facing fixtures.
24. FYI – Confirm driveway spacing on SH 78 with the City Engineer.
25. FYI – Signage is reviewed as a separate application.
26. 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



CITY OF LAVON Agenda Brief

MEETING: September 22, 2026

ITEM: 5 - I

Item:

Discussion and action regarding the final plat of the Nicholson Ranch Phase 2A Addition consisting of 187 residential lots and 4 common area lots on 37.761 acres in the Drury Anglin Survey, Abstract No. 2, a part of Collin County MUD No. 6 west of FM 2755 on Nicholson Ranch Trail in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Parcel 2919101).

Application Information

Owner(s): GRBK Edgewood L.L.C.

Applicant: Kimley-Horn

Location: Southwest of the intersection of FM 2755 and Millwood L. and north of the intersection of FM 2755 and CR 535 in the extraterritorial jurisdiction (ETJ).

Description: Drury Anglin Survey, Abstract No. 2, 29.925 acres, (CCAD Property ID 2919101)

Current Zoning: No zoning applies in the ETJ

Request: Final Plat

Request Details

The applicant is seeking approval of a final plat for Phase 2A of the Nicholson Ranch Addition a residential development located in the City of Lavon ETJ and within Collin County Municipal Utility District No. 6 (MUD No. 6). The development consists of 187 residential lots and 4 common area lots on 37.761 acres. The final plat conforms to the preliminary plat.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE § 212.004. PLAT REQUIRED

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

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

Code Excerpts:

CITY OF LAVON – SUBDIVISION ORDINANCE

Section 4.04 FINAL PLAT

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

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

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

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

Staff Notes:

The final plat meets the technical requirements and complies with the subdivision regulations. Approval is recommended.

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

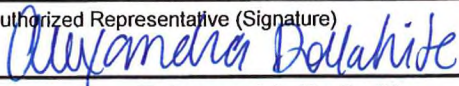


CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission		Property Owner			
Name: <u>KIMLEY-HORN</u>		Name: <u>GRBK EDGEWOOD LLC</u>			
Address: <u>400 N. OKLAHOMA DRIVE, SUITE 105</u>		Address: <u>5501 HEADQUARTERS DRIVE, STE 300W</u>			
City/State/Zip: <u>CELINA, TX 75009</u>		City/State/Zip: <u>PLANO, TX 75024</u>			
Phone #: <u>469-501-2200</u>	Fax #: _____	Phone #: <u>972-946-1350</u>	Fax #: _____		
Authorized Person: <u>ALEXANDRA N. DOLLAHITE</u>		Authorized Person: <u>BRIAN HUNNICUTT</u>			
Type of Submission		Check List of Items Submitted			
☐ Preliminary Plat		☐ (two) full size sets of plats (24x36) Per Conversation with LeAnn 7/17			
☐ Final Plat		☒ (two) full size construction sets (24x36) CD submittals are electronic through MyGov			
☐ Re-Submittal		☐ (one) half size sets of plats (11x17)			
☒ Construction Plans		☐ (ten) half size sets of plats with final submission (11x17)			
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		☐ (one) PDF plats (on separate CD's)			
		☒ (one) PDF construction plans (can be included on plat CD)			
Application Fees					
Preliminary Plat	Per Fee Schedule				
Final Plat	Per Fee Schedule				
Re-Plat	Per Fee Schedule				
Public Infrastructure Inspection	Per Fee Schedule				
To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name) <u>ALEXANDRA N. DOLLAHITE</u>		Authorized Representative (Signature) 	Date: <u>JULY 20, 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:
☐ Accepted	☐ Approved	☐ Approved	☐ Approved	☐ Approved	☐ Approved
☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected	☐ Rejected
Comments:					



CITY OF LAVON

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

PLAT APPLICATION

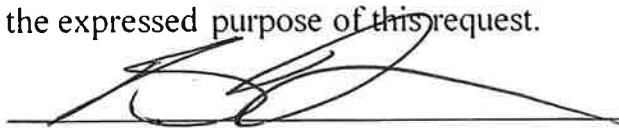
Please type or print clearly. Incomplete applications will not be accepted.

Authorization of Representation

Date: JULY 20, 2026

To the City of Lavon
Collin County, Texas

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



Signature (Owner)

Signature (Owner)

Signature (Owner)

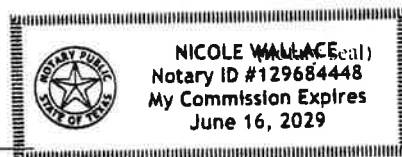
The State of Texas

County of Collin

Before me, the undersigned authority, appeared Brian Hunnicutt,
on this the 20th day of July, 2026.



Notary Public in and for Collin County, Texas





CITY OF LAVON

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

PLAT APPLICATION

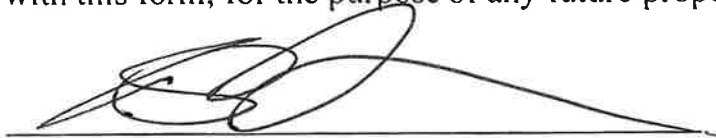
Please type or print clearly. Incomplete applications will not be accepted.

Declaration of Ownership

Date: JULY 20, 2026

To the City of Lavon
Collin County, Texas

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



Signature (Owner)

Signature (Owner)

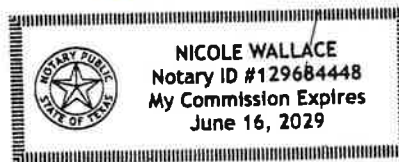
Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Brian Hunnicutt,
on this the 20th day of July, 2026.



Notary Public in and for Collin County, Texas



(notary seal)



Memorandum

To: Kim Dobbs, City Manager - City of Lavon

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

Date: 07/01/2026

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

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

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

- Proposed Phase 2B Modification
 - o Relocate the street stub approximately 275 LF west, remaining within Phase 2B
 - Introduce knuckle geometry to improve alignment and future connectivity
 - Maintain compliance with applicable block length requirements
 - o This modification results in the removal of two (2) residential lots within Phase 2B.
- Phase 2A Lot Yield Adjustment
 - o Add a short block of residential lots within Phase 2A to make developer whole for the two lot drop in Phase 2B as well as adding an additional five lots to keep a balanced look, as opposed to only two lots that would visually stand out.
 - o This adjustment adds seven (7) residential lots within Phase 2A. (two from Phase 2B and five new lots)

Revised Lot Summary

Previous Total Lot Count: 1,635 lots

Proposed Total Lot Count: 1,640 lots

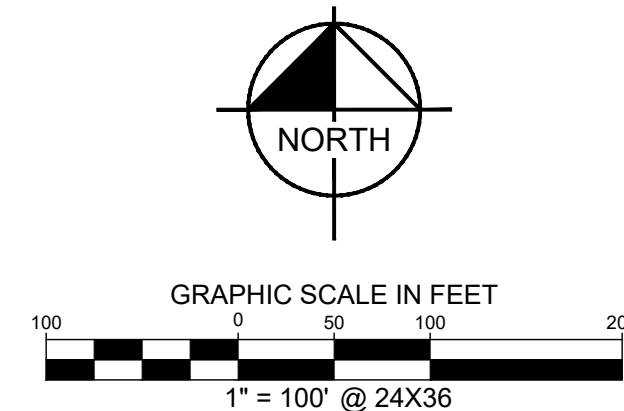
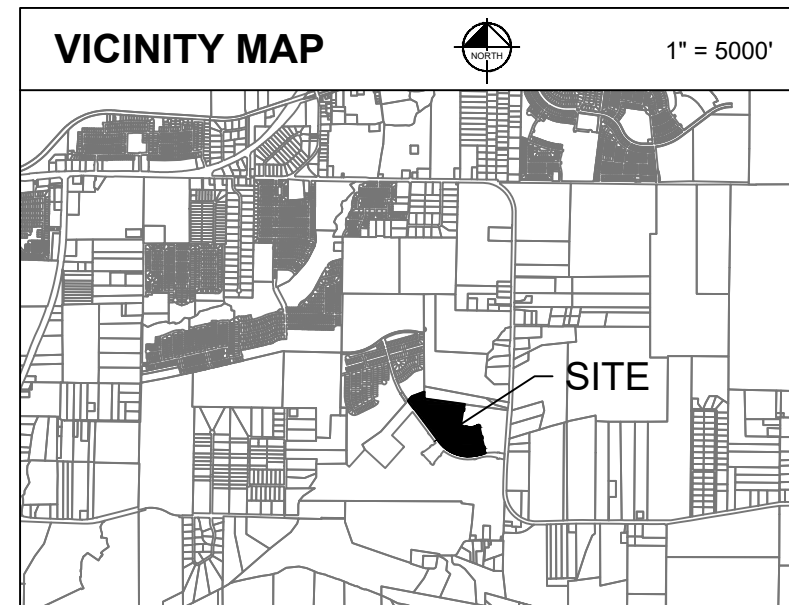
Net Change: +5 lots overall

Attachments

Exhibit 1 – Updated Street Stub Location (Phase 2B)

Exhibit 2 – Proposed Lot Additions (Phase 2A)

COVER SHEET



LEGEND

P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD W/ CAP FOUND
R.R. SPIKE	RAIL ROAD SPIKE
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
CA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT OF WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
B.C.S.U.	BEAR CREEK SPECIAL UTILITY DISTRICT

LINE TYPE LEGEND

—	BOUNDARY LINE
- - - -	EASEMENT LINE
— · — ·	LOT LINE
— · — · — ·	OWNER LINE
- - - - -	BUILDING SETBACK
- - - - -	ROADWAY CENTERLINE

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2A

187 RESIDENTIAL LOTS
4 COMMON AREA (CA) LOTS

BEING 37.761 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

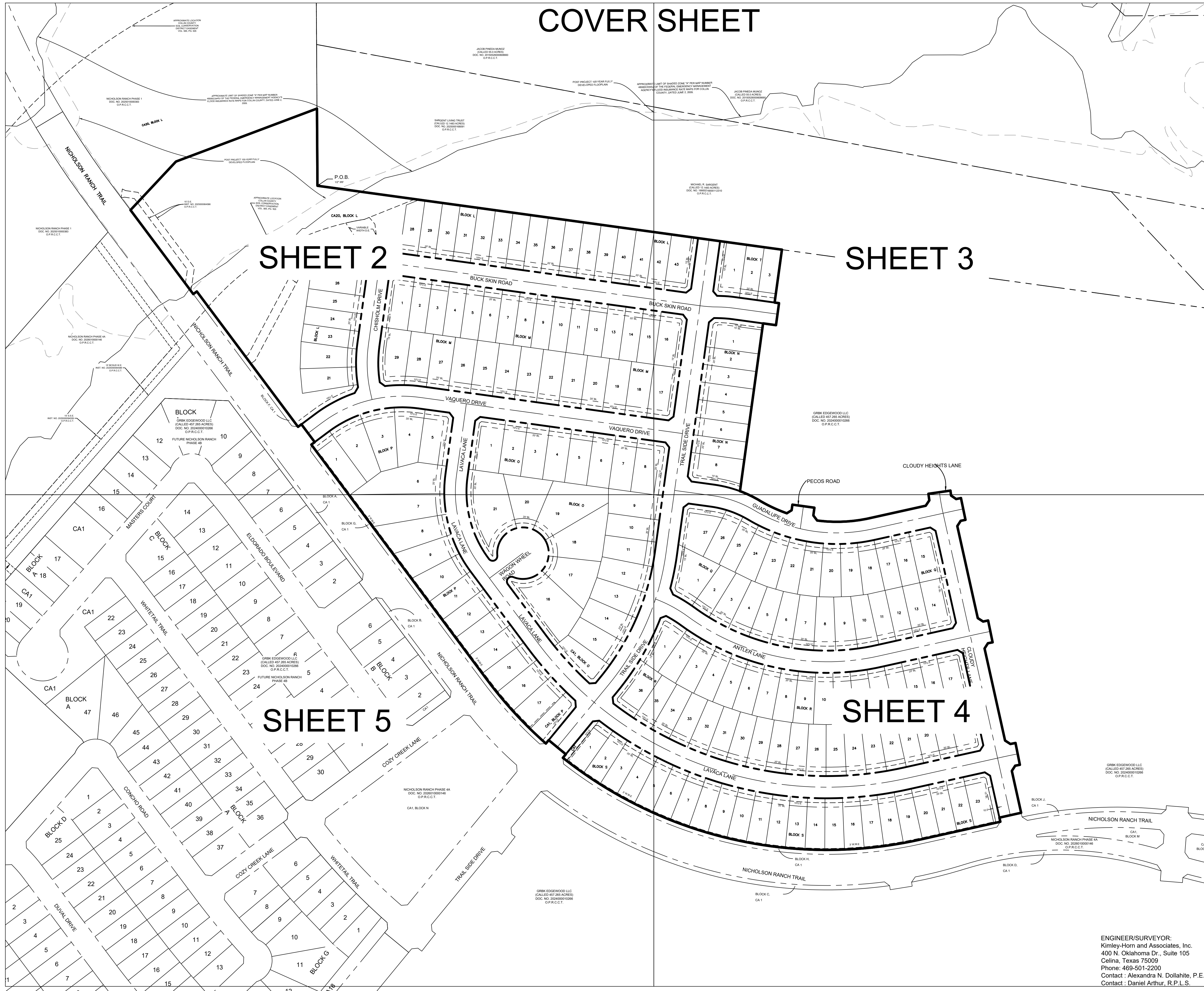
Kimley»Horn

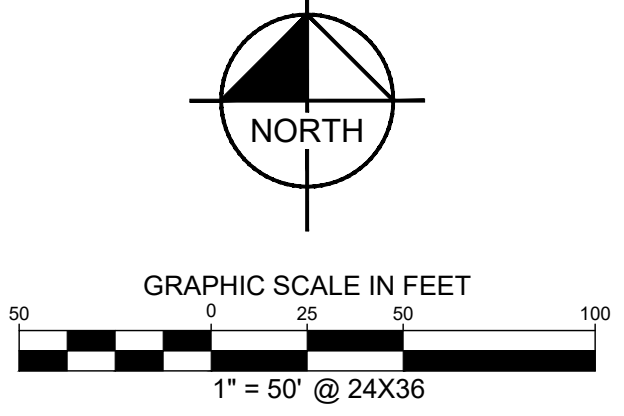
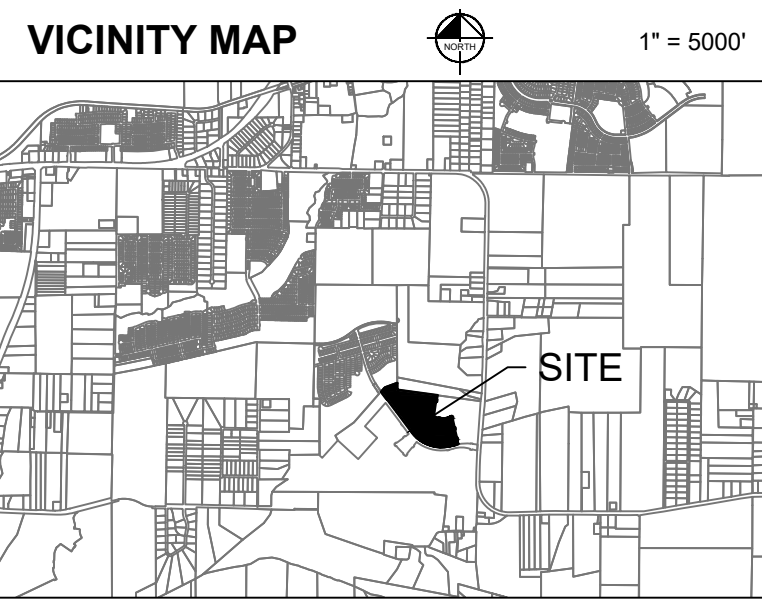
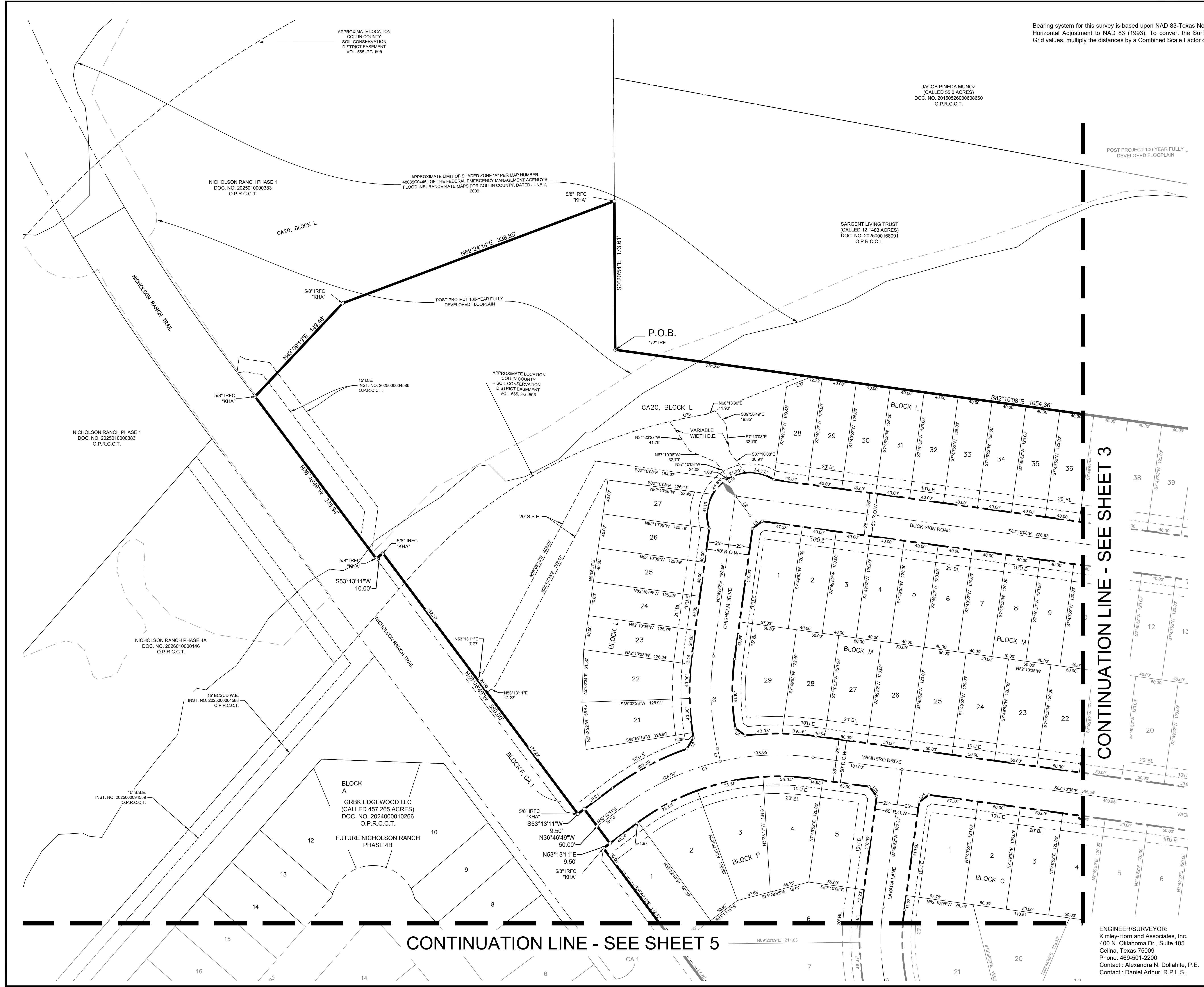
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 100'	SPA	DRA	9/4/2026	064537575	1 OF 6

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

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





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BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT

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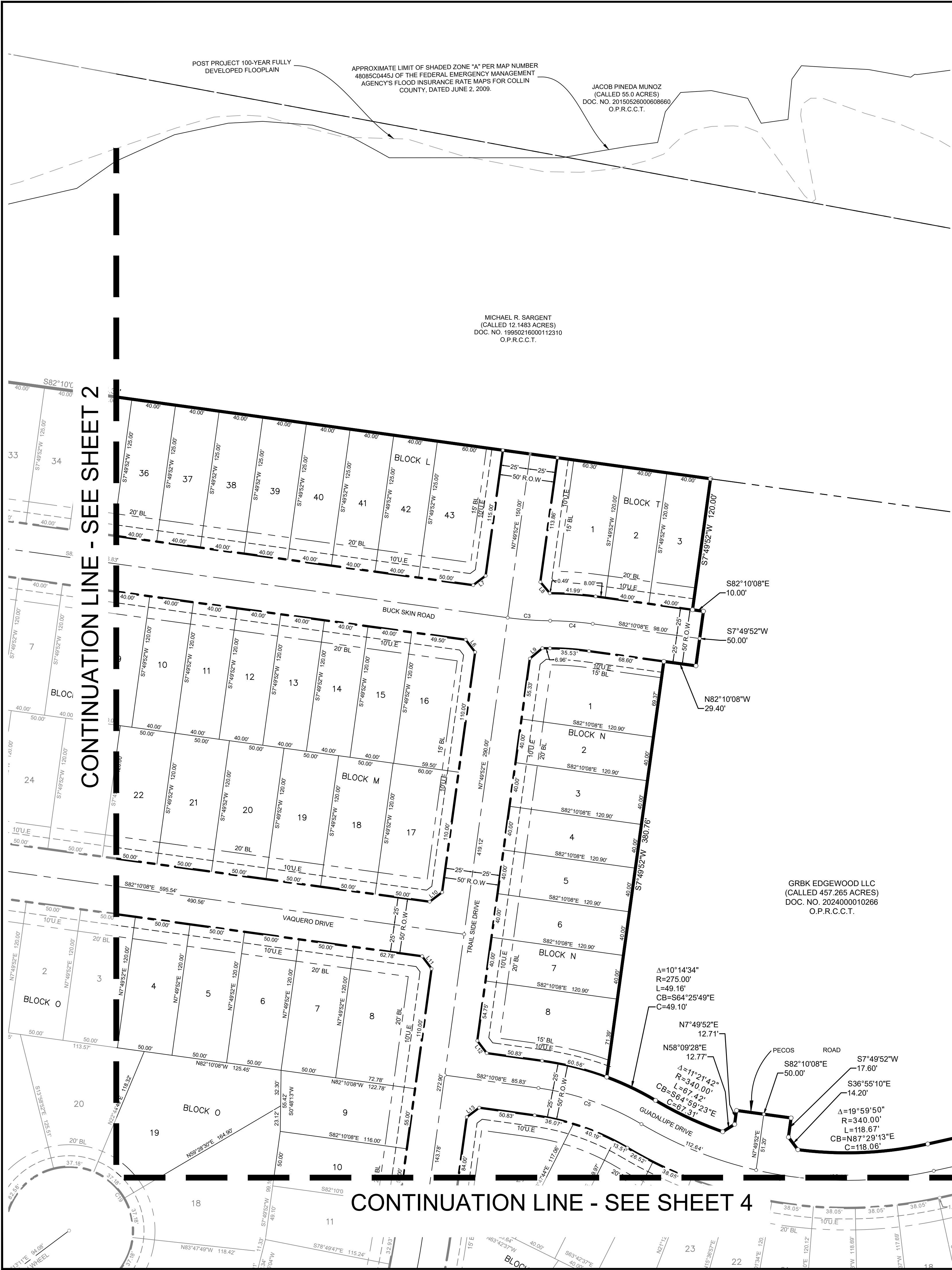
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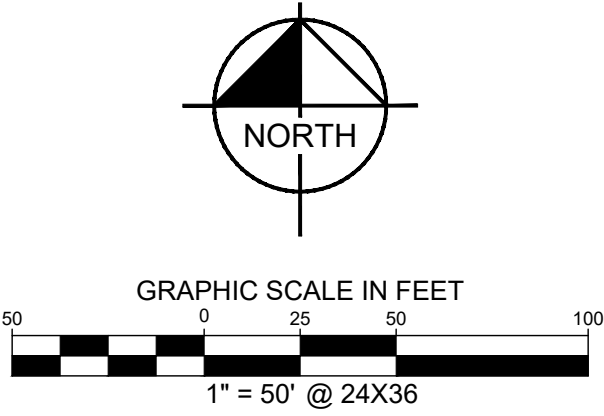
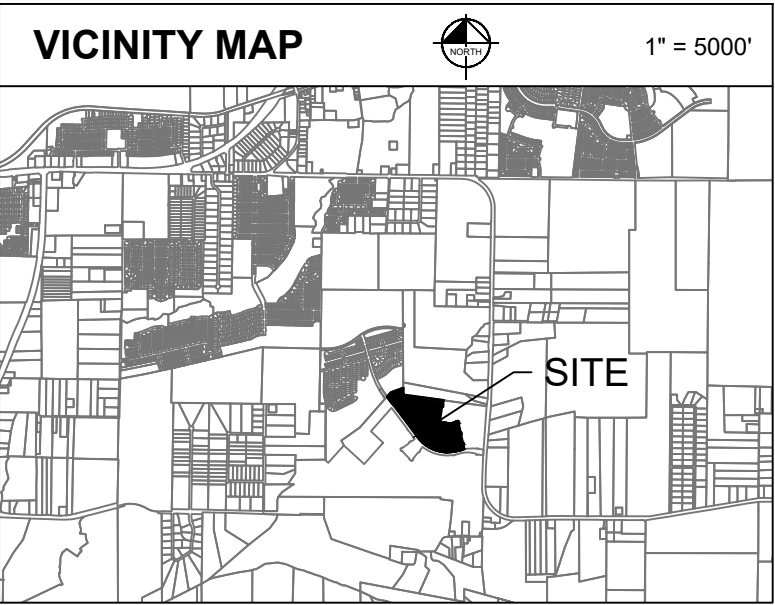
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400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact : Alexandra N. Dollahite, P.E.
Contact : Daniel Arthur, R.P.L.S.



LINE TABLE		
NO.	BEARING	LENGTH
L1	N12°55'38"W	15.50'
L2	S37°10'14"E	28.28'
L3	S30°37'50"W	15.05'
L4	S53°51'35"E	14.45'
L5	N52°49'52"E	14.14'
L6	S37°10'08"E	14.14'
L7	N52°49'52"E	14.14'
L8	S40°17'45"E	13.35'
L9	S50°11'01"W	14.78'
L10	N52°49'52"E	14.14'
L11	S37°10'08"E	14.14'
L12	S37°10'08"E	14.14'
L13	N52°49'52"E	14.14'
L14	S57°32'00"E	14.15'
L15	N32°28'00"E	14.14'
L16	S57°32'00"E	14.15'
L17	N32°28'00"E	14.14'
L18	S57°32'00"E	14.15'
L19	N83°42'08"E	14.32'
L20	S04°14'55"E	14.46'
L21	S85°50'05"W	13.79'
L22	S06°20'38"E	13.95'
L23	N68°56'12"E	13.40'
L24	S24°32'50"E	15.34'
L25	N52°49'52"E	14.14'
L26	S37°10'08"E	14.14'
L27	S68°13'23"W	31.42'

CURVE TABLE				
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING
C1	44°36'41"	300.00'	233.59'	S75°31'31"W
C2	20°45'28"	300.00'	108.69'	S02°32'52"E
C3	7°24'07"	300.00'	38.76'	S85°52'12"E
C4	7°24'07"	300.00'	38.76'	N85°52'12"W
C5	22°51'36"	250.00'	99.75'	N70°44'20"W
C6	43°12'10"	365.00'	275.22'	S80°54'37"E
C7	5°30'21"	500.00'	48.05'	S09°48'07"E
C8	1°06'10"	1738.00'	33.45'	S78°02'23"W
C9	1°18'55"	1456.00'	33.42'	S78°08'46"W
C10	48°38'49"	532.00'	451.69'	S78°11'17"E
C11	15°37'41"	300.00'	81.83'	N61°40'43"W
C12	31°36'13"	590.00'	325.44'	N23°37'58"E
C13	1°38'55"	1174.00'	33.78'	S78°18'46"W
C14	65°43'52"	814.00'	933.84'	S89°38'48"E
C15	44°36'41"	275.00'	214.12'	S14°28'29"E
C16	94°29'21"	50.00'	82.46'	S76°25'43"W
C17	148°30'32"	10.50'	27.22'	N68°41'35"E
C18	148°47'07"	10.50'	27.27'	S37°36'44"W
C19	297°33'58"	58.00'	301.22'	N36°46'42"W
C20	4°12'15"	581.65'	42.68'	N78°54'22"E

Bearing system for this survey is based upon NAD 83-Texas North Central Zone, Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to Grid values, multiply the distances by a Combined Scale Factor of 0.999847313.



LEGEND	
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IRFC	IRON ROD W/ CAP FOUND
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B.C.S.U.	BEAR CREEK SPECIAL UTILITY DISTRICT
LINE TYPE LEGEND	
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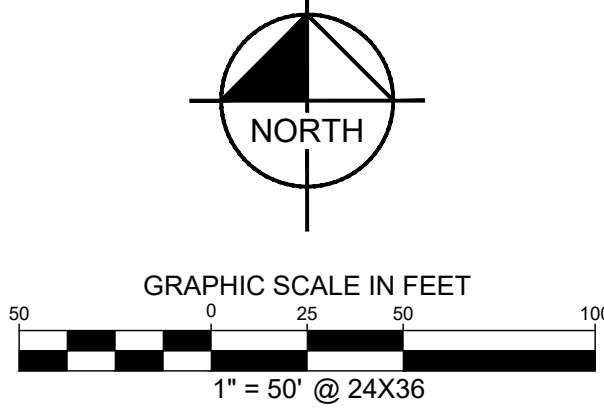
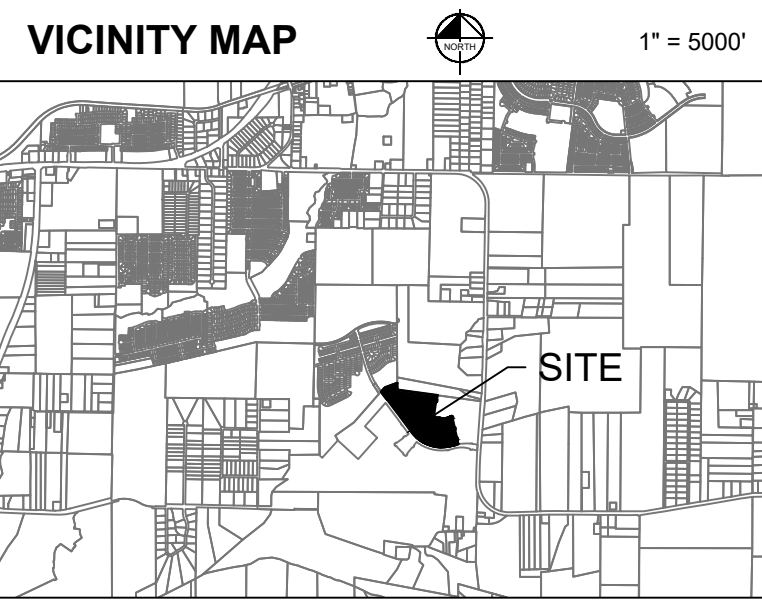
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Contact : Alexandra N. Dollahite, P.E.
Contact : Daniel Arthur, R.P.L.S.

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

CONTINUATION LINE - SEE SHEET 3

Bearing system for this survey is based upon NAD 83-Texas North Central Zone,
Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to
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B.C.S.D.	BEAR CREEK SPECIAL UTILITY DISTRICT

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---	LOT LINE
---	ADJACENT LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

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L3	S30°37'50"W	15.05'
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L6	S37°10'08"E	14.14'
L7	N52°49'52"E	14.14'
L8	S40°17'45"E	13.35'
L9	S50°11'01"W	14.78'
L10	N52°49'52"E	14.14'
L11	S37°10'08"E	14.14'
L12	S37°10'08"E	14.14'
L13	N52°49'52"E	14.14'
L14	S57°32'00"E	14.15'
L15	N32°28'00"E	14.14'
L16	S57°32'00"E	14.15'
L17	N32°28'00"E	14.14'
L18	S57°32'00"E	14.15'
L19	N83°42'08"E	14.32'
L20	S04°14'55"E	14.46'
L21	S85°50'05"W	13.79'
L22	S06°20'38"E	13.95'
L23	N68°56'12"E	13.40'
L24	S24°32'50"E	15.34'
L25	N52°49'52"E	14.14'
L26	S37°10'08"E	14.14'
L27	S68°13'23"W	31.42'

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	44°36'41"	300.00'	233.59'	S75°31'31"W	227.73'
C2	20°45'28"	300.00'	108.69'	S02°32'52"E	108.09'
C3	7°24'07"	300.00'	38.76'	S85°52'12"E	38.73'
C4	7°24'07"	300.00'	38.76'	N85°52'12"W	38.73'
C5	22°51'36"	250.00'	99.75'	N70°44'20"W	99.09'
C6	43°12'10"	365.00'	275.22'	S80°54'37"E	268.75'
C7	5°30'21"	500.00'	48.05'	S09°48'07"E	48.03'
C8	1°06'10"	1738.00'	33.45'	S78°02'23"W	33.45'
C9	1°18'55"	1456.00'	33.42'	S78°08'46"W	33.42'
C10	48°38'49"	532.00'	451.69'	S78°11'17"E	438.25'
C11	15°37'41"	300.00'	81.83'	N61°40'43"W	81.57'
C12	31°36'13"	590.00'	325.44'	N23°37'58"E	321.33'
C13	1°38'55"	1174.00'	33.78'	S78°18'46"W	33.78'
C14	65°43'52"	814.00'	933.84'	S69°38'46"E	883.47'
C15	44°36'41"	275.00'	214.12'	S14°28'20"E	208.75'
C16	94°29'21"	50.00'	82.46'	S76°25'43"W	73.43'
C17	148°30'32"	10.50'	27.22'	N68°41'35"E	20.21'
C18	148°47'07"	10.50'	27.27'	S37°36'44"W	20.23'
C19	297°33'58"	58.00'	301.22'	N36°46'42"W	60.12'
C20	41°12'15"	581.65'	47.68'	N78°14'42"E	47.67'

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

FINAL PLAT OF NICHOLSON RANCH PHASE 2A

187 RESIDENTIAL LOTS
4 COMMON AREA (CA) LOTS

BEING 37.761 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

Kimley»Horn

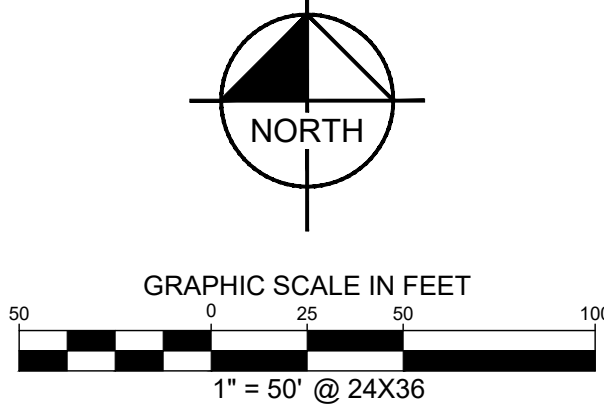
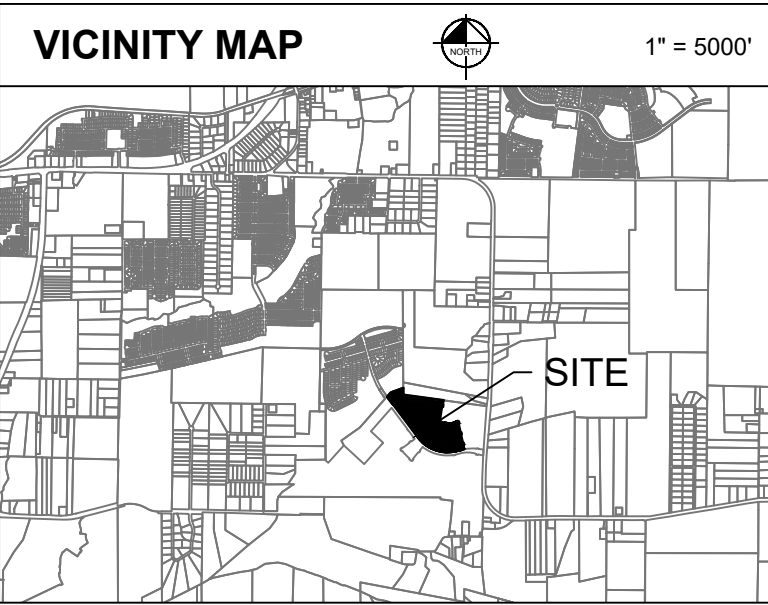
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	9/4/2026	064537575	4 OF 6

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

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

CONTINUATION LINE - SEE SHEET 2



LEGEND

P.O.B.	POINT OF BEGINNING
IRFC	IRON ROD W/ CAP FOUND
R.R. SPIKE	RAIL ROAD SPIKE
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
E.E.	ELECTRIC EASEMENT
D.E.	DRAINAGE EASEMENT
U.E.	UTILITY EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
W.E.	WATER LINE EASEMENT
W.M.E.	WALL MAINTENANCE EASEMENT
CA	HOME OWNERS ASSOCIATION
R.O.W.	RIGHT OF WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
B.C.S.U.	BEAR CREEK SPECIAL UTILITY DISTRICT
LINE TYPE LEGEND	
---	BOUNDARY LINE
---	EASEMENT LINE
---	LOT LINE
---	ADJACENT LINE
---	BUILDING SETBACK
---	ROADWAY CENTERLINE

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2A

187 RESIDENTIAL LOTS
4 COMMON AREA (CA) LOTS

BEING 37.761 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

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400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500

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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	9/4/2026	064537575	5 OF 6

OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Dr,
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Contact : Alexandra N. Dollahite, P.E.
Contact : Daniel Arthur, R.P.L.S.

Bearing system for this survey is based upon NAD 83-Texas North Central Zone,
Horizontal Adjustment to NAD 83 (1993). To convert the Surface distances to
Grid values, multiply the distances by a Combined Scale Factor of 0.999847313.

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

NICHOLSON RANCH PHASE 4A
DOC. NO. 2026010000146
O.P.R.C.C.T.

CA1, BLOCK N

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

FUTURE NICHOLSON RANCH
PHASE 4B

LINE TABLE

NO.	BEARING	LENGTH
L1	N12°55'36"W	15.50'
L2	S37°10'14"E	28.28'
L3	S30°37'50"W	15.05'
L4	S63°51'35"E	14.45'
L5	N52°49'52"E	14.14'
L6	S37°10'08"E	14.14'
L7	N52°49'52"E	14.14'
L8	S40°17'45"E	13.35'
L9	S50°11'01"W	14.78'
L10	N52°49'52"E	14.14'
L11	S37°10'08"E	14.14'
L12	S37°10'08"E	14.14'
L13	N52°49'52"E	14.14'
L14	S67°32'00"E	14.15'
L15	N32°28'00"E	14.14'
L16	S67°32'00"E	14.15'
L17	N32°28'00"E	14.14'
L18	S67°32'00"E	14.15'
L19	N83°42'08"E	14.32'
L20	S04°14'55"E	14.46'
L21	S85°50'05"W	13.79'
L22	S06°20'38"E	13.95'
L23	N68°56'12"E	13.40'
L24	S24°32'50"E	15.34'
L25	N52°49'52"E	14.14'
L26	S37°10'08"E	14.14'
L27	S68°13'23"W	31.42'

CURVE TABLE

NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	44°36'41"	300.00'	233.59'	S75°31'31"W	227.73'
C2	20°45'28"	300.00'	108.69'	S02°32'52"E	108.09'
C3	7°24'07"	300.00'	38.76'	S85°52'12"E	38.73'
C4	7°24'07"	300.00'	38.76'	N85°52'12"W	38.73'
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C6	43°12'10"	365.00'	275.22'	S80°54'37"E	268.75'
C7	5°30'21"	500.00'	48.05'	S09°48'07"E	48.03'
C8	1°06'10"	1738.00'	33.45'	S78°02'23"W	33.45'
C9	1°18'55"	1456.00'	33.42'	S78°08'46"W	33.42'
C10	48°38'49"	532.00'	451.69'	S78°11'17"E	438.25'
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C12	31°36'13"	590.00'	325.44'	N23°37'58"E	321.33'
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C18	148°47'07"	10.50'	27.27'	S37°36'44"W	20.23'
C19	297°33'58"	58.00'	301.22'	N36°46'42"W	60.12'
C20	4°12'15"	581.65'	42.68'	N78°54'22"E	42.67'

NICHOLSON RANCH PHASE 2A DESCRIPTION
37.761 - ACRES

BEING a tract of land situated in the Drury Anglin Survey, Abstract No. 2, City of Lavon ETJ, Collin County, Texas and being a portion of a called 457.265-acre tract of land conveyed to GRBK Edgewood LLC, according to the document filed of record in Document No. 2024000010266 Official Public Records, Collin County, Texas (O.P.R.C.C.T.), and being more particularly described as follows:

BEGINNING at a 1/2-inch iron rod found for an internal corner of said 457.265 acre tract, same being the southwest corner of a called 12.1483 acre tract of land conveyed to Sargent Living Trust, recorded in Document No. 2025000168091 O.P.R.C.C.T.;

THENCE South 82°10'08" East, with a north line of said 457.265 acre tract, same being the south line of said 12.1483 acre tract, a distance of 1,054.36 feet to a point for corner;

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

South 07°49'52" West, a distance of 120.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

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

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

South 07°49'52" West, a distance of 380.76 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 275.00 feet, a central angle of 1°14'34", and a chord bearing and distance of South 64°25'49" East, 49.10 feet;

With said non-tangent curve to the right, an arc distance of 49.16 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a reverse curve to the left with a radius of 340.00 feet, a central angle of 1°12'14", and a chord bearing and distance of South 64°59'23" East, 67.31 feet;

With said reverse curve to the left, an arc distance of 67.42 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 58°09'28" East, a distance of 12.77 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

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

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

South 38°55'19" East, a distance of 14.20 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 340.00 feet, a central angle of 19°59'50", and a chord bearing and distance of North 87°29'13" East, 118.06 feet;

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

North 77°29'18" East, a distance of 129.27 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

North 34°06'21" East, a distance of 14.54 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 475.00 feet, a central angle of 0°12'13", and a chord bearing and distance of South 07°39'51" East, 11.20 feet;

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

North 81°48'18" East, a distance of 50.01 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 475.00 feet, a central angle of 0°12'13", and a chord bearing and distance of South 07°39'51" East, 11.20 feet;

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

South 55°26'22" East, a distance of 13.77 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 1,763.00 feet, a central angle of 00°21'32", and a chord bearing and distance of North 78°24'25" East, 11.04 feet;

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

South 11°44'19" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 1,713.00 feet, a central angle of 0°22'02", and a chord bearing and distance of South 78°24'44" West, 10.98 feet;

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

South 32°45'11" West, a distance of 14.07 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

South 57°11'55" East, a distance of 14.23 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 1,481.00 feet, a central angle of 00°26'44", and a chord bearing and distance of North 78°34'27" East, 11.52 feet;

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

South 11°35'24" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 1,431.00 feet, a central angle of 00°25'39", and a chord bearing and distance of South 78°35'48" West, 10.68 feet;

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

South 32°48'50" West, a distance of 14.05 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

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

South 57°06'53" East, a distance of 14.25 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 1,199.00 feet, a central angle of 00°33'45", and a chord bearing and distance of North 78°50'44" East, 11.77 feet;

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

South 11°21'03" East, a distance of 50.00 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the left with a radius of 1,149.00 feet, a central angle of 00°32'05", and a chord bearing and distance of South 78°52'50" West, 10.72 feet;

With said non-tangent curve to the left, an arc distance of 10.72 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 32°54'16" West, a distance of 14.03 feet to a 5/8-inch iron rod set with cap stamped "KHA" for corner;

South 12°33'18" East, a distance of 96.39 feet to a 5/8-inch iron rod found with cap stamped "KHA" in the

northwest corner of Block J, CA1 of Nicholson Ranch Phase 4A, an addition to the City of Lavon ETJ, according to the Plat filed of record in Document No. 2026010000146 O.P.R.C.C.T.;

THENCE with the northerly boundary of said Nicholson Ranch Phase 4A the following bearings and distances:

South 77°26'42" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 12°33'18" East, a distance of 9.51 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 77°29'18" West, a distance of 187.53 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a tangent curve to the right with a radius of 955.01 feet, a central angle of 50°57'32", and a chord bearing and distance of North 77°01'55" West, 821.67 feet;

With said tangent curve to the right, an arc distance of 849.39 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 39°28'05" East, a distance of 10.38 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 50°33'55" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 39°28'05" West, a distance of 9.93 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner at the beginning of a non-tangent curve to the right with a radius of 955.59 feet, a central angle of 1°14'51", and a chord bearing and distance of North 42°39'52" West, 195.86 feet;

With said non-tangent curve to the right, an arc distance of 196.21 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 36°46'49" West, a distance of 659.20 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 53°13'11" East, a distance of 9.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 36°46'49" West, a distance of 50.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 53°13'11" West, a distance of 9.50 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 36°46'49" West, a distance of 380.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

South 53°13'11" West, a distance of 10.00 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

North 36°46'49" West, a distance of 235.94 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE North 43°09'19" East, a distance of 149.46 feet to a 5/8-inch iron rod found with cap stamped "KHA" for the southwest corner of Block L, CA 20 of Nicholson Ranch Phase 1, an addition to the City of Lavon ETJ, according to the Plat filed of record in Document No. 2025010000383 O.P.R.C.C.T.;

THENCE North 69°24'14" East, with the south line of said lot CA 20, a distance of 338.85 feet to a 5/8-inch iron rod found with cap stamped "KHA" for corner;

THENCE South 00°20'54" East, continuing with said south line, a distance of 173.61 feet to the POINT OF BEGINNING and containing 1,644,814 square feet or 37.761 acres of land.

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

- The streets and right-of-way are dedicated to the public for street purposes and for sanitary sewer purposes. Collin County Municipal Utility District No. 6 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, drainage, and striping within the rights-of-way.
- All public improvements and dedications shall be free and clear of all debts, liens, and/or encumbrances.
- The easements as shown are dedicated for the public use, including specifically for City of Lavon and BCSUD forever for the purposes indicated on the plat.
- No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed within PUEs as coordinated with franchise companies.
- BCSUD and City of Lavon 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 accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and BCSUD and subject to offset specifications for any existing utilities.
- The District, BCSUD, City of Lavon, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- The District, BCSUD, City of Lavon, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer of the District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.
- All modifications to this document shall be by means of Plat and approved by the City of Lavon, unless said modifications pertain to Bear Creek Special Utility District Facilities, at which time the Special Utility District shall also review and approve.
- The HOA will be required to maintain all open space "CA" lots in-tracts.
- The Homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

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

GRBK EDGEWOOD LLC
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

Notary Public, State of Texas

NOTES:

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

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

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

Name/Title: _____

Date: _____

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the Nicholson Ranch Phase 2A Subdivision or addition to the City of Lavon ETJ was submitted to the City Council on the _____ day of _____, 20____ and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places, and water and sewer lines as shown and set forth in and upon said plat and said Council further authorized the Mayor to note the acceptance thereof by signing his/her name as hereinabove subscribed.

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

City Secretary
City of Lavon, Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

Before me, the undersigned authority, a Notary Public in and for said County and State, on this day personally appeared Daniel Arthur, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and considerations therein expressed.

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

Notary Public in and for the State of Texas

Printed Name

My Commission Expires

"RECOMMENDED FOR APPROVAL"

Date: _____

Chairman, Planning & Zoning Commission
City of Lavon, Texas

"APPROVED FOR CONSTRUCTION"

Date: _____

Mayor
City of Lavon, Texas

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2A

187 RESIDENTIAL LOTS
4 COMMON AREA (CA) LOTS

BEING 37.761 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

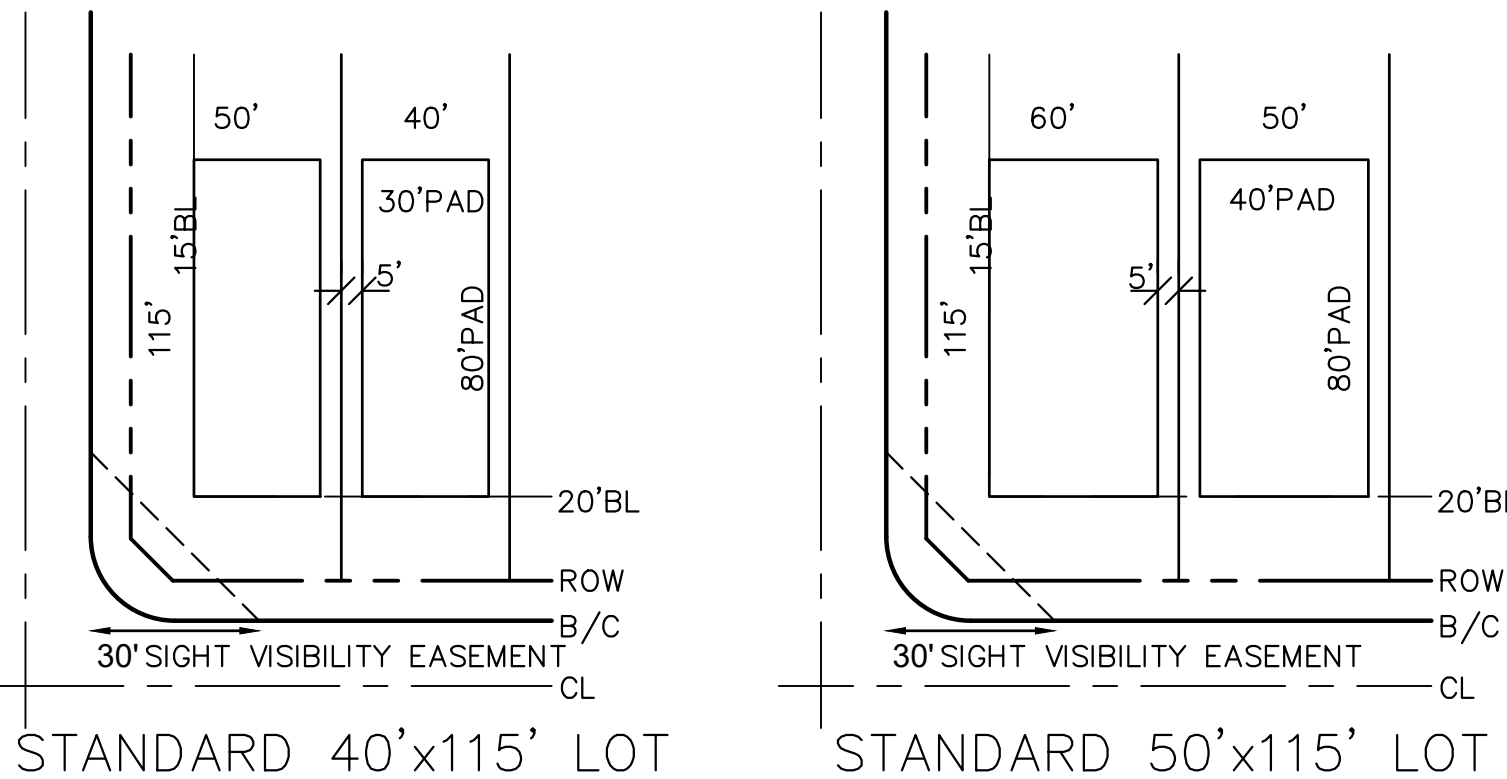
Kimley»Horn

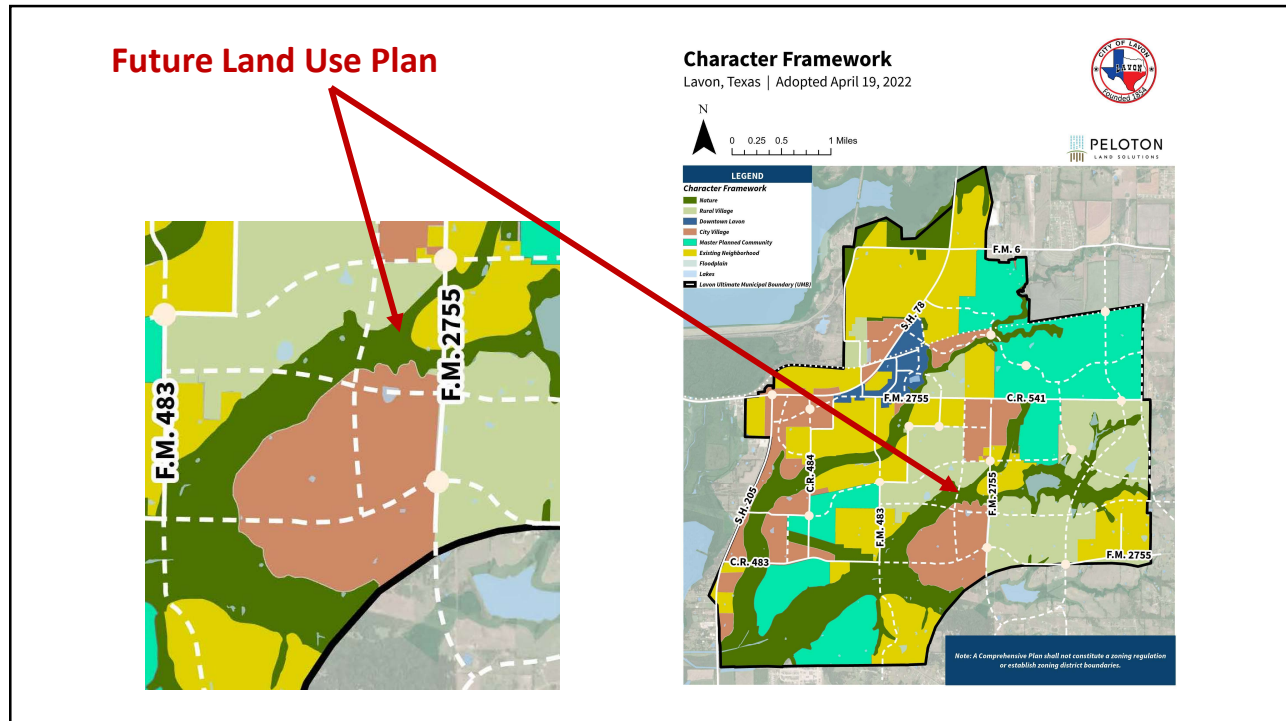
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009 FIRM # 10115500 Tel. No. (469) 501-2200
www.kimley-horn.com

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
N/A	SPA	DRA	9/4/2026	064537575	6 OF 6

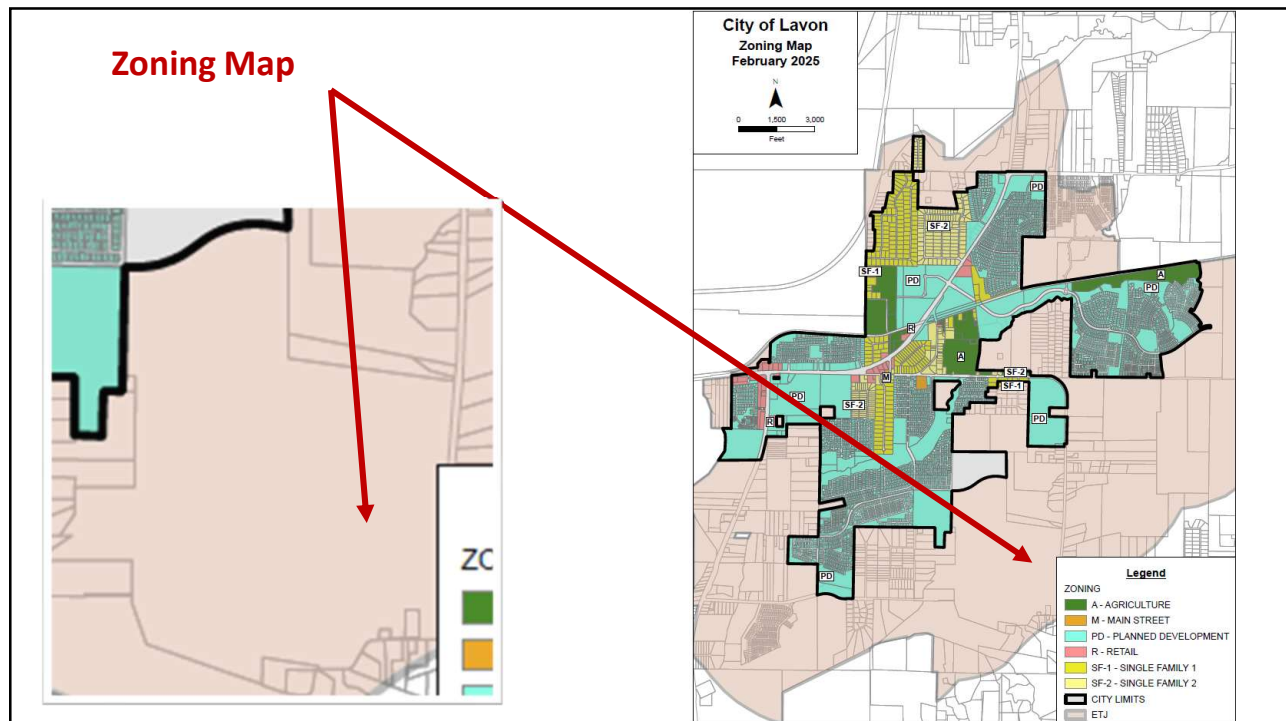
OWNER/DEVELOPER:
GRBK EDGEWOOD LLC
5501 Headquarters Dr,
Suite 300W
Plano, Texas 75024
Phone: 817-658-2112
Contact : Bobby L. Samuel III

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

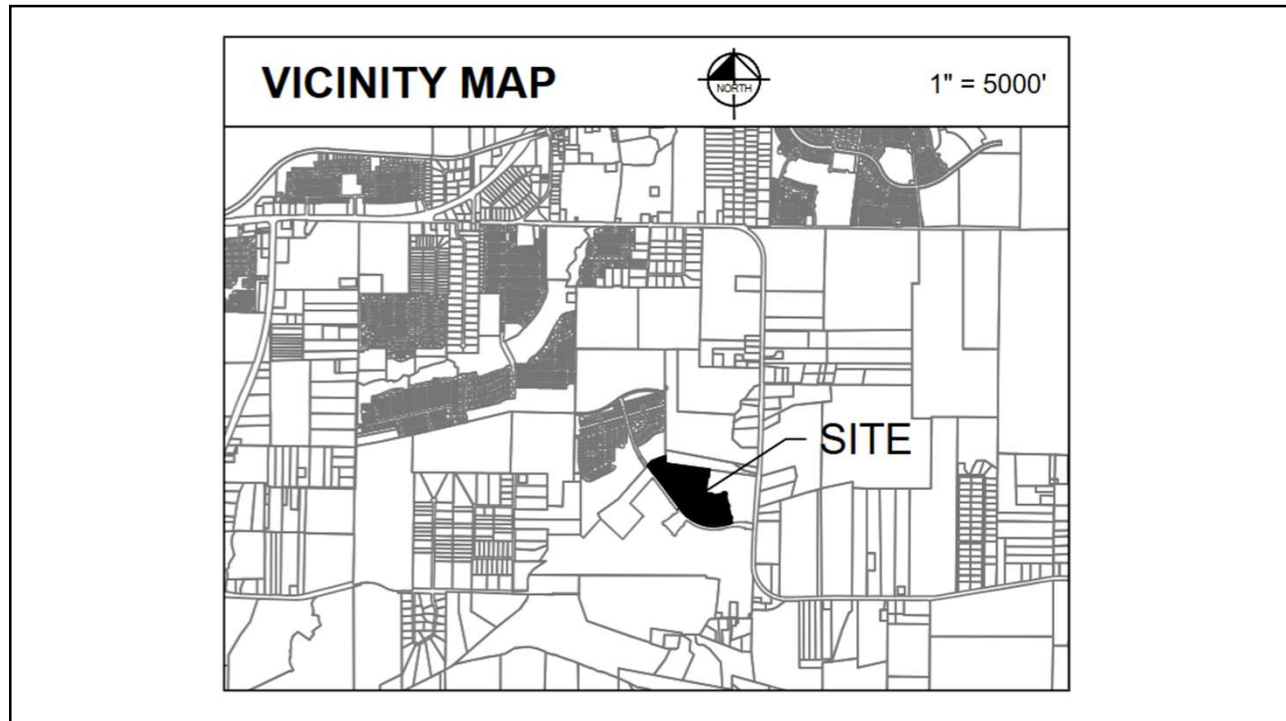




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September 15, 2026

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

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

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated September 4, 2026, and revised Civil Construction Plans dated September 4, 2026 as prepared by, Kimley-Horn and Associates, Inc. for the above referenced property. The property is generally located north of Nicholson Ranch Trail and west of FM 2755 in the City of Lavon ETJ. City Planning comments may be provided. FMI comments should be considered supplemental to the City Planners comments. Our comments are as follows:

FINAL PLAT

1. All previous comments have been satisfactorily addressed.

CIVIL CONSTRUCTION PLANS

2. All previous comments have been satisfactorily addressed.

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

Attachments

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

September 11, 2026

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

Re: Nicholson Ranch, Phase 2A
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: September 4, 2026

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

We have no further comments and recommend approval.

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



September 4, 2026

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

**Re: *Nicholson Ranch Ph 2A – 187 Lots, 37.761 Acres*
 Final Plat Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated August 6, 2026. The following items have been addressed as per the referenced review:

General

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

Response: Comment Addressed.

2. Water service is by BCSUD.

Response: Comment Addressed.

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

Response: Permit has been approved.

Final Plat

4. The limits of the FEMA flood plain (Zone A) should be shown in addition to the SCS boundary. Any Studied post-project floodplain should also be shown.

Response: Comment Addressed, floodplain shown on corresponding sheets.

5. The title block should identify the Lavon ETJ.

Response: Title block updated, comment addressed.

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

Response: Match lines updated, comment addressed.

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

Response: Visibility easements have been provided on the standard lot details of the Final Plat.

8. Streets and easements should not be dedicated to the City of Lavon.

Response: Understood. All easements have been correctly dedicated.

9. Note 12 in the Dedication is not applicable.

Response: Comment Addressed.

Civil Construction Plans

10. We recommend the floodplain(s) be shown on the drainage sheets.

Response: FEMA Floodplain and 100-yr post project floodplain added to drainage sheets.

11. Engineer should verify that proposed flows fully conform to the Bluff Creek LOMR request study.

Response: Verified.

12. Sheet C-43 – The floodplain elevation should be shown, if applicable. If submerged outfall, Engineer to verify the submerged condition is accounted for in the hydraulic calculations.

Response: Floodplains are shown and labeled. Outfall is not submerged.

13. Sheet C-43 – We recommend that the riprap be dimensioned to facilitate construction. In addition, the rip-rap limits should be shown in profile.

Response: Riprap dimensioned and shown in profile.

14. Sheet C-63 – 30' visibility easements should be provided at the intersection with Nicholson Ranch Trail

Response: Visibility easements have been provided on the standard lot details of the Final Plat.

15. Sheet C-64 – Rock check or other erosion control device should be considered at the outfall. Silt fence is not recommended.

Response: Additional riprap has been added at the outfall and extended to the SWCD easement to further reduce erosion.

16. Sheets C-66, C-67, C-69, & C-70 – The latest City Standard sheets should be provided (2024-06-01).

Response: Details updated.

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

Sincerely,



Acacio Escada, P.E.

August 6, 2026

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

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

Dear Ms. Dobbs:

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

General

1. The development is within Collin County Municipal District 6 (CCMUD6) and the City of Lavon ETJ.
2. Water service is by BCSUD.
3. Wastewater service will be provided by CCMUD6 with a new treatment plant under pending permit #WQ0016204001.

FINAL PLAT

4. The limits of the FEMA flood plain (Zone A) should be shown in addition to the SCS boundary. Any studied post-project floodplain should also be shown.
5. The title block should identify the Lavon ETJ.
6. Match line locations do not match between the sheets.
7. Intersections at Nicholson Ranch Trail should have 30' visibility easements.
8. Streets and easements should not be dedicated to the City of Lavon.
9. Note 12 in the Dedication is not applicable.

CIVIL CONSTRUCTION PLANS

10. We recommend the floodplain(s) be shown on the drainage sheets.
11. Engineer should verify that proposed flows fully conform to the Bluff Creek LOMR request flood study.

12. Sheet C-43 – The floodplain elevation should be shown, if applicable. If submerged outfall, Engineer to verify the submerged condition is accounted for in the hydraulic calculations.
13. Sheet C-43 – We recommend that the rip-rap be dimensioned to facilitate construction. In addition, the rip-rap limits should be shown in the profile.
14. Sheet C-63 – 30' visibility easements should be provided at the intersection with Nicholson Ranch Trail.
15. Sheet C-64 – Rock check or other erosion control device should be considered at the outfall. Silt fence is not recommended.
16. Sheets C-66, C-67, C-69, & C-70 – The latest City Standard sheets should be provided (2024-06-01).

This concludes our review of the above-referenced Final Plat and Civil Plans. A copy of sheets with markups is attached for your convenience. These markups should be considered general or typical in nature and not be construed as a complete markup set.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAV General Servies\9 - Review\Nicholson Tract\Phase 2A\Nicholson Ranch Ph 2A - Final Plat - Rev 0.docx



September 4, 2026

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

**Re: *Nicholson Ranch Phase 2A Subdivision – 187 Lots, 37.761 Acres*
Initial Plan Submittal Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated July 28, 2026. The following items have been addressed as per the referenced review:

General

1. Revise the Final Plat to relabel the lots within Block S to begin with Lot 1 and end with Lot 23.

Response: Plat revised as requested.

2. Revise the Final Plat to split Block L at the common area at CA20, Block L (in between currently labeled Lots 20 and 21), creating two separate blocks. Alternatively, Lot 14, Block L could be relabeled to Block 20, Block L and the rest of the lot could be relabeled accordingly.

Response: The CA20 designation in Block L is intended to continue the common area numbering established on the Nicholson Ranch Phase 1 Final Plat and has been carried forward for consistency across phases.

3. Revise the Final Plat to relabel CA16, Block O to CA1, Block O. Relabel the remaining lots in Block O accordingly.

Response: Plat revised as requested.

4. Revise the Final Plat to relabel CA18, Block P to CA1, Block P. Relabel the remaining lots in Block P accordingly.

Response: Plat revised as requested.

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

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

Response: Note added.

6. Upon resubmittal, please provide a comment response letter indicating acknowledgment or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Response: Comment response letter provided.

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

Sincerely,



Acacio Escada, P.E.

July 28, 2026

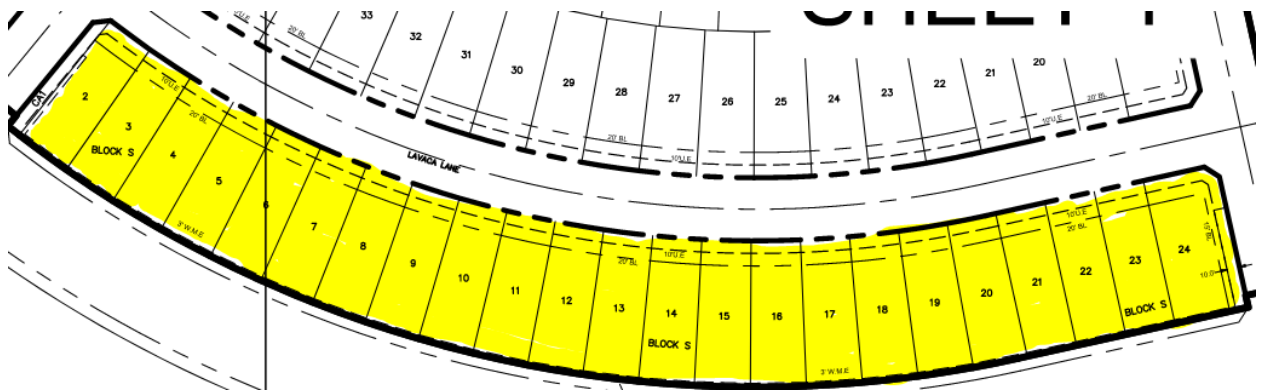
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

Re: Nicholson Ranch, Phase 2A
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: July 21, 2026

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

PLANNING + DESIGN COMMENTS

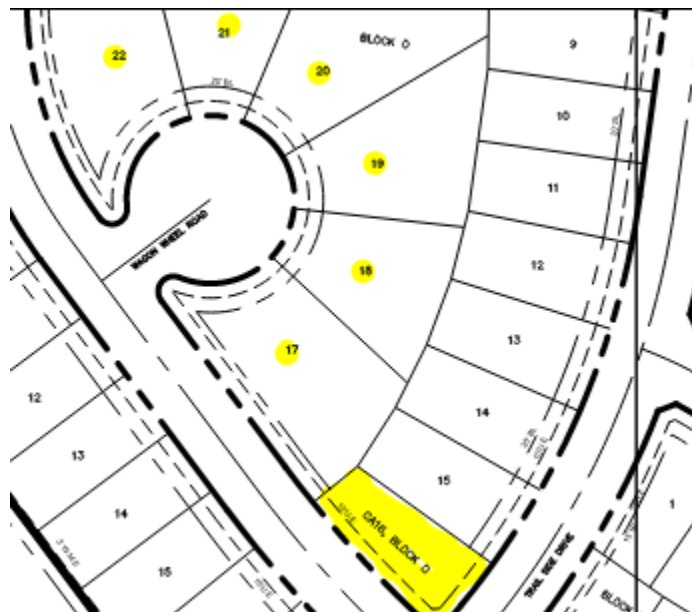
1. Revise the Final Plat to relabel the lots within Block S to begin with Lot 1 and end with Lot 23.



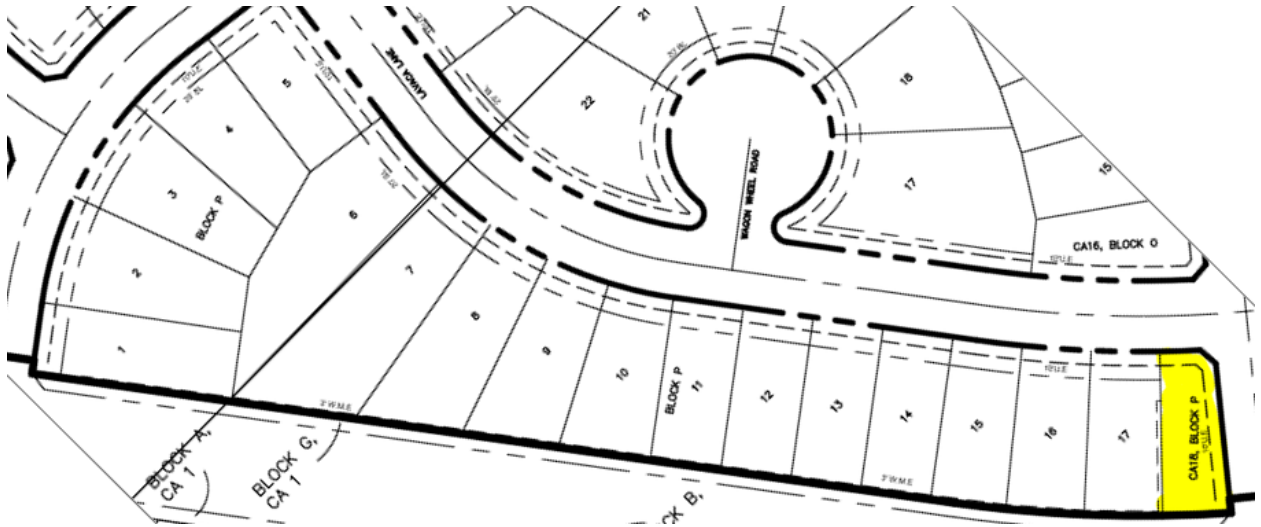
2. Revise the Final Plat to split Block L at the common area at CA20, Block L (in between currently labeled Lots 20 and 21), creating two separate blocks. Alternatively, Lot 14, Block L could be relabeled to Block 20, Block L and the rest of the lots could be relabeled accordingly.



3. Revise the Final Plat to relabel CA16, Block O to CA1, Block O. Relabel the remaining lots in Block O accordingly.



4. Revise the Final Plat to relabel CA18, Block P to CA1, Block P. Relabel the remaining lots in Block P accordingly.



5. Revise the Final Plat to add the following note:
“The stormwater management facility serves all lots within the subdivision, regardless of ownership. The City or their contractor/agent may access the facility to periodically inspect if the facility is maintained in proper working condition and meets design standards and other provisions established by the Lavon Code of Ordinances.”
6. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

Preston Loper

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

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: September 22, 2026

ITEM: 5 - J

Item:

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

City Council Actions:

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

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

Discussion and action regarding the site plan and landscape plan for the Lavon Commercial Center project at 895 N. SH 78 on Lot 24C-R-2, Block E of the Lake Breeze Estates Replat, situated southwest of the intersection of SH 78 and FM 6/Gage Rd., City of Lavon, Collin County, Texas (CCAD Property ID 2938584).

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN FOR THE LAVON COMMERCIAL CENTER PROJECT AT 895 N. SH 78 ON LOT 24C-R-2, BLOCK E OF THE LAKE BREEZE ESTATES REPLAT, SITUATED SOUTHWEST OF THE INTERSECTION OF SH 78 AND FM 6/GAGE RD., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER FINAL APPROVAL.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS