AGENDA
OCTOBER 27, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
6:30 PM

1. **PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
2. **PLEDGE OF ALLEGIANCE AND INVOCATION**
3. **ITEMS OF INTEREST/COMMUNICATIONS**
   Members may identify community events, functions, and other activities.
4. **CITIZENS COMMENTS**
   Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request the items be placed on a future agenda or referred to city staff.
5. **ITEMS FOR CONSIDERATION**

   A. Discussion and action regarding the minutes of the September 22, 2026 meeting.

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

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

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

   1) Presentation of proposed application.
   2) **PUBLIC HEARING**, continued from September 22, 2026, to receive comments regarding the proposed application.
   3) Discussion and action regarding the proposed application.

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

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

   E. Discussion and action regarding the final plat of the Elevon, Section 3A, Phase 3A-2 Addition consisting of 54 residential lots and 4 common areas on 20.837 acres out of the Samuel M. Rainer Survey, Abstract No. 740, situated east of Elevon, Section 2, Phase 2F on Four Seasons Blvd. in the City of Lavon, Collin County, Texas, (CCAD Property ID 2961759).

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

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

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

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

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

6. SET FUTURE MEETINGS AND AGENDAS

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

- November 24, 2026 regular meeting (Thanksgiving week)
- December 22, 2026 regular meeting (Christmas week)

7. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted at City Hall and on the City's website at www.cityoflavon.com on or before 6:00 p.m. on October 20, 2026.

/ Rae Norton/

Rae Norton, City Secretary

Notice is hereby given that members of the City Council, Economic Development Corporation Board, and Parks and Recreation Board may attend the meeting. The Commission reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, Any action regarding such matters will be conducted in Open Session.

MINUTES
SEPTEMBER 22, 2026
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM

ATTENDING: DEBORAH NABORS, CHAIRMAN, SEAT 2
JOANE MCCLENDON, SEAT 1
JOHNATHAN CLIFTON, SEAT 3
HENRY VALLEJO, SEAT 4
DAVID ROSENQUIST SEAT 5

1. **MS. NABORS CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.**
2. **MS. NABORS LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND MR. CLIFTON DELIVERED THE INVOCATION.**
3. **ITEMS OF INTEREST/ COMMUNICATIONS.**
   - Marine Grove Park Ribbon Cutting and Dedication, October 7 from 5:30 pm. – 6:30 pm.
   - Fall Festival & Neighborhood Night Out, Thursday October 15 from 6 pm.-8 pm.
   - Temporary moratorium for data center development – second Public Hearing – October 20, 2026 at 6:30 at City Hall in the gym
   - Early voting begins on 10/19/2026 at Lavon City Hall
   - Election Day 11/3/2026 at Lavon City Hall 7am-7pm.
   - Education Foundation Bags for Braves will be held on March 25, 2027 at Boyd Farm
4. **CITIZEN COMMENTS**

   There were no citizen comments.
5. **ITEMS FOR CONSIDERATION**

   A. Discussion and action regarding the Minutes of the August 25, 2026 meeting.

   MOTION: APPROVE THE MINUTES OF THE AUGUST 25, 2026 MEETING.
   MOTION MADE: MCCLENDON
   SECONDED: CLIFTON
   APPROVED: UNANIMOUS

   B. Discussion, and action regarding the election of a Vice Chairman, pursuant to the City of Lavon Code of Ordinances, Sec 2.06.032 (f).

   City Manager Kim Dobbs provided information regarding the election of the Vice Chairman position.

   MOTION: APPOINT JOHNATHAN CLIFTON AS VICE CHAIRMAN OF THE PLANNING AND ZONING COMMISSION.
   MOTION: NABORS
   SECONDED: VALLEJO
   APPROVED: UNANIMOUS

   C. Public hearing, discussion, and action regarding an application for a Conditional Use Permit (CUP) to permit "Alcohol: wine and malt beverage package store (on- and/or off-premises

consumption)" and "Alcohol: mixed beverage package store (on- and/or off-premises consumption)" uses at 955 N. SH 78 on Lot 25C-R, Block E of Lake Breeze Estates, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6, City of Lavon, Texas, (CCAD Property ID 2923353).

Presentation of proposed application.

Ms. Dobbs shared location information regarding the request and advised that the applicant requested a continuance as they were unable to attend the meeting to present the application.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:35 p.m. Ms. Nabors opened the public hearing and continued the public hearing to a meeting on October 27, 2026 beginning at 6:30 p.m.

No comments were offered and no action was taken.

D. Public hearing, discussion and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Presentation of proposed application.

Ms. Dobbs provided information regarding the application and the applicant's engineer Cohen Eksaengsri, Project Coordinator, Pann Sribhen & Associates detailed the project and was available for questions.

PUBLIC HEARING to receive comments regarding the proposed application.

At 6:40 p.m. Ms. Nabors opened the public hearing and invited comments for or against the application. Resident Erika Jones asked about the driveway, expressing concern that traffic would back up onto SH 78. Matthew Kivnani, Hunington Properties, the applicant's broker, provided general information regarding the property, identifying possible tenants, and stating that the applicant does not have a specific identified user or actual queuing data. Ms. Dobbs clarified that access is exclusively from Cedar St., and that traffic would not likely queue as far as onto SH 78. There being no further comments, Ms. Nabors closed the public hearing at 6:47p.m.

Discussion and action regarding the proposed application.

Ms. McClendon expressed support for the application, particularly if it were for a dry cleaner.

MOTION: RECOMMEND DENIAL OF AN APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS AND ARTICLE 9.03 ZONING, OF THE CODE OF ORDINANCES, SECTION 9.03.131 RETAIL DISTRICT (R) (C)(4) FOR APPROVAL OF A COMMERCIAL BUILDING WITH A DRIVE-THROUGH LANE FACING A PUBLIC STREET AT 616 CEDAR ST., ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION:	NABORS
SECONDED:	ROSENQUIST
FOR:	NABORS, CLIFTON, VALLEJO, ROSENQUIST
AGAINST:	MCCLENDON
DENIED:	4-1

E. Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-10-03 for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).

Presentation of proposed application.

Mayra Godinez, JBI Partners, provided information regarding the proposed application to amend the Elevon Planned Development non-residential district and noted the application is specifically for Land Use Parcel 2, 3, 4, 5 and 7 directly adjacent to and in the vicinity of N. SH 78 and Elevon Parkway.

PUBLIC HEARING to receive comments regarding the proposed application.

At 7:04 p.m. Ms. Nabors opened the public hearing and invited comments for or against the application. Resident Tammy Stefanovic inquired about the use of gas stations in the Planned Development and if feasibility studies were completed. The applicant clarified that the amendment does not propose any additional fueling stations. There being no further comments, Ms. Nabors closed the public hearing at 7:08 p.m.

Discussion and action regarding the proposed application.

MOTION: RECOMMEND APPROVAL OF AN APPLICATION TO AMEND THE ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-10-03 FOR COMMERCIAL AND MIXED USE DEVELOPMENT, AS AMENDED, FOR NON-RESIDENTIAL DEVELOPMENT ON 62.183 ACRES COMPRISED OF LAND USE PARCEL 2 (22.38 AC), LAND USE PARCEL 4 (21.03 AC) AND PORTIONS OF LAND USE PARCELS 3 (11.76 AC), 5 (3.05 AC) AND 7 (3 AC), ADJACENT TO ELEVON PARKWAY IN THE VICINITY OF THE INTERSECTION OF ELEVON PARKWAY AND N. SH 78 AND WEST OF INSPIRATION GROVE IN THE S. M RAINER SURVEY ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY TEXAS SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY PLANNER.

MOTION: ROSENQUIST
SECONDED: VALLEJO
APPROVED: UNANIMOUS

F. Discussion and action regarding the revised site plan and landscape plan of the Lavon Retail Project at 616 Cedar St. on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

Ms. Dobbs provided information regarding the site plan and landscape plan and the reliance on an approved CUP for consideration.

MOTION: RECOMMEND DENIAL OF THE SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR ST. ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY.

MOTION: VALLEJO
SECONDED: MCCLENDON
DENIED: UNANIMOUS

G. Discussion and action regarding the site plan and landscape plan of a Whataburger commercial project on Commercial Tract 1R, Block A, 78 Commercial East Addition at 597 S. SH 78, northwest of the intersection of S. SH 78 and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 2913476).

Ms. Dobbs provided information regarding the site plan and landscape plan. The applicant's representative Davis Dickerson, Pape-Dawson detailed the project and was available for questions.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF A WHATABURGER COMMERCIAL PROJECT ON COMMERCIAL TRACT 1R, BLOCK A, 78 COMMERCIAL EAST ADDITION AT 597 S. SH 78, NORTHWEST OF THE INTERSECTION OF S. SH 78 AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY PLANNER, FIRE MARSHAL AND CITY ENGINEER AND SUBJECT TO APPROVAL OF THE FINAL PLAT.
MOTION: MCCLENDON
SECONDED: CLIFTON
APPROVED: UNANIMOUS

H. 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).

Ms. Dobbs provided information regarding the site plan and landscape plan. David Upton, Kimley-Horn, detailed the project and was available for questions. Mr. Rosenquist asked if drones would be used at this location and Mr. Upton noted there would not be drones at the Lavon location.

MOTION: RECOMMEND APPROVAL OF 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 SUBJECT TO THE APPROVAL OF THE CITY ENGINEER, FIRE MARSHAL AND PLANNER.
MOTION: VALLEJO
SECONDED: MCCLENDON
APPROVED: UNANIMOUS

I. 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).

Ms. Dobbs provided information regarding the final plat and the applicant's representative was available to answer questions.

MOTION: RECOMMEND APPROVAL OF 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.
MOTION: CLIFTON

SECONDED: VALLEJO
APPROVED: UNANIMOUS

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

Ms. Dobbs provided a report.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting – October 27, 2026

Regular Meeting – November 24. 2026 (Thanksgiving Week)

THE MEETING WAS ADJOURNED 7:26 P.M.

DULY PASSED AND APPROVED on this 27th day of October 2026.

_____
Deborah Nabors, Chairperson

Attest:

_____
Rae Norton, City Secretary

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: _5 – B_**

Item:

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

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

Application Information

Owner(s): Lavon 678 Development, LLC

Applicant: Victor Castro

Location: 921 N. SH 78, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6

Description: A 1.2- acre portion of Lot 24C-R-1, Block E of Lake Breeze Estates Addition in the Lake Breeze Planned Development District (CCAD Property ID 2938580).

Current Zoning: Planned Development (PD)

Request: Conditional Use Permit (CUP) for Automobile Service Establishment

Request Details

The applicant is seeking approval of a conditional use permit (CUP) to permit the operation of a retail tire store and automobile service establishment.

The proposed business will occupy a 1.2-acre portion of Lot 24C-R-1, that is 4.4 acres and which will require submittal of a replat.

The applicant submitted for information purposes a conceptual site plan and conceptual landscape plan to illustrate the proposed use. If the CUP is approved, a replat, site plan, landscape plan and associated documents will be required pursuant to the Code of Ordinances.

Code Excerpts:

LAVON CODE OF ORDINANCES – ZONING ORDINANCE
ORDINANCE NO. 2020-04-04 LAKE BREEZE PLANNED DEVELOPMENT

ZONING EXHIBIT "C" – ZONING USES AND DESIGN GUIDELINES

The proposed 109 residential lots encompassing approximately 21.5 acres of the residential acreage will follow the SF-4 Single-Family District standards and uses with some modifications and the retail commercial will follow the Retail District standards and uses with some modifications as shown below.

Zoning Use Table P = Permitted Use C = Conditional Use -- = Not Permitted

RETAIL, COMMERCIAL, PERSONAL SERVICE USES	SF-4	Retail
Automobile service establishment	--	C

The required public hearing notice was published in the newspaper and on the website and thirteen (13) notices were provided to the owners of property located within 200 feet of the proposed site. A notification sign was properly posted on the property. Two notices have been returned in favor of and none in opposition to the proposed application.

The proposed application was reviewed by the planning consultant, fire marshal, and city engineer.

Staff Notes:

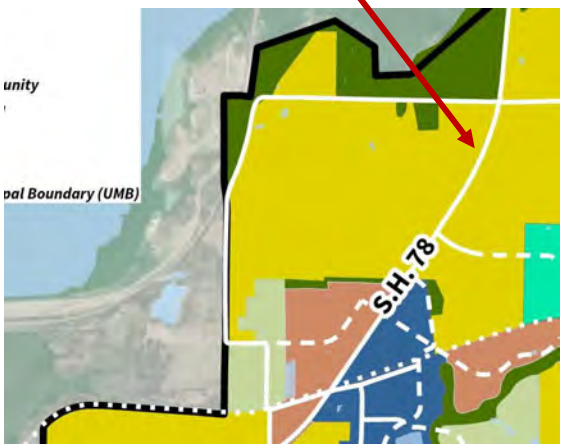
Approval of the proposed CUP is recommended with the following conditions:

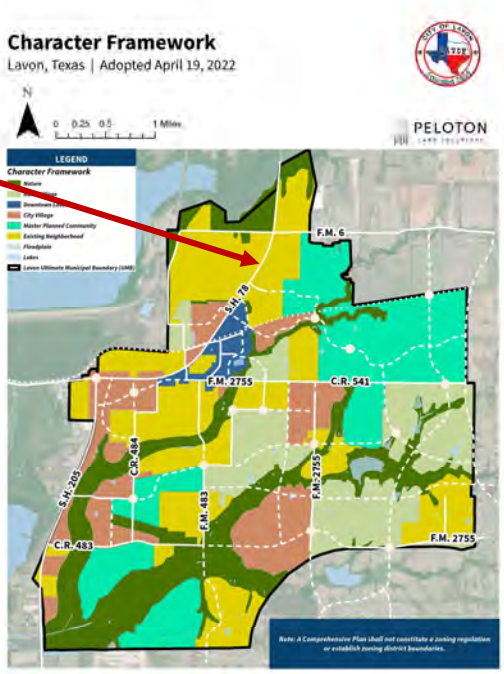
a) Long-term or inoperable vehicle storage is prohibited.
b) Outdoor storage of automotive parts, equipment, tires, or repair materials is prohibited.
c) Related automotive repair equipment shall not exceed 55 decibels (dBA) as measured at the nearest residential property line.
    (i) The City may require field testing after opening to ensure compliance.
d) All repair activities shall occur within the building.
e) An approved Site Plan, Landscape Plan, Building Elevations, Photometric Plan, and Replat shall be required prior to obtaining a Building Permit.

Attachments:

1. Location exhibits
2. Application
3. Planning and Engineering Review comments
4. Neighbor Notice
    (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

Future Land Use Plan





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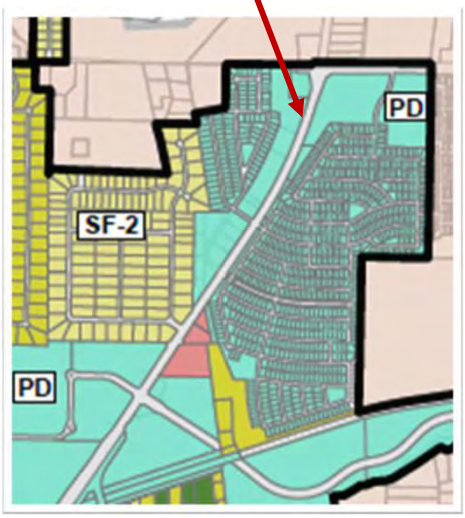
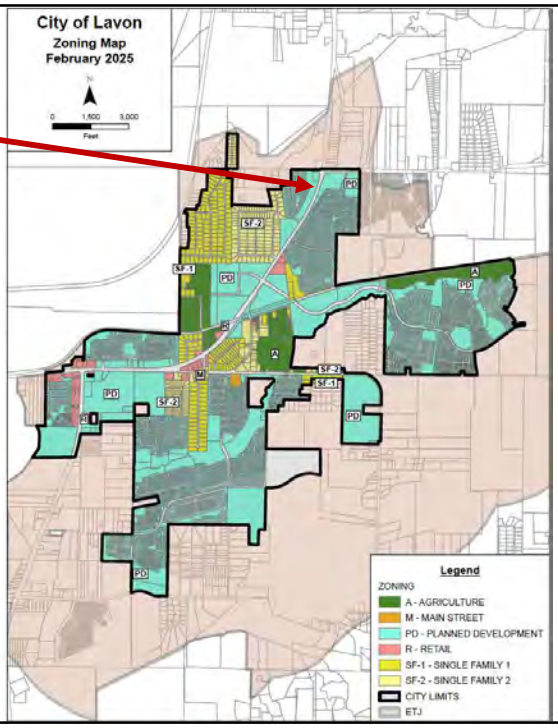
Zoning Map





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Gage Rd
Gage Rd
W FM 6
W FM 6
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78
7892
955
309.1'
259.8'
78
Pine St
Cedar St
Spruce St
Adair Dr
Marshall Dr
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220
204
973
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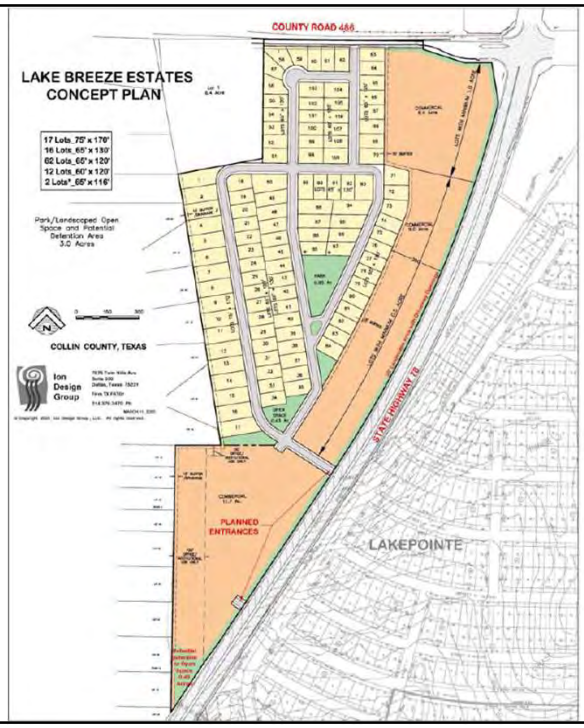

COUNTY ROAD 488
LAKE BREEZE ESTATES
CONCEPT PLAN
17 Lots, 70' x 170'
16 Lots, 65' x 130'
62 Lots, 65' x 120'
12 Lots, 60' x 120'
2 Lots*, 65' x 116'
Park/Landscaped Open Space and Potential Detention Area 3.0 Acres
COLLIN COUNTY, TEXAS
Ion Design Group
STATE HIGHWAY 78
PLANNED ENTRANCES
LAKEPOINTE

8

CITY OF LAVON

120 School Road, P.O. Box 340, Lavon, TX 75166
(972) 843-4220
cityhall@lavontx.gov

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

Victor Castro — Applicant Name
08/27/26 — Date

Representative — Representative, Agent or Owner
(214) 241-9169 — Phone

BTR Construction Group, LLC — Company
victor@btrconstructiongroup.com — Email address

9982 Monroe Dr suite 401 — Street
Dallas, TX 75220 — City, State, Zip

921 N State Hwy 78 Lavon, TX 75166
Address and Location of Property

Portion of Lot 24C-R-1, Block E, Lake Breeze Estates,
Legal Description of Property

Existing Zoning: PD District - Lake Breeze

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

Conditional Use Permit request for a proposed Tire Store and Service Center within Lake Breeze Planned Development (PD), established by Ordinance No. 2020-04-04. See attached supporting documents

Signature of Applicant or Representative: Victor Castro

For Office Use Only

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

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

CITY OF LAVON

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

Request for a Change in Zoning District Classification

Complete and submit via MyGov at www.cityoflavon.com

Victor Castro
Applicants Name

08/24/26
Date

Representative
Representative or Agent

(214) 241-9169
Phone Number

9982 Monroe Dr suite 401
Street

Dallas, TX 75220
City, State, Zip

921 N State Hwy 78 Lavon, TX 75166
Location of Property

Portion of Lot 24C-R-1, Block E
Legal Description of Property

PD District - Lake Breeze
Current Zoning

Check which zoning category you wish to change to:

- ☐ Residential Single Family – 1-acre (SF-1)
- ☐ Residential Single Family – 2 (SF-2)
- ☐ Residential Single Family – 4 (SF-4)
- ☐ Planned Development (PD)
- ☑ Special or Conditional Use Permit
- ☐ Retail (R)
- ☐ Main Street (M)
- ☐ Business Park (B)
- ☐ Other: _____

Signature of Applicant or Representative: Victor Castro

For Office Use Only

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

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

Rev 12-04-2023

CITY OF LAVON

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

Declaration of Ownership

Date: 8/27/26

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lavon 678 Development LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

Signature (~~Owner~~) William M. Sorrels, Managing Member

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared William Sorrels,
on this the 27th day of August, 2026.

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

Notary Public in and for Collin County, Texas

Rev 12-04-2023

CITY OF LAVON

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

Authorization of Representation

Date: 8/27/24

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Lavon 678 Development LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize Victor Castro / BTR Construction Group to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (~~Owner~~) William M. Sorrels, Managing Member

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared William Sorrels,
on this the 27th day of August, 2024.

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

Notary Public in and for Collin County, Texas

Rev 12-04-2023

BEING all that certain 1.222 acre tract of land situated in the Samuel M. Rainer, Abstract No. 740, City of Lavon, Collin County, Texas, same being a portion of that certain tract of land conveyed to Lavon 678 Development, LLC, by deed recorded in Instrument Number 20190522000575640, Official Public Records, Collin County, Texas, and being a portion of Lot 24C-R-1, Block E, Lake Breeze Estates, an addition to the City of Lavon, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 1099, Official Public Records, Collin County, Texas, and being more particularly described as follows:

BEGINNING at a ½ inch iron rod with yellow plastic cap stamped "CBG" found for the southeast corner of the herein described tract, same being the southeast corner of said Lot 24C-R-1, same being the northeast corner of Lot 24C-R-2, said Block E, Lake Breeze Estates (Volume 2024, Page 1099), same being in the west right-of-way line of State Highway 78 (a variable width right-of-way);

THENCE North 89 deg. 28 min. 18 sec. West, along the common line of said Lot 24C-R-1 and said Lot 24C-R-2, a distance of 269.82 feet to a point for the southwest corner of the herein described tract;

THENCE through the interior of said Lot 24C-R-1 as follows:

North 00 deg. 01 min. 46 sec. East, a distance of 178.88 feet to a ½ inch iron rod set for the northwest corner of the herein described tract;

South 89 deg. 28 min. 18 sec. East, passing at a distance of 80.44 feet, an internal corner of said Lot 24C-R-1, same being the southwest corner of Lot 25C-R, Block E, Lake Breeze Estates, an addition to the City of Lavon, Collin County, Texas, according to the plat thereof recorded in Volume 2024, Page 350, Official Public Records, Collin County, Texas, and continuing along the common line of said Lot 24C-R-1 and said Lot 25C-R, a total distance of 324.06 feet to a ½ inch iron rod set for the northeast corner of the herein described tract, same being the most easterly northeast corner of said Lot 24C-R-1, same being the southeast corner of said Lot 25C-R, same being in the west right-of-way line of aforesaid State Highway 78, same being the beginning of a non-tangent curve to the right, having a radius of 5,669.58 feet and a central angle of 01 deg. 53 min. 04 sec.;

THENCE along said non-tangent curve to the right, along the common line of said Lot 24C-R-1 and said State Highway 78, an arc distance of 186.48 feet and a chord bearing and distance of South 16 deg. 56 min. 22 sec. West, 186.47 feet to the POINT OF BEGINNING and containing 53,209 square feet or 1.222 acres of computed land, more or less.

LETTER OF INTENT

Conditional Use Permit (CUP) — Proposed Tire Store & Service Center

Lake Breeze Planned Development (PD)
City of Lavon, Texas
August 28, 2026

To: City of Lavon Planning Department
Re: Request for Conditional Use Permit (CUP) — 921 N State Hwy 78, Lavon, TX 75166

On behalf of the property owner, BTR Construction Group respectfully submits this Letter of Intent in support of a Conditional Use Permit request for a proposed Tire Store and Service Center located at 921 N State Hwy 78, Lavon, TX 75166, legally described as a 1.222-acre tract situated in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, being a portion of Lot 24C-R-1, Block E, Lake Breeze Estates, within the Lake Breeze Planned Development (PD), established by Ordinance No. 2020-04-04.

The proposed 7,700-square-foot development has been thoughtfully designed to complement the City's vision for quality commercial development along the State Highway 78 corridor.

The project incorporates attractive architecture, quality masonry materials, landscaped parking areas, adequate parking, safe vehicle circulation, and screened service areas.

The proposed use supports the goals of the City of Lavon's Comprehensive Plan by expanding commercial services, creating employment opportunities, strengthening the local tax base, and providing a needed automotive service for the growing community.

All repair activities will occur inside the building. No outdoor storage, salvage operations, or heavy automotive repair activities are proposed. The site has been designed to minimize impacts on adjacent properties while providing an attractive commercial development compatible with the surrounding area.

We appreciate the opportunity to meet with City staff during the pre-submittal process and welcome any recommendations that will assist in preparing a complete CUP application. We look forward to working collaboratively with the City throughout the review process.

Sincerely,

Victor Castro
Project Consultant
BTR Construction Group, LLC
(214) 241-9169
victor@btrconstructiongroup.com

August 28, 2026

PROJECT NARRATIVE

Conditional Use Permit (CUP)
Proposed Tire Store & Service Center
City of Lavon, Texas

This narrative is submitted in support of a Conditional Use Permit (CUP) application for the subject property, located at 921 N State Hwy 78, Lavon, TX 75166, and legally described as a 1.222-acre tract situated in the Samuel M. Rainer Survey, Abstract No. 740, City of Lavon, Collin County, Texas, being a portion of Lot 24C-R-1, Block E, Lake Breeze Estates.

PROJECT OVERVIEW

BTR Construction Group, on behalf of the property owner, is requesting approval of a Conditional Use Permit (CUP) to develop a 7,700-square-foot Tire Store and Service Center on approximately 1.222 acres located within the Lake Breeze Planned Development (PD), zoned Group S-1 (Storage) and Group B (Business). The proposed development has been designed to provide a modern, attractive commercial facility that complements the City's vision for quality development along the SH 78 corridor. The proposed building includes approximately 1,050 square feet of office and customer service area and 6,650 square feet of service and warehouse space.

PROPOSED USE

The proposed business will provide automotive tire sales and related vehicle maintenance services, including tire sales and installation, wheel balancing, tire rotation, flat tire repair, oil changes, brake service, suspension and alignment services, battery replacement, and general preventative maintenance. No automobile body repair, vehicle painting, heavy engine rebuilding, or salvage operations are proposed.

SITE DESIGN

The site includes a one-story 7,700-square-foot building, 46 parking spaces (39 spaces required, including 2 ADA spaces), internal fire lane access, landscaped parking islands, perimeter landscaping, dumpster enclosure, shared access, sidewalks, and an attractive masonry and storefront architectural design.

HOURS OF OPERATION

Proposed operating hours are Monday through Saturday from 7:00 AM to 7:00 PM. Sunday hours 9:00 AM to 5:00 PM.

EMPLOYEES

The facility is expected to employ approximately 10–15 full-time employees.

CUSTOMER TRAFFIC

Customer traffic will primarily consist of local residents and commuters. Vehicle arrivals are expected to be distributed throughout the day, and the site has been designed to safely accommodate anticipated traffic volumes.

VEHICLE STORAGE

Vehicles awaiting service or pickup will be stored only in designated parking areas. No long-term or inoperable vehicle storage is proposed.

OUTDOOR STORAGE

No outdoor storage of automotive parts, equipment, tires, or repair materials is proposed.

WASTE MANAGEMENT

Waste oil, used tires, batteries, and related materials will be collected and disposed of by licensed recycling and disposal companies in accordance with applicable regulations.

NOISE AND LIGHTING

All repair activities will occur within the building. Exterior lighting will be designed to minimize light spillover onto adjacent properties.

LANDSCAPING AND SCREENING

Landscaping, buffer areas, and screening will comply with City of Lavon and Lake Breeze PD requirements. A total of 14,131 square feet (32% of the site) of landscape area is provided, exceeding the 10,623 square feet (20%) required. Service areas and dumpster enclosures will be screened from public view.

COMPATIBILITY

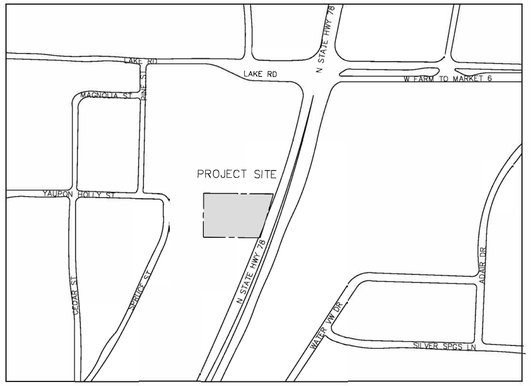
The proposed development has been designed to complement surrounding commercial development while supporting the City's long-term planning goals and providing a valuable service to the community.

CONCLUSION

For the reasons outlined above, the proposed Tire Store and Service Center conforms to the applicable standards of the City of Lavon and the Lake Breeze Planned Development. The applicant respectfully requests approval of this Conditional Use Permit application.

Respectfully,

Victor Castro
BTR Construction Group, LLC
(214) 241-9169
victor@btrconstructiongroup.com



LOCATION MAP

N.T.S.

PROJECT DATA

ZONE	PLANNED DEVELOPMENT DISTRICT (PD)
TYPE	GROUP S–1 (STORAGE) GROUP B (BUSINESS)
STORY	1
MAX HEIGHT	22'–0"
LOT AREA 53,116 SF (1.222 ACRE)	
IMPERVIOUS SURFACE AREA	38,985 SF (73%)
PERVIOUS SURFACE AREA	14,131 SF (27%)
BUILDING AREA	
WAREHOUSE	6,650 SF
OFFICE	1,050 SF
TOTAL	7,700 SF (14%)
REQUIRED PARKING	
AUTO LUBE 1 SPACE PER 500SFT 7,700/200 =	39 SPACES
TOTAL PARKING STALLS REQUIRED	39 SPACES
TOTAL PARKING STALLS PROVIDED	46 SPACES
COMPACT CAR PARKING	0
HC PARKING REQUIRED	2 SPACES
HC PARKING PROVIDED	2 SPACES

WALL PACK, BUILDING LIGHTING

PIPE BOLLARD

PROPOSED SITE PLAN

SCALE 1/16" = 1'–0"

DEVELOPMENT & CONSULTANT

BTR CONSTRUCTION GROUP

www.btrconstructiongroup.com
11363 DENTON DR. SUITE 102
DALLAS, TEXAS 75229
Office: 214.241.9169

OWNER

No.	REVISION/ISSUE	DATE

PROJECT NAME
TIRE STORE
SERVICE CENTER

ADDRESS
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SHEET TITLE:
PROPOSED SITE PLAN

DRAWN BY:

REVISED BY:

SCALE
INDICATED

DATE
08.04.2026

SHEET No.
A1.0

LIGHT FIXTURES AND BOLLARDS

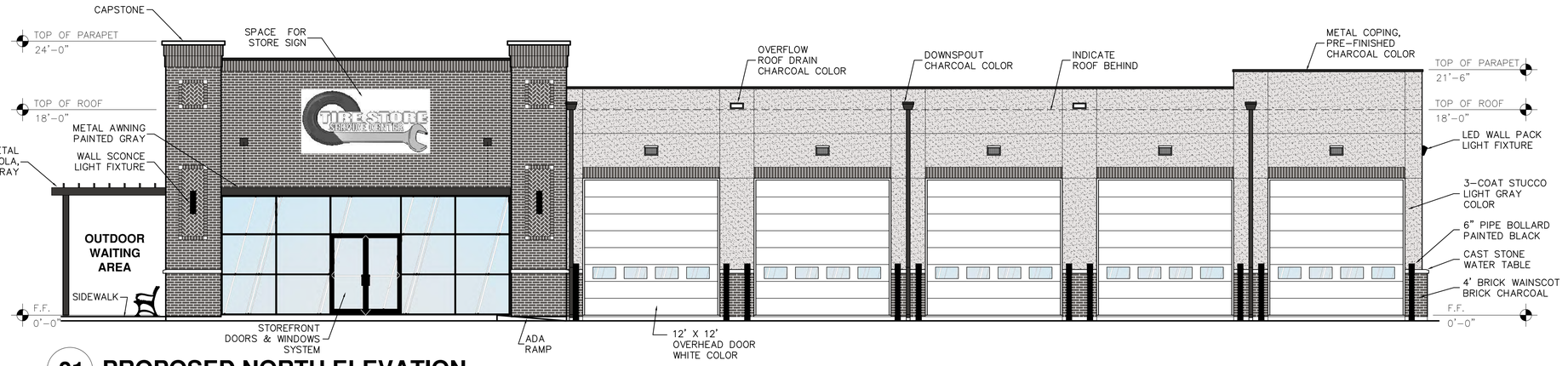
METAL TRIM CHARCOAL GRAY

Charcoal Gray

3-COAT STUCCO LIGHT GRAY

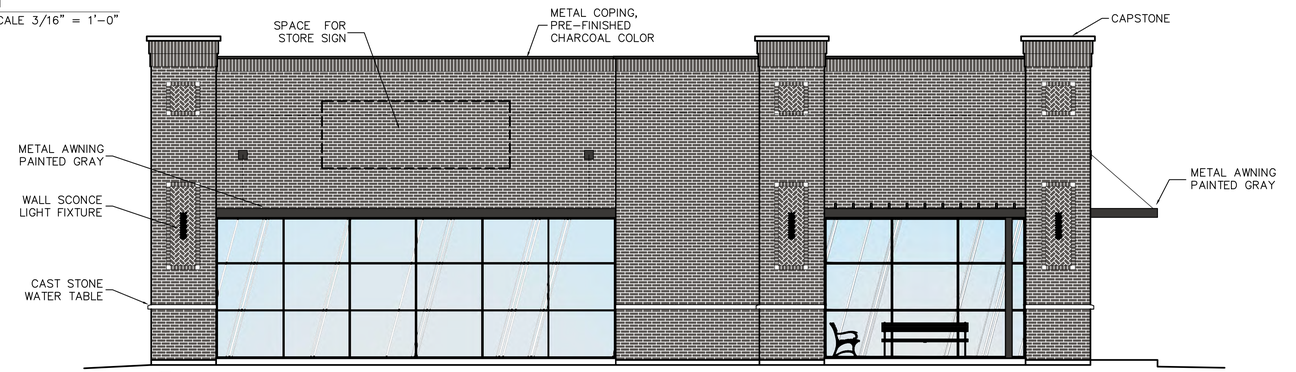
BRICK MASONRY CHARCOAL

MATERIALS



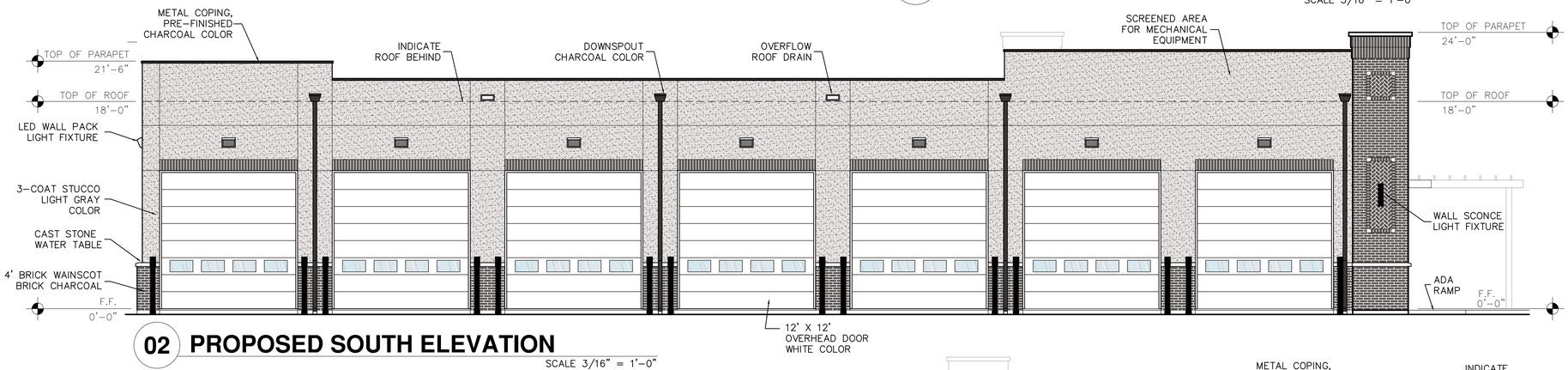
01 PROPOSED NORTH ELEVATION

SCALE 3/16" = 1'-0"



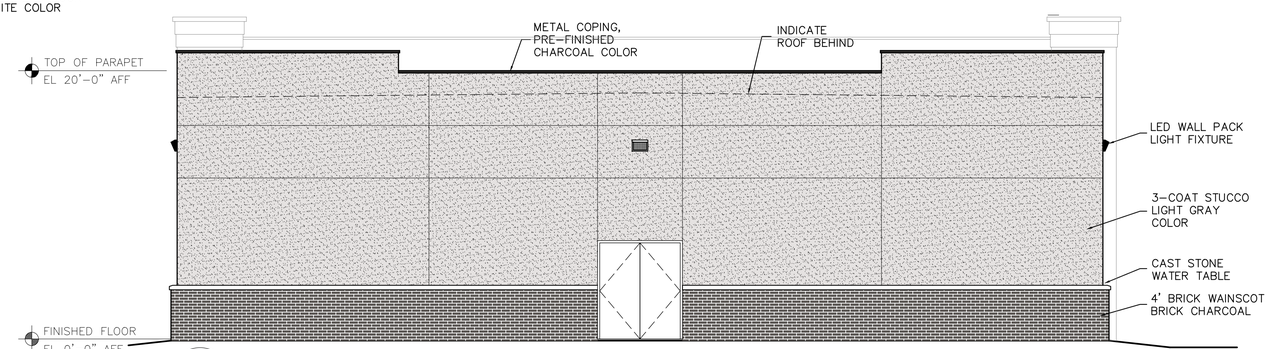
03 PROPOSED EAST ELEVATION

SCALE 3/16" = 1'-0"



02 PROPOSED SOUTH ELEVATION

SCALE 3/16" = 1'-0"



04 PROPOSED WEST ELEVATION

SCALE 3/16" = 1'-0"

DEVELOPMENT & CONSULTANT

BTR CONSTRUCTION GROUP

www.btrconstructiongroup.com
11363 DENTON DR. SUITE 102
DALLAS, TEXAS 75229
Office: 214.241.9169

OWNER

No.	REVISION/ISSUE	DATE

PROJECT NAME
TIRE STORE
SERVICE CENTER

ADDRESS
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SHEET TITLE:

PROPOSED BUILDING ELEVATIONS

DRAWN BY:

REVISED BY:

SCALE
INDICATED

DATE
08.04.2026

SHEET No.
A3.0

PLANT SCHEDULE

TREES	COMMON NAME	BOTANICAL NAME	CAL	SIZE	QTY
	ARIZONA CYPRESS	CUPRESSUS ARIZONICA	4"Cal	10'	10
	TERMINUS	TERMINALIA	4"Cal	10'	5
	LIVE OAK	QUERCUS VIRGINIANA	4"Cal	10'	3
	MEXICAN SYCAMORE	PLATANUS MEXICANA	4"Cal	10'	1

SHRUBS	COMMON NAME	BOTANICAL NAME	SIZE	QTY
	POWIS CASTLE ARTEMISIA	ARTEMISIA X 'POWIS CASTLE'	5 GAL	8
	FLOWERING SENNA	CASSIA CORYMBOSA	5 GAL	18
	KNOCK OUT ROSE	ROSA ACICULARIS 'KNOCK OUT'	5 GAL	10
	PINK SALVIA GREGGII	SALVIA GREGGII 'PINK'	5 GAL	20
	SOTOL	DASYLIRION TEXANUM	5 GAL	22
	TEXAS SAGE 'SILVERADO'	LEUCOPHYLLUM FRUTESCENS 'SILVERADO'	5 GAL	31
	UPRIGHT ROSEMARY	ROSMARINUS OFFICINALIS	5 GAL	12

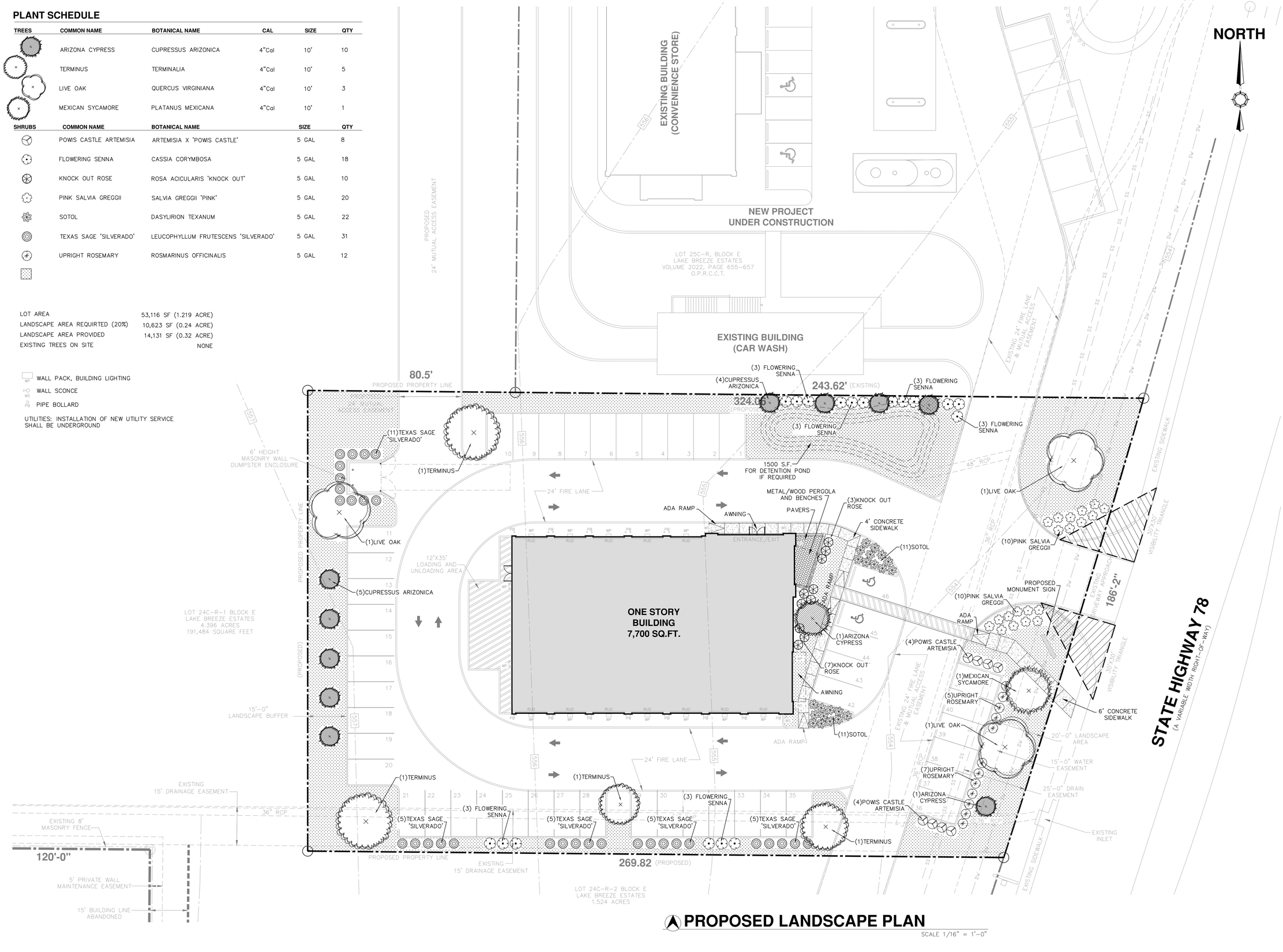
LOT AREA	53,116 SF (1.219 ACRE)
LANDSCAPE AREA REQUIRTED (20%)	10,623 SF (0.24 ACRE)
LANDSCAPE AREA PROVIDED	14,131 SF (0.32 ACRE)
EXISTING TREES ON SITE	NONE

WP WALL PACK, BUILDING LIGHTING

WS WALL SCONCE

PB PIPE BOLLARD

UTILITIES: INSTALLATION OF NEW UTILITY SERVICE SHALL BE UNDERGROUND



PROPOSED LANDSCAPE PLAN

SCALE 1/16" = 1'-0"

DEVELOPMENT & CONSULTANT

BTR CONSTRUCTION GROUP

www.btrconstructiongroup.com
11363 DENTON DR. SUITE 102
DALLAS, TEXAS 75229
Office: 214.241.9169

OWNER

No.	REVISION/ISSUE	DATE

PROJECT NAME
TIRE STORE
SERVICE CENTER

ADDRESS
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 655-657

SHEET TITLE:
PROPOSED LANDSCAPE PLAN

DRAWN BY:

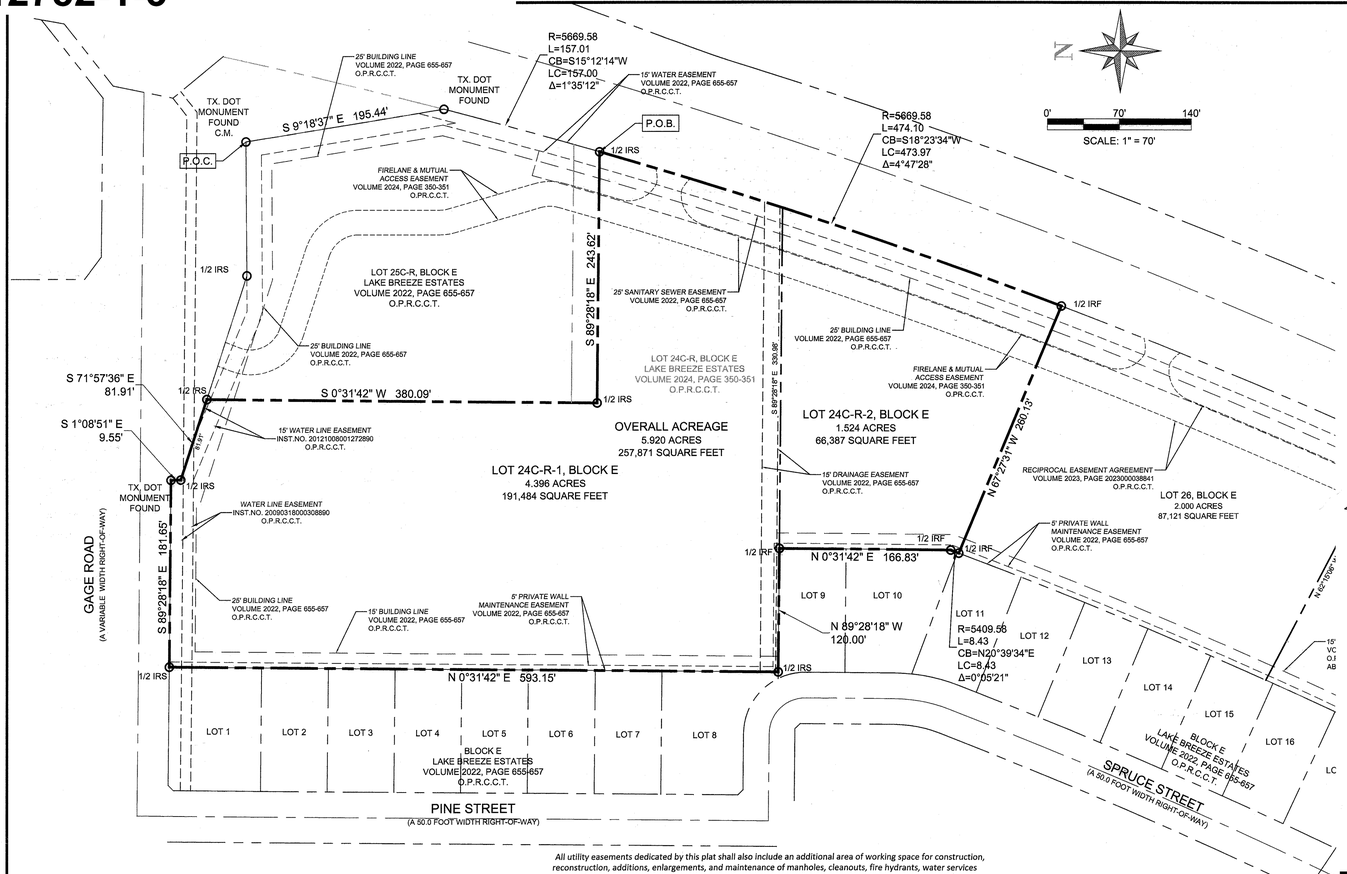
REVISED BY:

SCALE
INDICATED

DATE
08.04.2026

SHEET No.
L1.0

12782-1-3



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

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

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

Executed this the 3rd day of December 2024.

LAVON 678 DEVELOPMENT, LLC

By: _____
WILLIAM SORRELS, OWNER

LAVON 678 DEVELOPMENT, LLC

By: _____
TODD MAGEE, OWNER

LAVON 678 DEVELOPMENT, LLC

By: _____
GRANT THREADGILL, OWNER

CERTIFICATE OF APPROVAL BY THE CITY OF LAVON, TEXAS:

RECOMMENDED FOR APPROVAL:

CHAIRMAN, PLANNING AND ZONING COMMISSION — DATE 11-26-24
CITY OF LAVON, TEXAS

APPROVED FOR CONSTRUCTION:

MAYOR, CITY OF LAVON, TEXAS — DATE 12-3-2024

CITY OF LAVON, TEXAS

ACCEPTED

THE UNDERSIGNED, THE CITY SECRETARY OF THE CITY OF LAVON, TEXAS, HEREBY CERTIFIES THAT THE FOREGOING REPLAT OF THE LAKE BREEZE ESTATE SUBDIVISION OR ADDITION TO THE CITY OF LAVON WAS SUBMITTED TO THE CITY COUNCIL ON THE 3 DAY OF December, 2024 AND THE COUNCIL, BY FORMAL ACTION, THEN AND THERE ACCEPTED THE DEDICATION OF STREETS, ALLEYS, PARKS, EASEMENTS, PUBLIC PLACES AND WATER AND SEWER LINES AS SHOWN AND SET FORTH IN AND UPON SAID PLAT AND SAID COUNCIL FUTHER AUTHORIZED THE MAYOR TO NOTE THE ACCEPTANCE THEREOF BY SIGNING HIS OR HER NAME AS HEREINABOVE SUBSCRIBED.

WITNESS MY HAND THIS 11 DAY OF December 2024.

CITY SECRETARY, CITY OF LAVON, TEXAS — DATE 12-11-2024

CERTIFICATE OF APPROVAL BY BEAR CREEK SPECIAL UTILITY DISTRICT

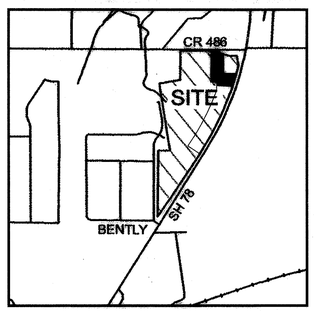
THIS PLAT CORRECTLY PRESENTS THE REQUIRED EASEMENTS AND CERTIFICATIONS REQUIRED BY BEAR CREEK SPECIAL UTILITY DISTRICT FOR THIS DEVELOPMENT.

NAME/TITLE: Camille Reagan / General Manager
DATE: 12/4/2024

BEAR CREEK SPECIAL UTILITY DISTRICT

LEGEND:

IRF - IRON ROD FOUND
IRSC - CAPPED IRON ROD SET WITH YELLOW STAMPED "RPLS NO. 1740"
CHISELED "X" SET - CHISELED "X" SET IN CONCRETE
IRFC - IRON ROD FOUND CAPPED
R.O.W. - RIGHT-OF-WAY
C.M. - CONTROLLING MONUMENT
P.R.C.C.T. - MAP RECORDS, COLLIN COUNTY, TEXAS
D.R.C.C.T. - DEED RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T. - OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
INST. NO. - INSTRUMENT NUMBER
P.O.B. - POINT OF BEGINNING



LOCATION MAP
NTS

OWNER - LOT 24C-R:

LAVON 678 DEVELOPMENT, LLC
1591 Gage Rd
Lavon, TX 75166-1965

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT LAVON 678 CORP. ACTING HEREIN BY AND THROUGH THEIR DULY AUTHORIZED OFFICER, DO HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS LAKE BREEZE ESTATES, AN ADDITION TO THE CITY OF LAVON, TEXAS, AND DOES HEREBY DEDICATE, IN FEE SIMPLE, TO THE PUBLIC USE FOREVER, THE STREETS AND ALLEYS SHOWN THEREON. THE STREETS AND ALLEYS ARE DEDICATED FOR STREET PURPOSES. THE EASEMENTS AND PUBLIC USE AREAS, AS SHOWN, ARE DEDICATED, FOR THE PUBLIC USE FOREVER. FOR THE PURPOSES INDICATED ON THIS PLAT. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS, IF APPROVED BY THE CITY OF LAVON. IN ADDITION, UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL USE AND ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES, SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC'S AND CITY OF LAVON'S USE THEREOF. THE CITY OF LAVON AND PUBLIC UTILITY ENTITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PARTS OF ANY BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH THE CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN SAJD EASEMENTS. THE CITY OF LAVON AND PUBLIC UTILITY ENTITIES SHALL AT All TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING All OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT THE NECESSITY AT ANY TIME PROCURING PERMISSION FROM ANYONE.

THIS PLAT APPROVED SUBJECT TO ALL PLATTING ORDINANCES, RULES, REGULATIONS AND RESOLUTIONS OF THE CITY OF LAVON. TEXAS.

Witness my hand this 3 day of Dec, 2024.

LAVON 678 DEVELOPMENT, LLC

By: _____
WILLIAM SORRELS, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared WILLIAM SORRELS, Owner known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3rd day of December, 2024.

Notary Public in and for the State of Texas
My Commission Expires: 1-6-2028

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

LAVON 678 DEVELOPMENT, LLC

By: _____
TODD MAGEE, Owner

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared TODD MAGEE, Owner known to be to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed, in the capacity therein stated, and as the act and deed of said partnership.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, on the 3rd day of December, 2024.

Notary Public in and for the State of Texas
My Commission Expires: 1-6-2028

MICHELE MARIE GAJKOWSKI
Notary Public, State of Texas
Comm. Expires 01-06-2028
Notary ID 132300865

LAVON 678 DEVELOPMENT, LLC

By: _____
GRANT THREADGILL, Owner

STATE OF TEXAS
COUNTY OF COLLIN

FROM R-12782-00E-24CR-1 / ALL AC FOR 2025

NOTARY ID 132300865

GENERAL NOTES:

1. BASIS OF BEARING - THE BASIS OF BEARING OF THIS SURVEY IS TEXAS STATE PLANE COORDINATE SYSTEM, NORTH CENTRAL ZONE, NORTH AMERICAN DATUM OF 1983
2. ALL OPEN SPACE LOTS ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
3. All WALL MAINTENANCE EASEMENTS ARE PRIVATE EASEMENTS AND THE WALLS CONTAINED WITHIN SAID EASEMENT ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION (POA).
4. All PRIVATE DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA). THE OWNER OF EACH LOT AFFECTED BY A PRIVATE DRAINAGE EASEMENT MAY NOT CONSTRUCT ANY IMPROVEMENTS WITHIN SUCH EASEMENT EXCEPT THOSE IMPROVEMENTS WHICH DO NOT IMPEDED THE NATURAL FLOW OF WATER ACROSS SAID DRAINAGE EASEMENT.
5. All PRIVATE LANDSCAPE AND DRAINAGE EASEMENTS ARE THE RESPONSIBILITY OF THE PROPERTY OWNERS ASSOCIATION (POA). THE OWNER OF EACH LOT AFFECTED BY A PRIVATE LANDSCAPE AND DRAINAGE EASEMENT MAY NOT CONSTRUCT ANY IMPROVEMENTS WITHIN SUCH EASEMENT.

FLOOD STATEMENT:
THE SUBJECT TRACT LIES WITHIN ZONE X (UNSHADED). DEFINED AS "AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN" AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), FLOOD INSURANCE RATE MAP (FIRM) AS SHOWN ON COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS.

OWNER CERTIFICATE AND DEDICATION

STATE OF TEXAS ~
COUNTY OF COLLIN ~

WHEREAS LAVON 678 DEVELOPMENT, LLC is the owners of a 5.920 acre tract of land in the Samuel M. Rainer Survey, Abstract No. 740, Collin County, Texas, said tract being all of Lot 24C-R, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2024, Page 350-351, Plat Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

COMMENCING at a TxDot concrete monument found for corner, said corner being the intersection of the South line of Gage Road (a public right-of-way) and the West line of State Highway No. 78 (a variable width right-of-way), same point being the northeast corner of Lot 25C-R, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Records, Collin County, Texas ;

THENCE South 09 degrees 18 minutes 37 seconds East along said West line of State Highway No. 78, a distance of 195.44 feet to a Tx. Dot concrete monument found for corner, said corner being at the beginning of a non-tangent curve to the right having a delta angle of 01 degree 35 minutes 12 seconds, a radius of 5,669.58 feet, a chord bearing of South 15 degrees 12 minutes 14 seconds West, and a chord distance of 157.00 feet;

THENCE along said West line and curve, an arc distance of 157.01 feet to a 1/2 inch iron rod found for corner, said point being the southeast corner of said Lot 25-C, Block E, same point being the northeast corner of said Lot 24C, Block E, said point being the POINT-OF-BEGINNING, said point also being the beginning of a compound curve to the right having a delta angle of 04 degree 47 minutes 28 seconds, a radius of 5,669.58 feet, a chord bearing of South 18 degrees 23 minutes 34 seconds West, and a chord distance of 473.97 feet;

THENCE continuing along said West line and curve, an arc distance of 474.10 feet to a 1/2 inch iron rod found for corner, said point being at the southeast corner of said Lot 24C-R, Block E, same point being the northeast corner of Lot 26, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2024, Page 350-351, Plat Public Records, Collin County, Texas;

THENCE North 67 degrees 27 minutes 31 seconds West, departing the west line of said State Highway 78 and along the common line of said Lot 24C-R, Block E and Lot 26, Block E, a distance of 260.13 feet, to a 1/2 inch iron rod found for corner, said point being the southwest corner of said Lot 24C-R, Block E, same point being the northwest corner of Lot 26, Block E, same point being in the east line of Lot 11, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas, said point also being at the beginning of a non-tangent curve to the left having a delta angle of 00 degree 05 minutes 21 seconds, a radius of 5,409.58 feet, a chord bearing of North 20 degrees 39 minutes 34 seconds East, and a chord distance of 8.43 feet;

THENCE along said West line and curve, an arc distance of 8.43 feet to a 1/2 inch iron rod found for corner, said point being in the east line of Lot 10, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas;

THENCE North 00 degree 31 minutes 42 seconds East, along the east line of said Lot 10, Block E, a distance of 166.83 feet to a 1/2 inch iron rod found for corner, said point being the northeast corner of Lot 9, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas, said point being an angle point of said Lot 24C, Block E;

THENCE North 89 degree 28 minutes 18 seconds West, along the north line of said Lot 9, Block E, a distance of 120.00 feet to a 1/2 inch iron rod set for corner, said point being the north line of said Lot 9, Block E, said point being an angle point of said Lot 24C, Block E, same point being the southeast corner of Lot 8, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Records, Collin County, Texas;

THENCE North 00 degree 31 minutes 42 seconds East, along the east line of said Lot 8, Block E, a distance of 593.15 feet to a 1/2 inch iron rod set for corner, said point being the northeast corner of said Lot 1, Block E, Lake Breeze Estates, an addition to the City of Lavon, according to the plat thereof recorded in Volume 2022, Page 655-657, Plat Public Records, Collin County, Texas, same point being the northwest corner of said Lot 24C, Block E, said point being in the south line of said Gage Road;

THENCE South 89 degree 28 minutes 18 seconds East, along the south line of said Gage Road and the north line of said Lot 24C, Block E, a distance of 181.65 feet to a Tx. Dot concrete monument found for corner;

THENCE South 01 degree 08 minutes 51 seconds East, continuing along the south line of said Gage Road and the north line of said Lot 24C, Block E, a distance of 9.55 feet to a 1/2 inch iron rod set for corner;

THENCE South 71 degree 57 minutes 36 seconds East, continuing along the south line of said Gage Road and the north line of said Lot 24C, Block E, a distance of 81.91 feet to a 1/2 inch iron rod set for corner said point being the northwest corner of said Lot 25C-R, Block E;

THENCE South 00 degree 31 minutes 42 seconds West, departing the south line of said Gage Road and along the common line of said Lot 24C-R, Block E and said Lot 25C-R, Block E, a distance of 380.09 feet to a 1/2 inch iron rod set for corner said point being the southwest corner of said Lot 25C-R, Block E;

THENCE South 89 degrees 28 minutes 18 seconds East, along common line of said Lot 24C-R, Block E and said Lot 25C-R, Block E, a distance of 243.62 feet to the POINT OF BEGINNING and containing 257,871 square feet or 5.920 acres of computed land.

SURVEYOR'S CERTIFICATE

THIS is to certify that I, Larry Turman, a Registered Professional Land Surveyor for the State of Texas, having platted the above subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Larry Turman
R.P.L.S. NO. 1740

STATE OF TEXAS REGISTERED Larry Turman 1740 PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF TARR

BEFORE ME, the ur
subscribed to the for
therein expressed, Ir

GIVEN UNDER MY

Notary Public in and for the State of Texas
My Commission Expires: 12-30-25

NOTARY PUBLIC
Notary ID #129653640
My Commission Expires
December 30, 2025

S12782

STATE OF TEXAS, COUNTY OF COLLIN
I, STACEY KEMP, COUNTY CLERK OF COLLIN COUNTY, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED FOR RECORD IN MY OFFICE AND DULY RECORDED IN THE PLAT RECORDS OF COLLIN COUNTY ON: 12/12/2024 11:39 AM
PLAT BOOK: 2024 PAGE: 1099 – 1099
NUMBER OF PAGES: 1 AMOUNT: $50.50
IN TESTIMONY WHEREOF, WITNESS MY HAND AND OFFICIAL SEAL OF OFFICE,
COUNTY CLERK, COLLIN COUNTY, TEXAS
BY: _____, DEPUTY
Stanley Whitaker

COUNTY OF COLLIN COUNTY, TEXAS

REPLAT
OF
LOT 24C-R-1, BLOCK E
LOT 24C-R-2, BLOCK E
LAKE BREEZE ESTATES
BEING A REPLAT OF
LOT 24C-R, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2024, PAGE350-351
PLAT PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN
SAMUEL M. RAINER, ABSTRACT NO. 740
CITY OF LAVON, COLLIN COUNTY, TEXAS
5.920 ACRES

NO.	DATE	REVISION
1.	11/30/23	Revised per comments received on 11/28/23
2.		
3.		

LARRY TURMAN, RPLS #1740
TBPS No. 10194623

1410 FALL CREEK HIGHWAY
GRANDBURY, TEXAS 7604

(817) 219-5103
(817) 798-4039 CELL
surveygroup@att.net

JOB NO.: 23-054
DATE: AUGUST 13, 2024 DECEMBER 18, 2023
SCALE: 1" - 70'
DRAWN BY: RM

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

October 19, 2026

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

Re: Tire Service Center – Lot 24C-R-1
CUP Review
LJA Job No. NTP-3880
MyGov Submittal: October 9, 2026

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

PLANNING + DESIGN COMMENTS

CUP Related Comments

1. Staff recommends the following CUP conditions:
    a. Long-term or inoperable vehicle storage is prohibited.
    b. Outdoor storage of automotive parts, equipment, tires, or repair materials is prohibited.
    c. Related automotive repair equipment shall not exceed 55 decibels (dBA) as measured at the nearest residential property line.
        i. The City may require field testing after opening to ensure compliance.
    d. All repair activities shall occur within the building.
    e. An approved Site Plan, Landscape Plan, Building Elevations, Photometric Plan, and Replat shall be required prior to obtaining a Building Permit.

Site Plan Related Comments

If the CUP is approved by the City Council, please incorporate revisions to address the comments listed below upon formal submittal of a Site Plan application.

1. The proposed Site Plan layout does not reflect the current platted boundary. A Replat will be required for Lot 24C-R-1, Block E, Lake Breeze Estates if the proposed property boundary is desired. The procedure for approval of Replats is located in § 9.02.037 of the Lavon Code of Ordinances. The Replat application will go to P&Z for consideration and City Council approval. Should a Replat not be processed concurrently, additional screen requirements will apply along the western and southern property lines.

2. Revise the easement labels on the Site Plan to reflect how they are written on the Plat. For example, the “25’ – 0” Drain Easement” on the Site Plan should be revised to state “25’ Sanitary Sewer Easement Volume 2022, Page 655-657 O.P.R.C.C.T.”

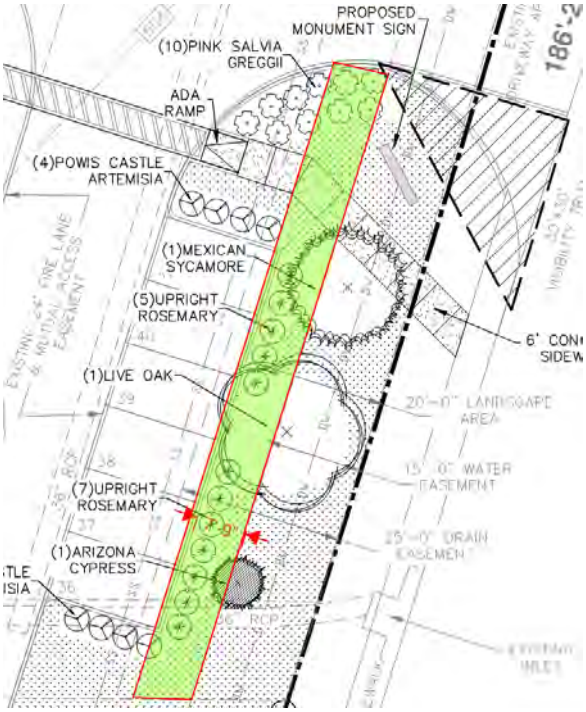
3. Revise the Landscape Plan to remove all easements, however all utility lines should remain.

4. Revise the Site Plan to relabel the proposed “24’ Fire Lane” to a “24’ Fire Lane and Mutual Access Easement” and lightly shade the Easement to distinguish between non-fire lane areas.

5. Per § 9.03.135(b) of the Lavon Code, dumpster enclosures shall be located behind the front facade of the primary building and measure seven feet in height. Revise the Site Plan to relocate the dumpster enclosure behind the front façade, and increase the height of the enclosure to seven feet.

6. The City of Lavon requires trees and shrubs from the Approved Plant List per § 9.03.193(m). The Landscape Plan includes many non-approved trees and shrubs. Revise the Landscape Plan to include trees and shrubs from the Approved Plant List. Staff recommends the use of Chinese Pistache or Chinkapin Oak where trees are currently proposed along the detention pond.

7. Trees cannot be planted closer than four feet to a right-of-way line or closer than eight feet to any public water line, wastewater line, fire protection connection, or drainage line. Revise the Landscape Plan to relocate all landscape materials out of the 15' Water Easement. Staff recommends relocating the landscape materials within the 15' Water Easement, into the green shaded area shown below, while ensuring no conflicts with public utilities.



8. Revise the Site Plan to include the following note:

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

9. Revise the Photometric Plan to remove the reference to the City of Duncanville on note 11 and reference City of Lavon instead. Further, add an additional note that states the following: "All lighting shall be shielded and downward facing."

Comments prepared and compiled by:



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

Quality check by:



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

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on October 27, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on November 3, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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

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

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

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

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

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

_____

_____

_____

Signature: _____

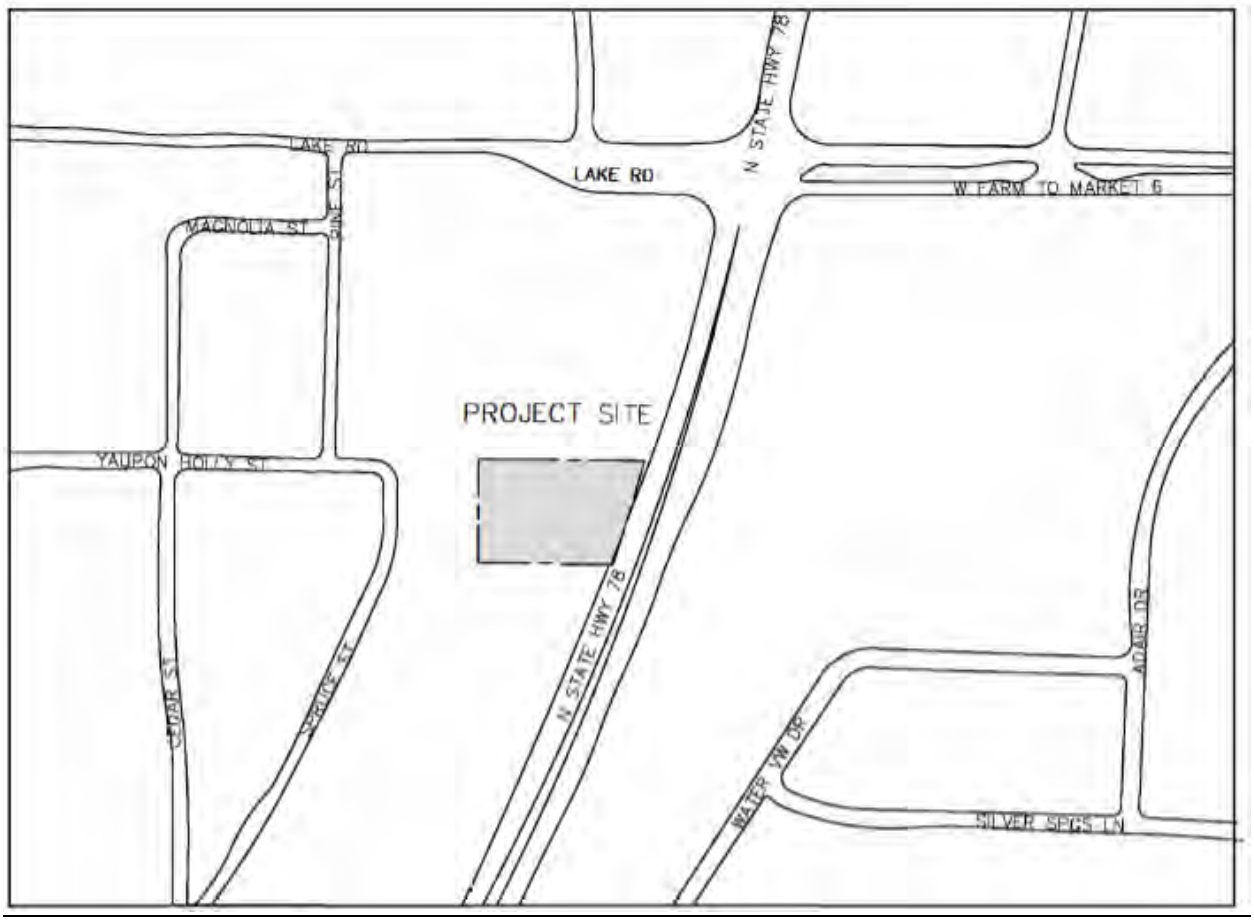
Name (printed): _____

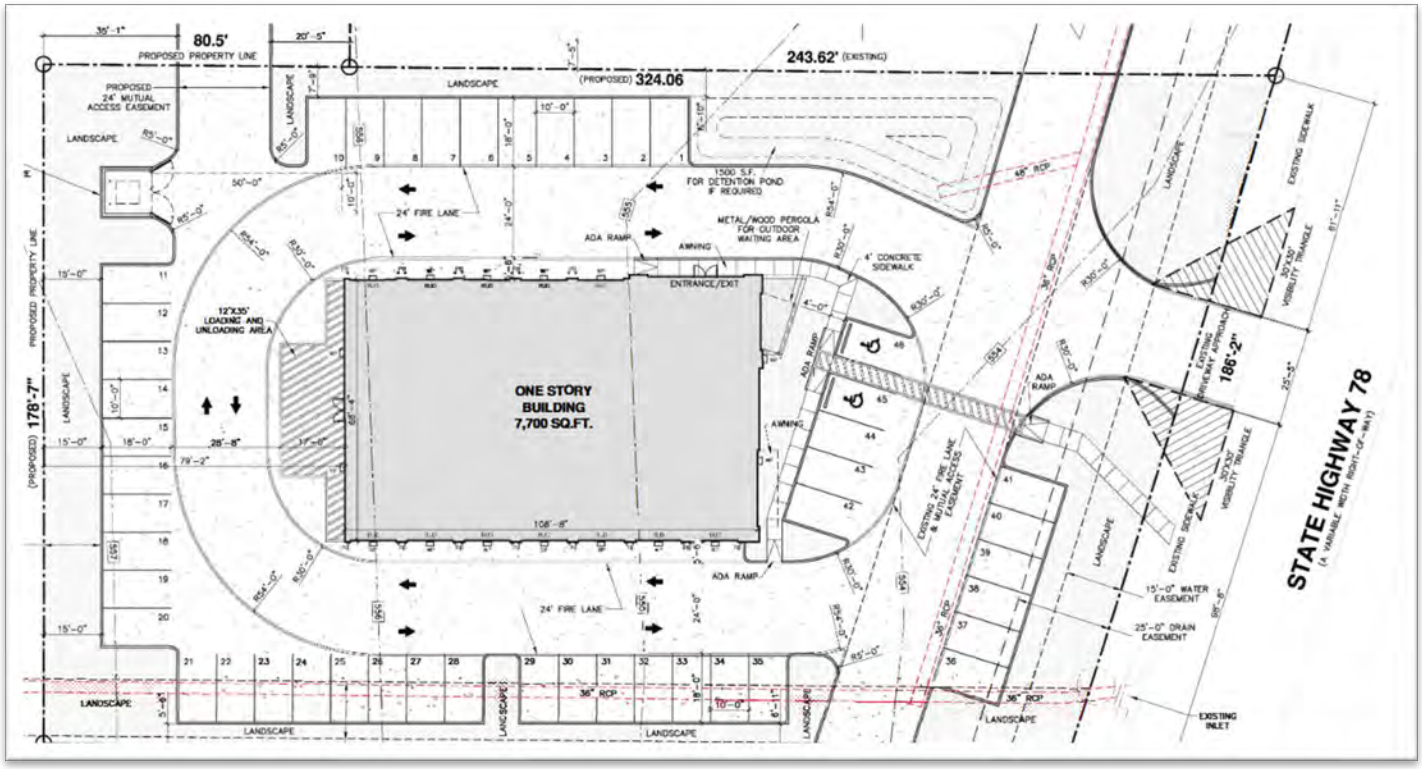
Address:_____

Phone:_____ Email Address: _____

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

Location map and proposed preliminary concepts for Informational Purposes Only





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

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

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

Signature: _____

Name (printed): William Sorrells

Address: 1591 Lake Rd, Lavon Tx. 75166

Phone: 214-778-7722 Email Address: WillmSorrells@protonmail.com

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

LAKE BREEZE ESTATES, BLK E, LOT 24C-R-2; * REPLAT * SH 78

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

RECEIVED
OCT 20 2026
By

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on October 27, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on November 3, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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

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

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

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

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

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

Signature: _____

Name (printed): William Sorrells

Address: 1591 Lake Rd, Lavon Tx, 75166

Phone: 214-778-7222 Email Address: WillmSorrells@protonmail.com

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

LAKE BREEZE ESTATES, BLK E, LOT 24C-R-2; * REPLAT * SH 78

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: 5 – C**

Item:

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

1) Presentation of proposed application.
2) **PUBLIC HEARING** continued from September 22, 2026 to receive comments regarding the proposed application.
3) Discussion and action regarding the proposed application).

Application Information

Owner(s): Kiranpal Singh

Applicant: Roberto Nunez, Alchemi Development Partners

Location: 955 N. SH 78, located southwest of the intersection of N. SH 78 and Gage Rd./FM 6

Description: Lot 25C-R, Block E of Lake Breeze Estates Addition in the Lake Breeze Planned Development District (CCAD Property ID 2923353).

Current Zoning: Planned Development (PD)

Request: Conditional Use Permit (CUP) for Two Alcohol Related Uses

Request Details

The applicant is seeking approval of conditional use permits to allow two alcohol related uses on the site: 1) beer and wine sales in a convenience store associated with a fueling station and 2) a liquor store.

A site plan for a multi-tenant commercial building that is approximately 9,917 square feet in area was approved by the City Council on February 6, 2024.

Construction is in progress on the site.

Code Excerpts:

LAVON CODE OF ORDINANCES – ZONING ORDINANCE
ORDINANCE NO. 2020-04-04 LAKE BREEZE PLANNED DEVELOPMENT
ZONING EXHIBIT "C" – ZONING USES AND DESIGN GUIDELINES

The proposed 109 residential lots encompassing approximately 21.5 acres of the residential acreage will follow the SF-4 Single-Family District standards and uses with some modifications and the retail commercial will follow the Retail District standards and uses with some modifications as shown below.

Zoning Use Table P = Permitted Use C = Conditional Use -- = Not Permitted

RETAIL, COMMERCIAL, PERSONAL SERVICE USES	SF-4	Retail
Establishments > 75% revenue from alcohol sales	--	C

LAVON CODE OF ORDINANCES – ZONING ORDINANCE
DIVISION 6 – REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS

9.03.131 RETAIL DISTRICT (R)

c) Conditional Uses

(21) Alcohol: mixed beverage package store (on- and/or off-premises consumption)*

(22) Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)*

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

The required public hearing notice was published in the newspaper and on the website and six (6) notices were provided to the owners of property located within 200 feet of the proposed site. Signs were properly posted on the property. One notice was returned in favor of and none were returned in opposition to the proposed application.

The proposed application was reviewed by the planning consultant, fire marshal, and city engineer.

Staff Notes:

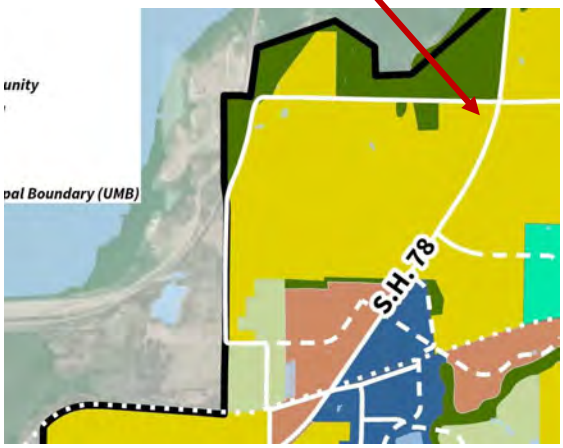
Approval of the proposed CUP for a convenience store is recommended.

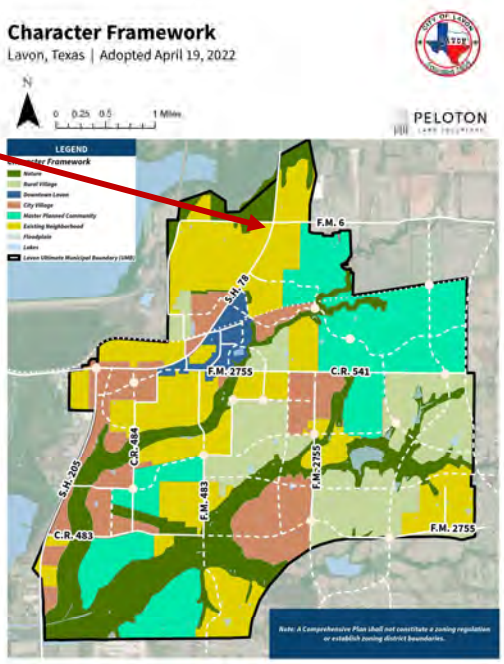
The Planning and Zoning Commission and City Council may consider the proximity of the proposed alcohol-related uses, to others in Lavon, for potential over-saturation in consideration of the second proposed conditional use to permit a liquor store.

Attachments:

1. Location exhibits
2. Application
3. Planning and Engineering Review comments
4. Neighbor Notice
   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

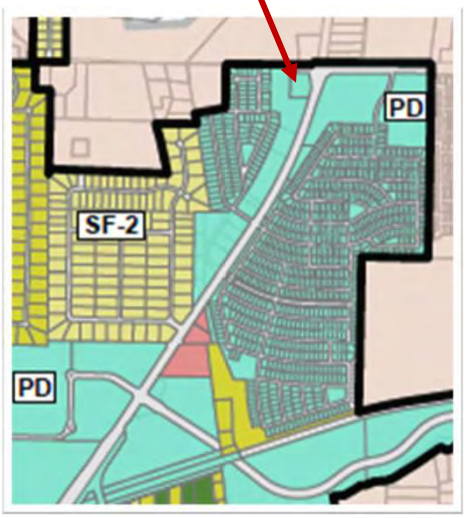
Future Land Use Plan

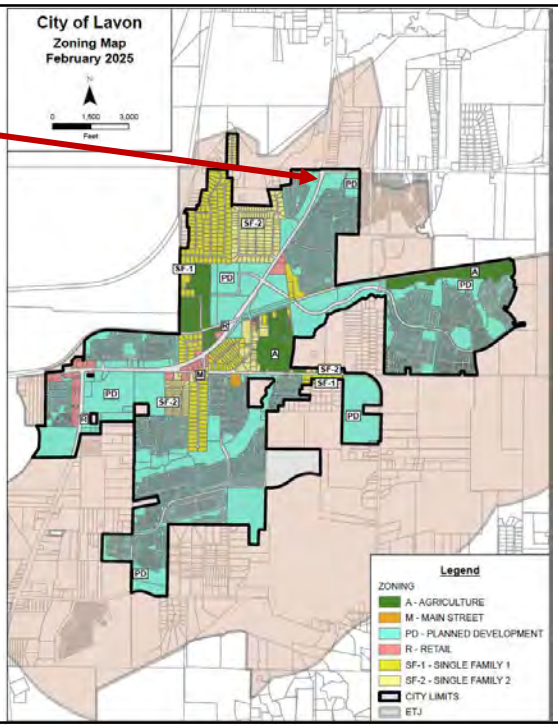




14

Zoning Map

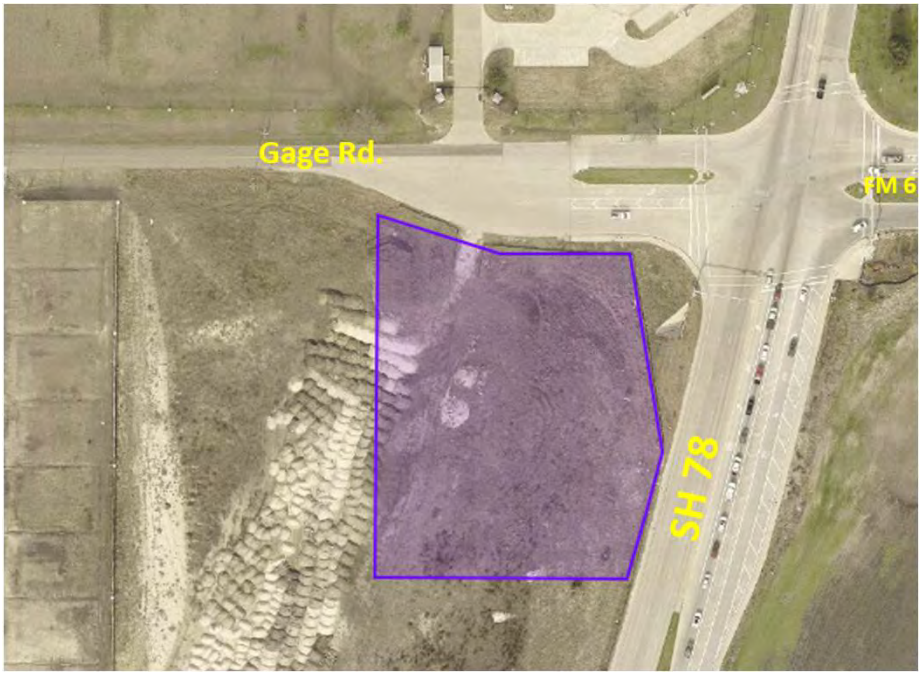




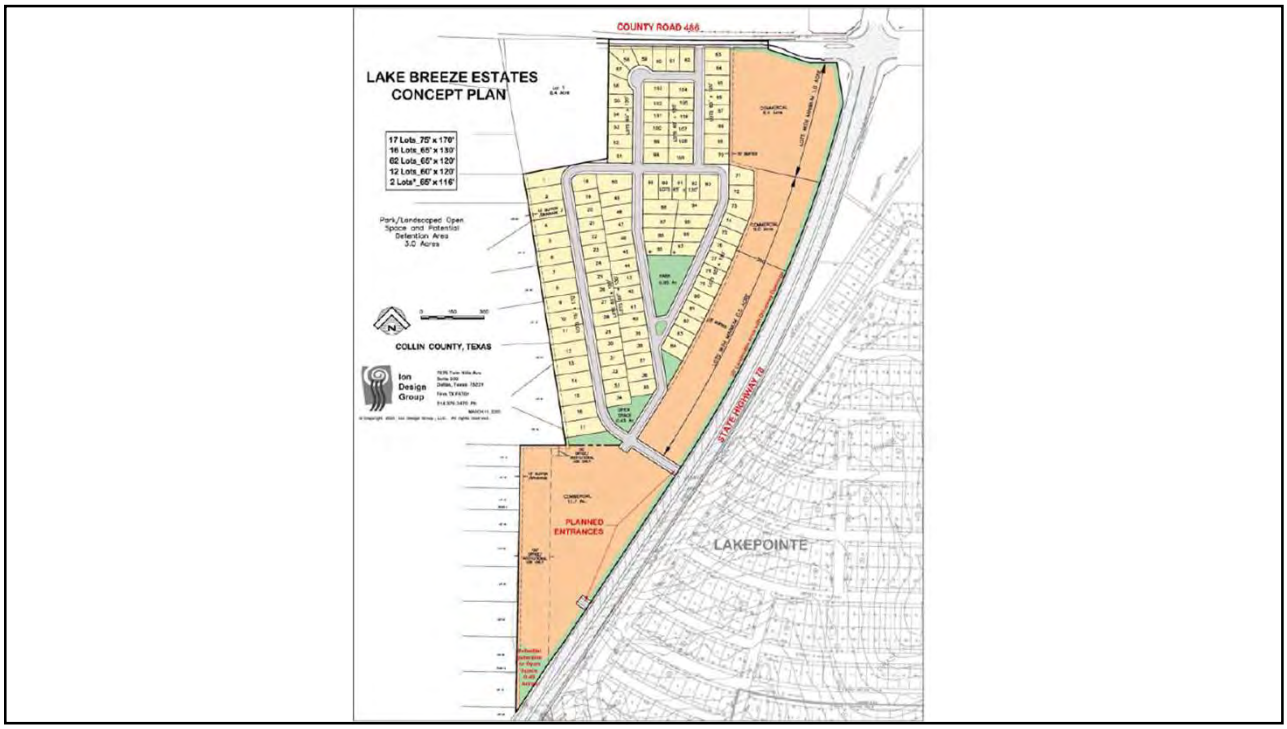
15


Gage Rd
Teal Ln
WATERCROSS RESIDENCES
MORGAN ADDITION
Pine St
78
Cedar St
Spruce St
LAKE BREEZE ESTATES
Oak St
Water View Dr
Silver
PHASE THREE
LAKEPOINTE PH
Waters Ridge Dr
Rolling Meadow Dr
LAKEPOINTE PHASE IIB
Oak Creek Dr
Clear Lake Dr
Colt Dr
PHASE TWO
Brookview Dr

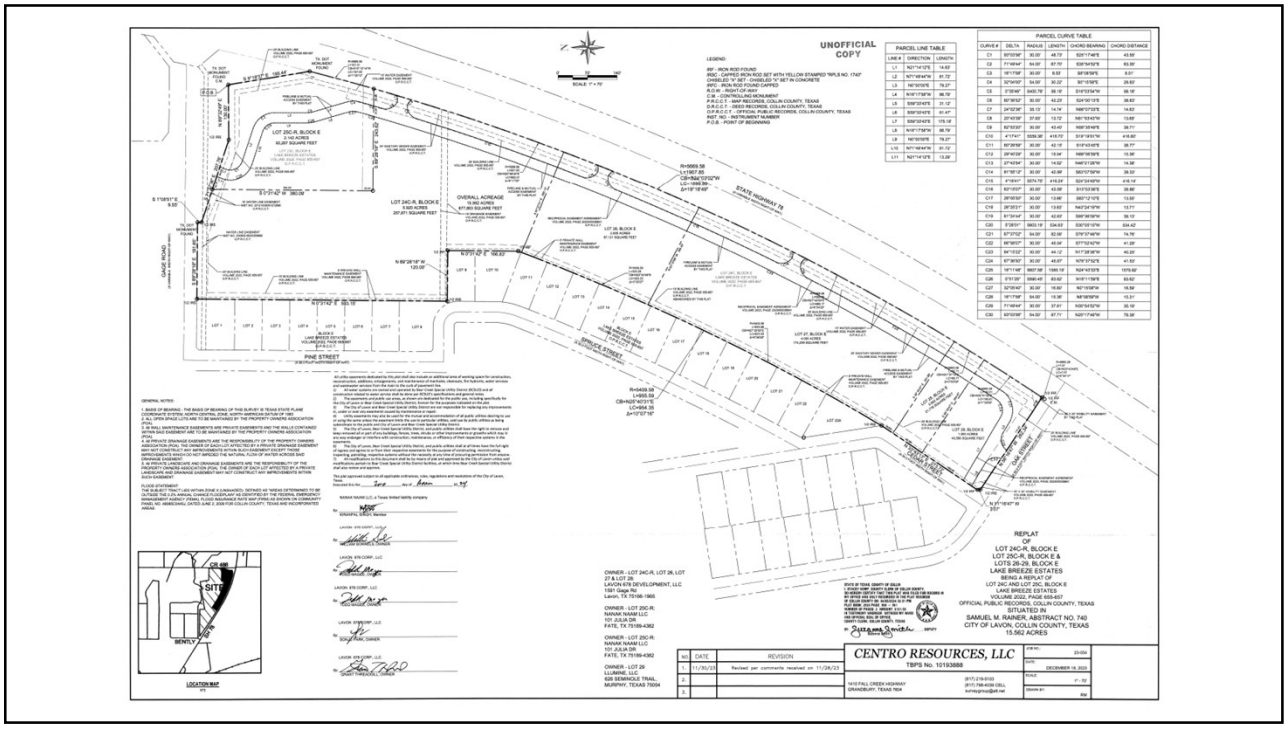
16


Gage Rd.
FM 6
SH 78

17


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

18


UNOFFICIAL COPY
PARCEL LINE TABLE
PARCEL CURVE TABLE
LOT 24C-R, BLOCK E
3.500 ACRES
257,871 SQUARE FEET
OVERALL ACREAGE
15.562 ACRES
677,963 SQUARE FEET
LOT 26, BLOCK E
87,131 SQUARE FEET
LOT 25C-R, BLOCK E
2.142 ACRES
93,287 SQUARE FEET
LOT 27, BLOCK E
87,131 SQUARE FEET
LOT 28, BLOCK E
87,131 SQUARE FEET
LOT 29, BLOCK E
87,131 SQUARE FEET
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 605-607
PINE STREET
LAKE ROAD
STATE HIGHWAY 78
SPRUCE STREET
REPLAT
OF
LOT 24C-R, BLOCK E
LOT 25C-R, BLOCK E &
LOTS 28-29, BLOCK E
LAKE BREEZE ESTATES
BEING A REPLAT OF
LOT 24C AND LOT 25C, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 605-607
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN
SAMUEL M. RAINER, ABSTRACT NO. 740
CITY OF LAVON, COLLIN COUNTY, TEXAS
15.562 ACRES
CENTRO RESOURCES, LLC
TBPS No. 10193888
LOCATION MAP
SITE
CR 486
BENTLY DR

19

CITY OF LAVON

120 School Road, P.O. Box 340, Lavon, TX 75166
(972) 843-4220
cityhall@lavontx.gov

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

KIRANPAL SINGH — Applicant Name

07/22/2026 — Date

ROBERTO NUNEZ (ALCHEMI DEVELOPMENT PARTNERS) — Representative, Agent or Owner

806-570-4867 — Phone

ALCHEMI DEVELOPMENT PARTNERS — Company

[redacted] — Email address

4740 W MOCKINGBIRD LN — Street

DALLAS, TEXAS 75219 — City, State, Zip

955 N STATE HWY. 78, LAVON, TEXAS 75166 — Address and Location of Property

UNKNOWN AT THIS TIME, WE WILL PROVIDE IT DURING REVIEW — Legal Description of Property

Existing Zoning: NON-RESIDENTIAL (R)

REASON FOR REQUEST (Include the type of conditional use requested, dimensions, materials and elevations. Attach a separate sheet if necessary and include supporting documentation.)

REQUEST FOR NEW CUP IN ORDER TO SALE BEER AND WINE FOR THE CONVENIENCE STORE AND LIQUOR FOR THE PACKAGED LIQUOR STORE. OUR DEVELOPMENT INCLUDES A SUITE FOR A CONVENIENCE STORE, A LIQUOR STORE SUITE, AND TWO OPEN LEASE SUITES, CURRENTLY UNOCCUPIED. THE PROJECT IS CURRENTLY UNDER CONSTRUCTION, WE APPLIED AND WERE APPROVED FOR A CONSTRUCTION PERMIT, OUR PROJECT MEETS THE REQUIREMENTS AS THERE ARE NO RESIDENTIAL PROJECTS WITHIN THE STATE REQUIRED DISTANCES OF 300 FEET DOOR TO DOOR FOR BEER AND WINE (OFF-PREMISE COMSUMPTION) AND 300 FEET PROPERTY LINE TO PROPERTY LINE FOR PACKAGED LIQUOR STORE. THIS DEVELOPMENT WILL HELP THE FUTURE DEVELOPMENT PLAN FOR THE CITY OF LAVON, AS THIS WILL PROVIDE RESIDENTS WITH MULTIPLE GOODS AND SERVICES; BESIDES THE GOODS FROM THE CONVENIENCE STORE GOODS, THE LIQUOR STORE WILL MAKE AVAILABLE GOODS THAT CUSTOMERS WILL OTHERWISE NOT HAVE ACCESS TO. THE OTHER TWO SUITES WILL FOLLOW CITY OF LAVON REGULATIONS AS FAR AS LAND USES ALLOWED AND THEREFORE COULD PROVIDE PERSONAL SERVICES USES, AND, OR OFFICE LAND USE, SO ON. OUR DEVELOPMENT WILL ALSO FOLLOW ALL CITY OF LAVON REGULATIONS FOLLOWING ALL THE EXTERIOR IMPROVEMENTS, FACADE FINISHES, AND LANDSCAPE IMPROVEMENTS.

Signature of Applicant or Representative: Robert Nunez

For Office Use Only

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

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

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

Declaration of Ownership

Date: 07/22/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Rockwall

Before me, the undersigned authority, appeared Kiranpal Singh,
on this the 28 day of July, 20 26

Makayla Lane Dilday
My Commission Expires
8/22/2029
Notary ID 135529473

(notary seal)

Notary Public in and for Rockwall County, Texas

Rev 12/04/2023

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

Authorization of Representation

Date: 07/22/2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Kiranpal Singh, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize ROGER TO NUNEZ (ALC HEMI DEVELOPMENT PARTNERS to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Rockwall

Before me, the undersigned authority, appeared Kiranpal Singh,
on this the 28 day of July, 20 24

Makayla Lane Dilday
My Commission Expires
6/22/2029
Notary ID 135529479

(notary seal)

Notary Public in and for Rockwall County, Texas

Rev 12-04-2023

Alchemi Development Partners
A Dallas-Fort Worth Company

August 19, 2026

To: City of Lavon Development Department

RE: Conditional Use Permit Commercial (CUPC) 26-001117

Our request for a new Conditional Use Permit (CUP) In order to sale beer and wine in a future convenience store. A suite for a future packaged liquor. Both permits will require off-site consumption, consumption of beer and wine or packaged liquor will not be allowed.

This new development is currently under construction including a suite for a convenience store, a packaged liquor store, and a suite for a future tenant, but currently, we don't have a tenant.

Our project meets the requirements, as there are no residential projects within the State that require 300 feet property line to property line proximity distance. This development will help the future of Lavon, Texas by providing a vast supply of goods, as well as a future suite that could serve the public by providing a barber shop, retail shop, beauty supply, or office space. Our shopping center will follow all city of Lavon design standards, our facades will be constructed with modern design finishes, we intend on designing a beautiful building that will enhance and improve the city of Lavon development standards. The shopping center will include new landscaping, sidewalks that will connect the community and provide an urban walkable environment.

Because of the proximity to the surrounding communities, our shopping center will make it convenient for residents to shop their needs. Please look at our map showing the locations of the nearest liquor and convenient stores.

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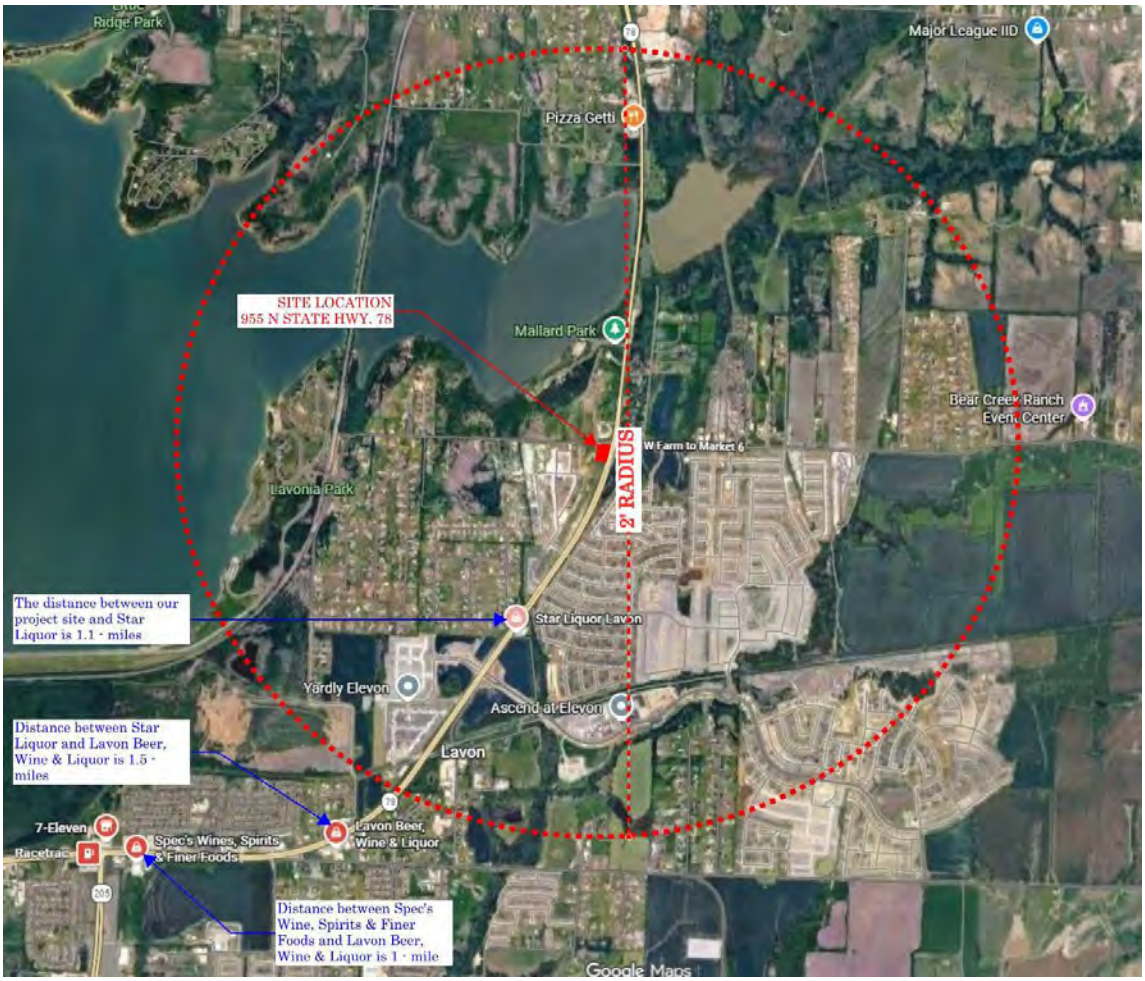


Our development will follow all Federal, State, and City regulations Our client is here to assure the city of Lavon this development will improve and enhance the community.

Sincerely,

Roberto Nunez, **M. Architecture**
Alchemi Development Partners
Managing Partner
[redacted]
Alchemidp.com

SITE INFORMATION TABLE				
LOT AREA	93287.00	SF	2.14 ACRES	
IMPERVIOUS COVER EXISTING	0.0	SF	0.0 ACRES	(0.0%)
IMPERVIOUS COVER PROPOSED	45206.71	SF	1.04 ACRES	(48.46%)
LANDSCAPE AREA	32970.98	SF	0.76 ACRES	(35.34%)
BUILDING AREA	9916.52	SF	0.23 ACRES	(10.63%)
SIDEWALK	3272.79	SF		(3.50%)
CAR WASH BUILDING FOOT PRINT	1920.00	SF		(2.06%)
CAR WASH DOUBLE STORY	3840.00	SF		
ZONING	R/S (RETAIL SERVICES)			
PROPOSED USAGE	C-STORE, RESTAURANT, GAS STATION & RETAIL			

BUILDING INFORMATION TABLE	
BUILDING COVERAGE	9916.52 SF (10.63%)
BUILDING ROOF AREA	9315.00 SF
NUMBER OF STORIES	1
TYPE OF CONSTRUCTION	II-B (STEEL STRUCTURE)
MAX. BUILDING HEIGHT	27'-9"
ALLOWABLE BUILDING HEIGHT	35'-0"
ALLOWABLE STRUCTURE COVERAGE	40%
OCCUPANCY CLASSIFICATION	M

PARKING TABLE	
TOTAL PARKING SPACES REQUIRED	39.6
C-STORE&RETAIL 9916.52/250sf	39.6

SUMMARY OF PARKING SPACES	
PROVIDED STANDARD SPACES	27
PROVIDED HANDICAP VAN	2
PROVIDED STANDARD HANDICAP	4
EV CHARGING SPACE	5
VACUUM ,AIR & WATER SPACE	4
TOTAL LOADING SPACE PROVIDED	1
TOTAL PARKING SPACES	43

PROPERTY BOUNDARY

EASEMENT

NUMBER OF PARKING STALLS PER ROW ④

PROPOSED HANDICAPPED PARKING ONLY

PROPOSED PAVEMENT

PROPOSED SIDEWALK

PROPOSED BERMUDA GRASS

PROPOSED 6" WIDE CONCERTE CURB 1

PROPOSED LEVEL ACCESS AISLE 2

HANDICAP ACCESSIBLE RAMP WITH DETECTA WARNING SURFACE (YELLOW) 3

PROPOSED ACCESSIBLE PARKING SIGNAGE 4

Heavy Duty Concrete Paving 5

GREEN AREA 6

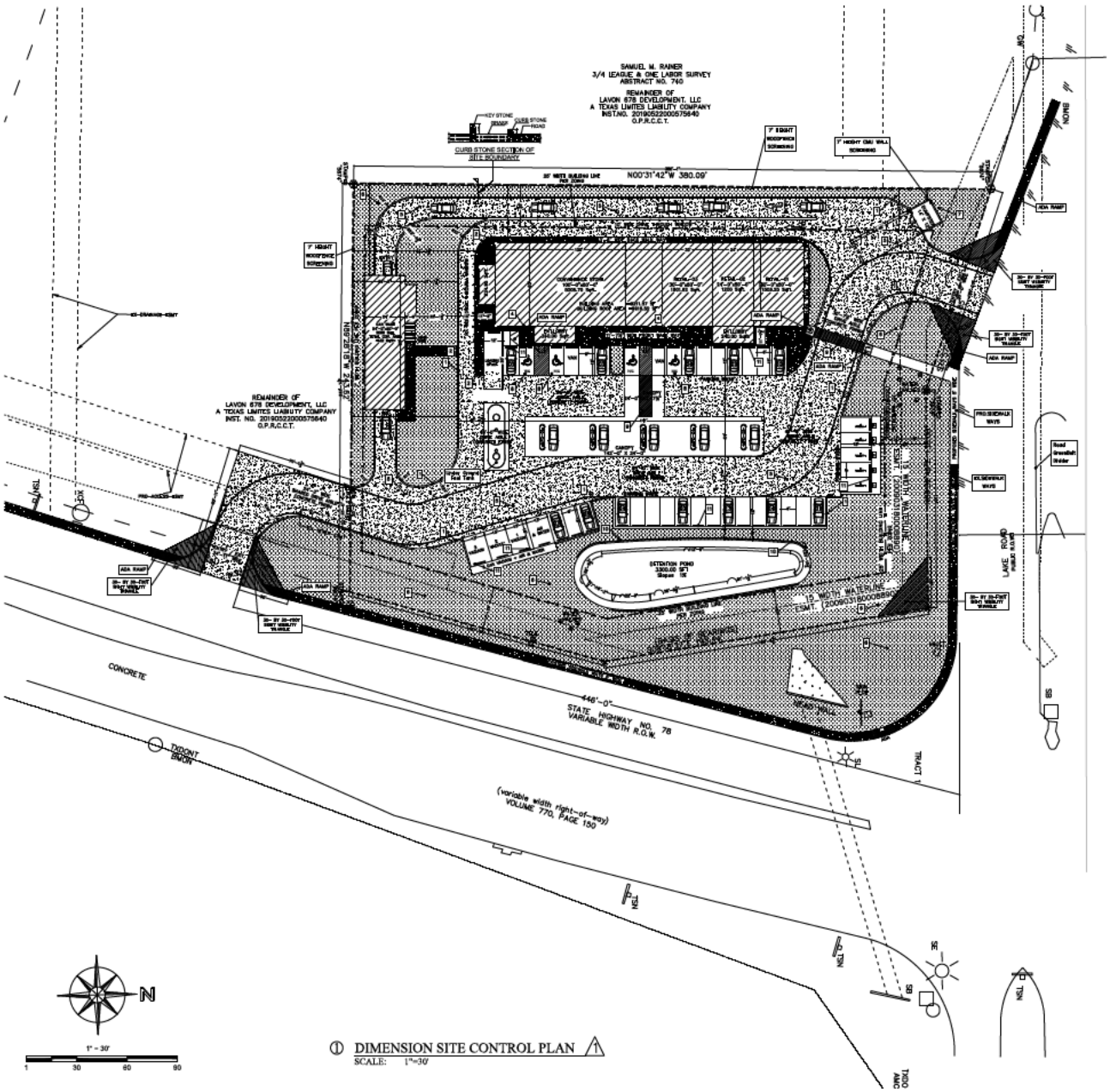
Heavy duty dumpster concrete 7

HANDICAP 8

PEDESTRIAN CROSSING 9

3'-0" HEIGHT WROUGHT IRON FENCING 10

WHEEL STOPS 11



① DIMENSION SITE CONTROL PLAN
SCALE: 1"=30'

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

INNOVATIVE DESIGN, CONCEPT, AND ANALYTICS, LLC
TBPE FIRM NUMBER: F-24211
555 Republic Dr Suite 312A, Plano,TX 75074,
PHONE: 469-662-5248
E-MAIL: mohmednofal@gmail.com

991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:
DIMENSION SITE CONTROL PLAN

DATE: 19-Jan-2024

C-1.3

LANDSCAPE CALCULATIONS

LANDSCAPED AREA	AREAS	
• Total Site Area	87063,88 sf	(100,00%)
- Landscaped Area (zoning RS)	32975,88 sf	(38,34%)

NOTES

No surveyed trees on site

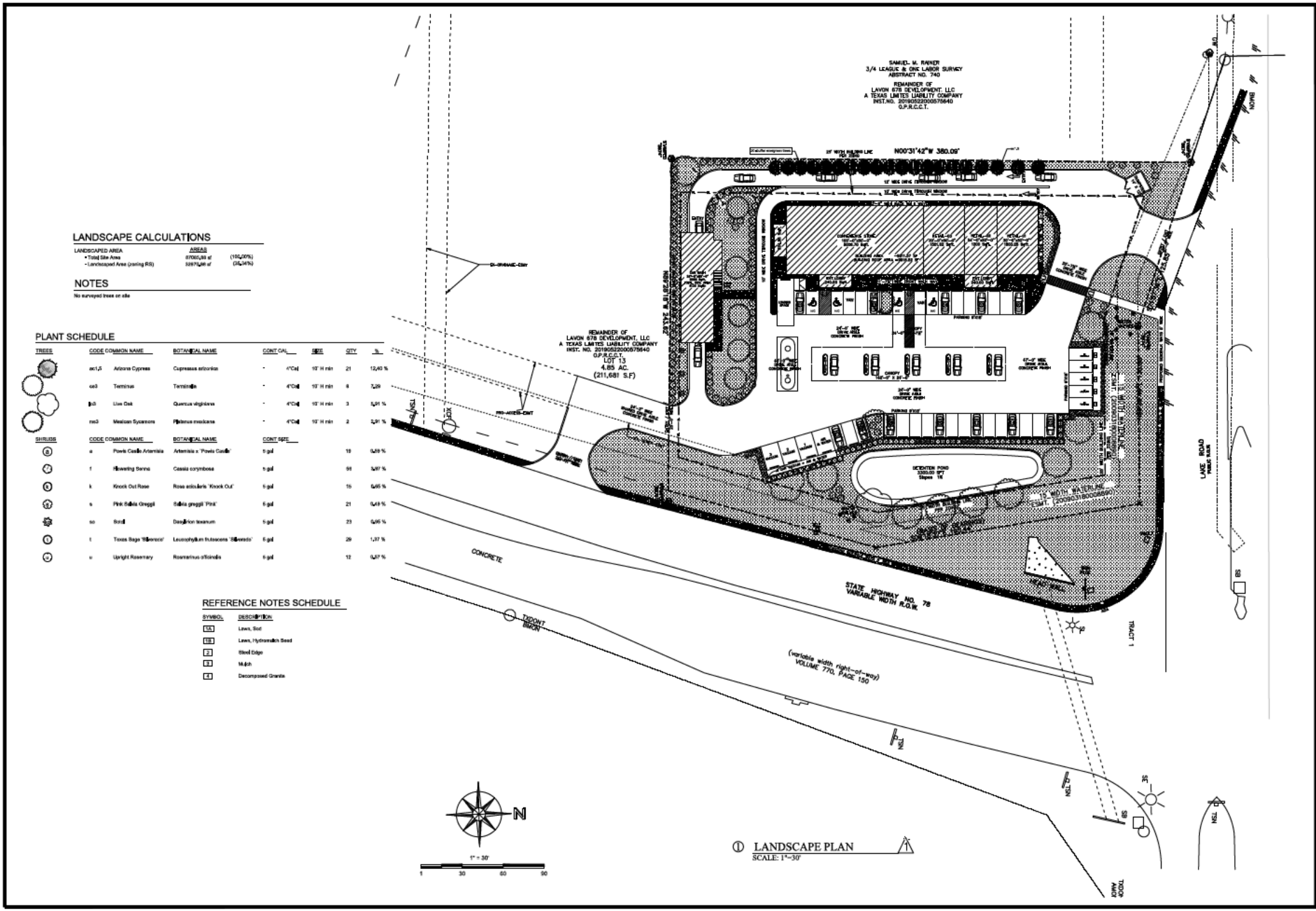
PLANT SCHEDULE

TREES	CODE	COMMON NAME	BOTANICAL NAME	CONT	CAL	SIZE	QTY	%
	ac1,5	Arizona Cypress	Cupressus arizonica	-	4"Cal	10' H min	21	12,40 %
	ce3	Terminus	Terminalia	-	4"Cal	10' H min	6	7,29
	qv3	Live Oak	Quercus virginiana	-	4"Cal	10' H min	3	5,91 %
	ms3	Mexican Sycamore	Platanus mexicana	-	4"Cal	10' H min	2	5,91 %

SHRUBS	CODE	COMMON NAME	BOTANICAL NAME	CONT	SIZE	QTY	%
B	a	Powis Castle Artemisia	Artemisia x 'Powis Castle'	5 gal		19	6,69 %
A	f	Flowering Senna	Cassia corymbosa	5 gal		55	9,97 %
D	k	Knock Out Rose	Rosa adcularis 'Knock Out'	5 gal		15	6,65 %
C	s	Pink Salvia Greggii	Salvia greggii 'Pink'	5 gal		21	6,49 %
	so	Sotol	Dasylirion texanum	5 gal		23	6,95 %
E	t	Texas Sage 'Rio Bravo'	Leucophyllum frutescens 'Rio Bravo'	5 gal		29	1,37 %
F	u	Upright Rosemary	Rosmarinus officinalis	5 gal		12	6,87 %

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION
SS	Lawn, Sod
SH	Lawn, Hydromulch Seed
2	Steel Edge
3	Mulch
4	Decomposed Granite



① LANDSCAPE PLAN
SCALE: 1"=30'

INNOVATIVE DESIGN, CONCEPT, AND ANALYTICS, LLC
TBPE FIRM NUMBER: F-24211
555 Republic Dr Suite 312A, Plano,TX 75074,
PHONE: 469-662-5248
E-MAIL: mohmmednofal@gmail.com

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

Firm Registration F-24211
Cert. of Reg Exp 2/29/24

991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:
LANDSCAPE PLAN

DATE: 19-Jan-2024

L-1.1

MATERIAL LEGEND:

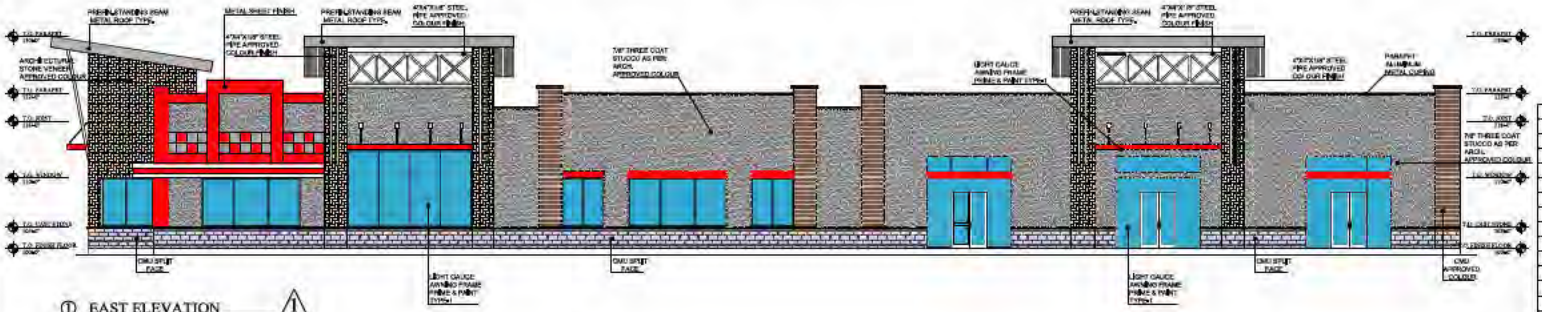
4.1	APR. ROUGH STONE.	4.6	ARCHITECTURAL STONE VENEER 2x COLOUR FINISH	5.1	ARCHITECTURE STONE VENNER APPROVED COLOUR.	7.4	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.
4.2	3" CAST STONE WATERTABLE, COLOR: ORIGINAL.	9.7	PREFIN. STANDING SEAM METAL ROOF TYP.	5.1	PAINTED GALV. STEEL ROOF ACCESS LADDER PER STEEL CONTRACTOR.	8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	4.8	3"X3"X1/8" STEEL FRAME APPROVED COLOUR FINISH	7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT		
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	4.9	6"X4"X1/8" STEEL PIPE APPROVED COLOUR FINISH	7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1	8.3	INSULATED HOLLOW MTL DOOR COLOR TO MATCH 8.1.
4.5	WOOD TEXTURED STONE VENEER	4.10	METAL SHEET FINISH	7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	16.1	DECORATIVE EXTERIOR LIGHT FIXTURE, COLOR: MATCH 7.2

EXTERIOR CAVITY WALL NOTES:

1. ALL EXTERIOR STUDS TO BE HOT DEEP GALVANIZED 16 GAGE METAL STUDS AT 16" O.C. (ASTM A525).
2. ALL EXTERIOR STUD SCREWS AND FASTENERS TO BE STAINLESS STEEL WITH NEOPRENE WASHERS.
3. ALL METAL FLASHING ABOVE WINDOWS AND WHERE INDICATED TO BE STAINLESS STEEL.
4. ALL EXTERIOR SHEATHING USED IN CAVITY WALLS TO BE GYPSUM SHEATHING W/ FIBERGLASS FACING (ex: DENS-GLASS SHEATHING).
5. VERTICAL BRICK MOVEMENT JOINTS TO BE 20' O.C. MAX, UNLESS NOTED OTHERWISE, AND SHALL NOT CROSS LINTELS OR BRICK SHELF ANGLES.
6. VAPOR BARRIER USED OVER SHEATHING TO BE WRAPPED ABOVE FLASHING AT THE BASE AND ABOVE WINDOW LOCATIONS.
7. APPLY MASONRY SEALER OVER EXTERIOR STONE VENEERS.

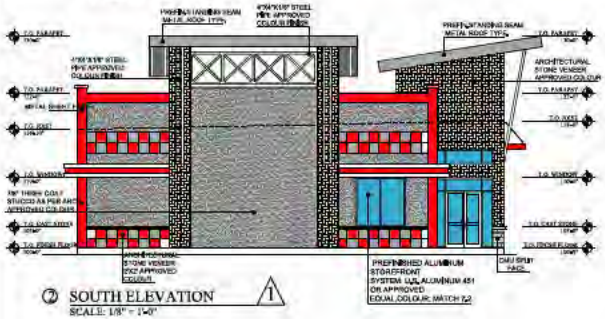
GENERAL NOTES:

1. METAL STUD SUPPLIER SHALL DESIGN AND DETAIL ALL METAL STUDS, BRACING, CONNECTIONS, AND ATTACHMENTS TO MAIN STRUCTURE AND SUBMIT STRUCTURAL CALCULATIONS AND SHOP DRAWINGS FOR APPROVAL BY STRUCTURAL ENGINEER.
2. ALL COLUMNS, BEAMS, STRUCT., CONNECTIONS, AND CANOPY DETAILS SHALL BE BUILT BASED ON STRUCTURAL DRAWINGS.
3. PROVIDE FIREPROOFING AT ALL REQUIRED INTERIOR STEEL STRUCTURES.
4. INTERIOR FINISHES, PARTITION WALLS, RESTROOMS, MILLWORK, ETC. ARE NOT INCLUDED IN THIS PLAN SET. ABOVE MENTIONED ITEMS ARE THE RESPONSIBILITY OF THE FUTURE TENANTS.
5. STORE FRONT WINDOW SUPPLIER SHALL PROVIDE NECESSARY DETAILS AND SHOP DRAWINGS FOR APPROVAL BY DESIGNER.



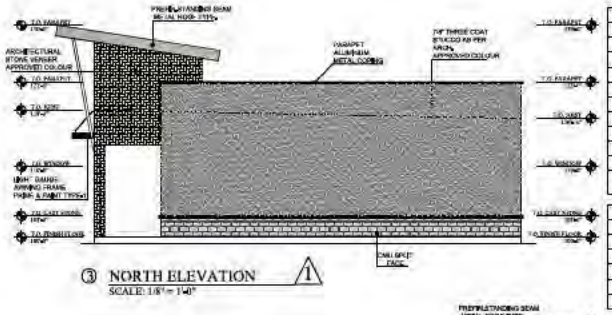
① EAST ELEVATION
SCALE: 1/8" = 1'-0"

EAST ELEVATION		4836.47	
4.1	APR. ROUGH STONE	886.19 Sqft.	18.33 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	76.88 Sqft.	1.59 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	498.90 Sqft.	10.32 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	1917.24 Sqft.	39.65 %
4.5	WOOD TEXTURED STONE VENEER	399.60 Sqft.	8.26 %
4.6	ARCHITECTURAL STONE VENEER 2x COLOUR FINISH	89.70 Sqft.	1.85 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	270.67 Sqft.	5.75 %
4.8	3"X3"X1/8" STEEL FRAME APPROVED COLOUR FINISH	170.65 Sqft.	3.53 %
4.9	6"X4"X1/8" STEEL PIPE APPROVED COLOUR FINISH	44.10 Sqft.	0.91 %
4.10	METAL SHEET FINISH	109.08 Sqft.	2.25 %
7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT	53.59 Sqft.	0.91 %
7.2	PARAPET ALUMINUM METAL COPING APPROVED COLOR	10.67 Sqft.	1.24 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	14.15 Sqft.	1.39 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	999.00 Sqft.	21.29 %



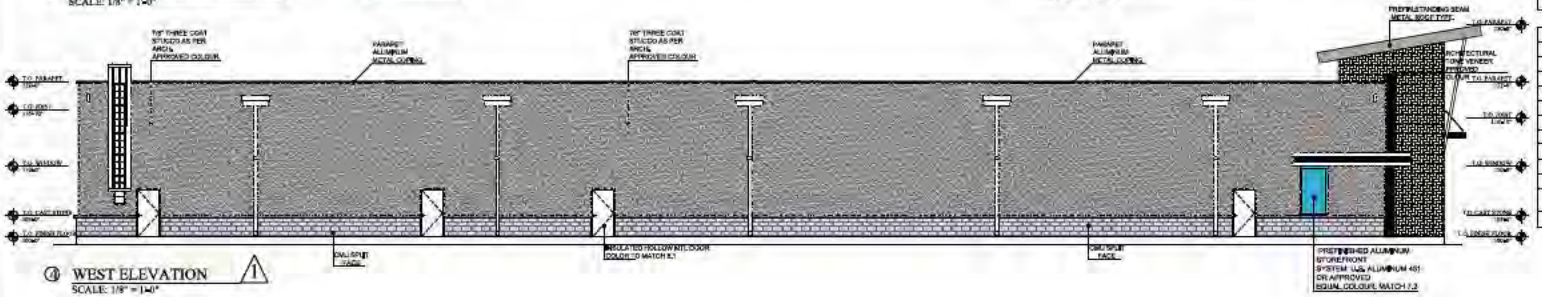
② SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

SOUTH ELEVATION		1662.79 Sqft.	
4.1	APR. ROUGH STONE	4.27 Sqft.	0.26 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	6.24 Sqft.	0.38 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	226.74 Sqft.	13.64 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	967.24 Sqft.	58.18 %
4.5	WOOD TEXTURED STONE VENEER	143.88 Sqft.	8.66 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	84.67 Sqft.	5.09 %
4.8	3"X3"X1/8" STEEL FRAME APPROVED COLOUR FINISH	15.68 Sqft.	0.94 %
4.9	6"X4"X1/8" STEEL PIPE APPROVED COLOUR FINISH	7.84 Sqft.	0.47 %
4.10	METAL SHEET FINISH	15.68 Sqft.	0.94 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	15.68 Sqft.	0.94 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	147.68 Sqft.	8.88 %



③ NORTH ELEVATION
SCALE: 1/8" = 1'-0"

NORTH ELEVATION		1265.00 Sqft.	
4.1	APR. ROUGH STONE	169.85 Sqft.	13.42 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	1.27 Sqft.	0.10 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	174.65 Sqft.	13.81 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	656.23 Sqft.	51.88 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	34.28 Sqft.	2.71 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR	5.07 Sqft.	0.41 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	6.35 Sqft.	0.50 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	147.68 Sqft.	11.68 %



④ WEST ELEVATION
SCALE: 1/8" = 1'-0"

WEST ELEVATION		4358.37 Sqft.	
4.1	APR. ROUGH STONE	886.19 Sqft.	20.34 %
4.2	3" CAST STONE WATERTABLE, COLOUR: ORIGINAL.	76.88 Sqft.	1.76 %
4.3	ARCHITECTURE STONE VENNER APPROVED COLOUR	274.13 Sqft.	6.29 %
4.4	7/8" THREE COAT STUCCO AS PER ARCH. APPROVED COLOUR	2339.24 Sqft.	53.67 %
4.7	PREFIN. STANDING SEAM METAL ROOF TYP.	84.67 Sqft.	1.94 %
4.10	METAL SHEET FINISH	31.68 Sqft.	0.73 %
7.1	PAINTED GALV. STEEL ROOF ACCESS LADDER PER STEEL CONTRACTOR.	65.63 Sqft.	1.51 %
7.1	PARAPET ALUMINUM METAL COPING APPROVED COLOR	10.11 Sqft.	0.23 %
7.3	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-2	13.50 Sqft.	0.31 %
7.4	PREFINISHED MTL SCUPPER & DOWNSPOUT, COLOR: MATCH 7.2.	14.35 Sqft.	1.41 %
8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2	25.23 Sqft.	0.58 %
8.3	INSULATED HOLLOW MTL DOOR COLOR TO MATCH 8.1.	19.11 Sqft.	0.44 %

ISSUE RECORD:

DATE:	DESCRIPTION:	COMMENTS:

NME
17630 DAVENPORT RD SUITE 109
DALLAS, TX 75252
Phone: 469-662-5248

991 N STATE HWY 78,
LAVON, TX 75166, USA

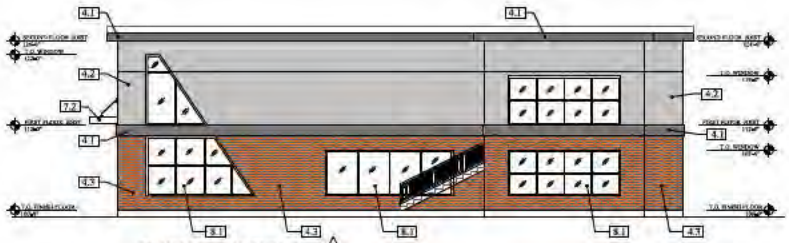
SHEET CONTENTS:
Elevations

DATE: 17-Jan-2024

A4.1

MATERIAL LEGEND:

4.1	7/8" THREE COAT STUCCO-1 AS PER ARCH. APPROVED COLORS	7.1	PARAPET ALUMINUM METAL COPING COLOR: GREY PAINT
4.2	7/8" THREE COAT STUCCO-2 AS PER ARCH. APPROVED COLORS	7.2	LIGHT GAUGE AWNING FRAME PRIME & PAINT TYPE-1
		8.1	PREFINISHED ALUMINUM STOREFRONT SYSTEM: U.S. ALUMINUM 451 OR APPROVED EQUAL, COLOR: MATCH 7.2
		8.2	INSULATED HOLLOW MTL DOOR COLOR: TO MATCH 8.1



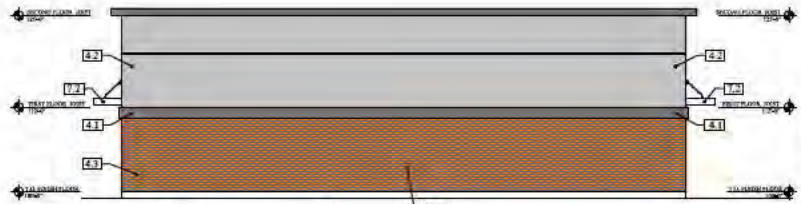
① NORTH ELEVATION
SCALE: 1/8" = 1'-0"



NORTH ELEVATION	1975.07 Sqft.

EAST ELEVATION	1975.07 Sqft.

① EAST ELEVATION
SCALE: 1/8" = 1'-0"



① SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



WEST ELEVATION	675.46 Sqft.

SOUTH ELEVATION	2091.75 Sqft.

① WEST ELEVATION
SCALE: 1/8" = 1'-0"

ISSUE RECORD:

DATE:	ISSUED FOR:	COMMENTS:

NME

17630 DAVENPORT RD SUITE 109
DALLAS, TX 75252
Phone: 469-662-5248

991 N STATE HWY 78,
LAVON, TX 75166, USA

SHEET CONTENTS:
CAR WASH ELEVATIONS

DATE: 17-Jan-2024

A3.3


CAR WASH DRIVE WAY
ENTRY
DRIVE THROUGH WINDOW
ENTRY
FIRELANE
FIRELANE
SHARED DRIVE WAY
FIRELANE

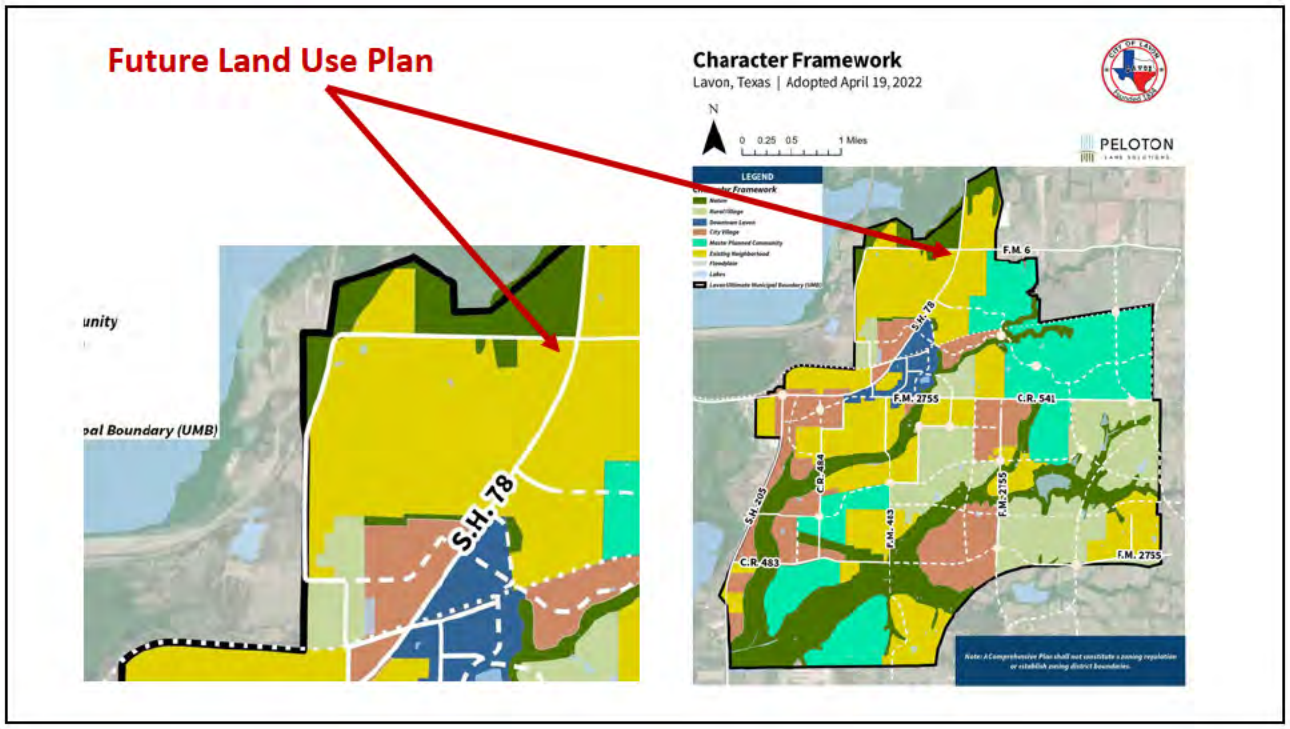

FIRELANE
FIRELANE
FIRELANE


FIRELANE
FIRELANE
SHARED DRIVE WAY

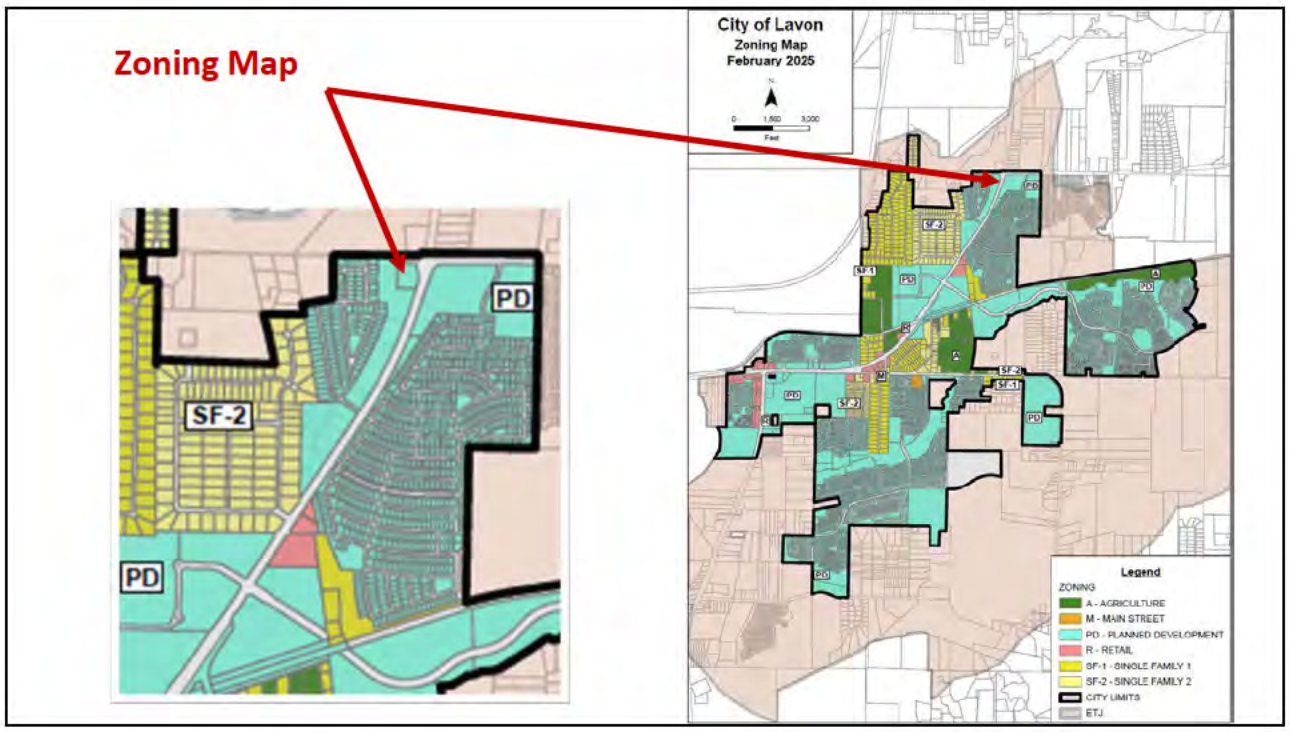

FIRE LANE






Future Land Use Plan
Character Framework
Lavon, Texas | Adopted April 19, 2022
N
0 0.25 0.5 1 Miles
PELOTON
LEGEND
unity
oal Boundary (UMB)
S.H. 78
F.M. 6
S.H. 78
F.M. 2755
C.R. 541
C.R. 484
S.H. 205
F.M. 2755
F.M. 483
C.R. 483
F.M. 2755

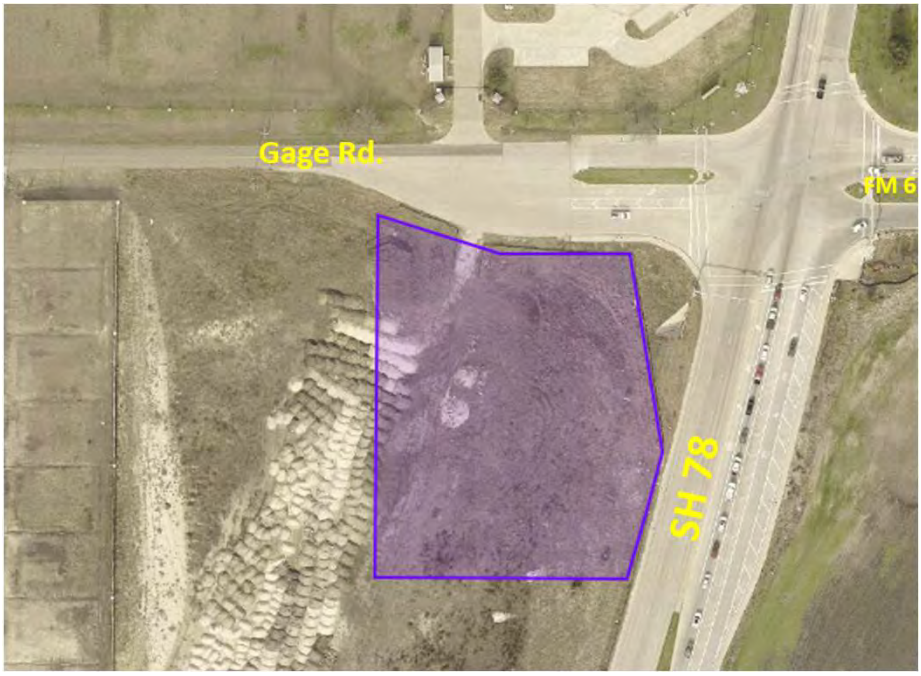
5


Zoning Map
City of Lavon
Zoning Map
February 2025
PD
SF-2
PD
Legend
ZONING
A - AGRICULTURE
M - MAIN STREET
PD - PLANNED DEVELOPMENT
R - RETAIL
SF-1 - SINGLE FAMILY 1
SF-2 - SINGLE FAMILY 2
CITY LIMITS
ETJ

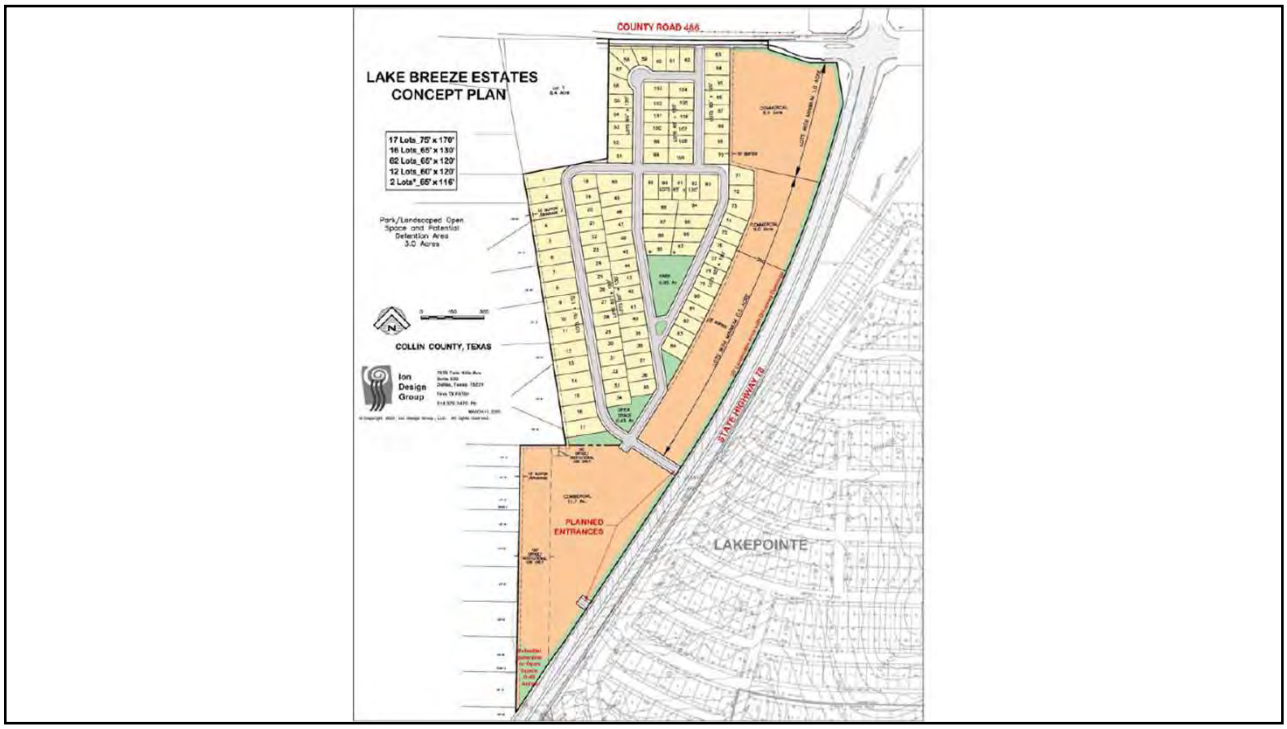
6


Gage Rd
WATERCROSS RESIDENCES
MORGAN ADDITION
Pine St
78
Cedar St
Spruce St
LAKE BREEZE ESTATES
Water View Dr
PHASE THREE
Rolling Meadow Dr
LAKEPOINTE PH
Waters Ridge Dr
LAKEPOINTE PHASE IIB
Oak Creek Dr
Clear Lake Dr
Colt Dr
PHASE TWO
Brookview Dr

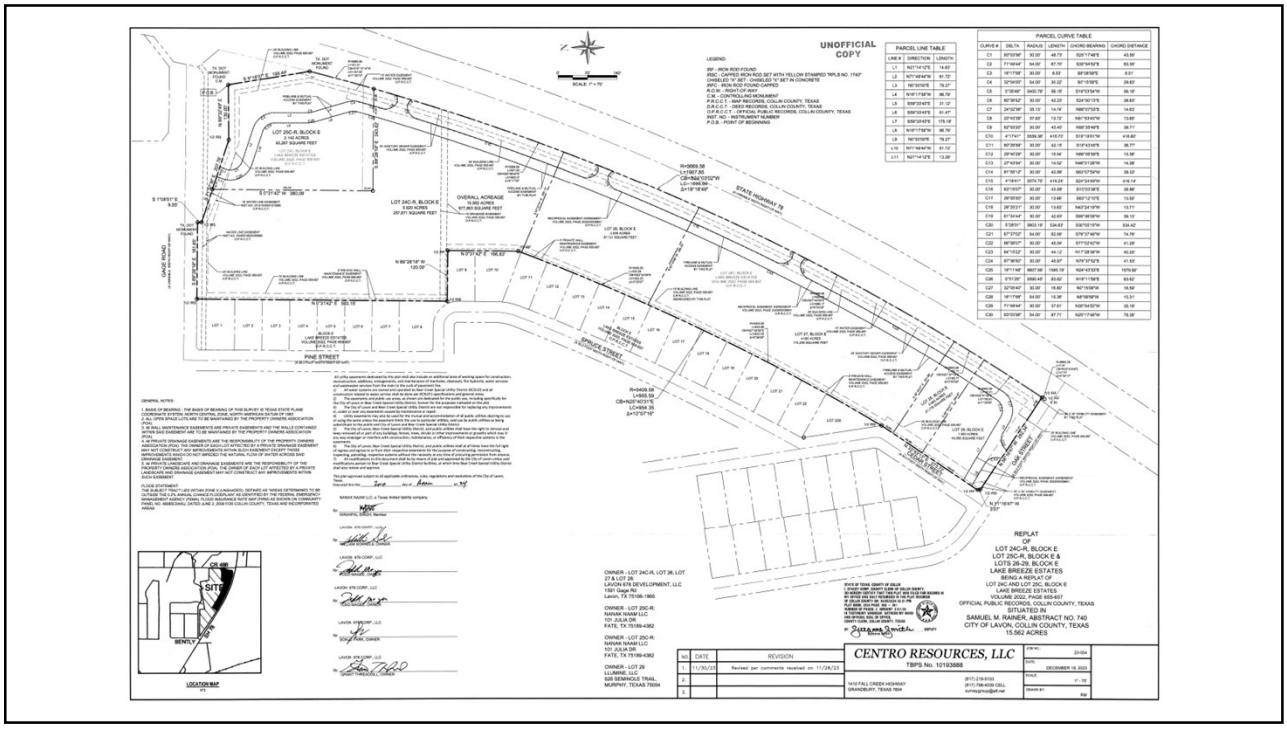
7


Gage Rd.
FM 6
SH 78

8


COUNTY ROAD 486
LAKE BREEZE ESTATES
CONCEPT PLAN
17 Lots 75' x 170'
16 Lots 65' x 130'
02 Lots 60' x 120'
12 Lots 60' x 120'
2 Lots* 65' x 116'
Park/Landscaped Open Space and Potential Detention Area 3.0 Acres
COLLIN COUNTY, TEXAS
Ion Design Group
STATE HIGHWAY 78
PLANNED ENTRANCES
LAKEPOINTE

9


UNOFFICIAL COPY
PARCEL LINE TABLE
PARCEL CURVE TABLE
LOT 24C-R, BLOCK E
3.100 ACRES
135,041 SQUARE FEET
LOT 24C-R, BLOCK E
3.920 ACRES
207,871 SQUARE FEET
OVERALL ACREAGE
15.562 ACRES
677,963 SQUARE FEET
LOT 26, BLOCK E
67,131 SQUARE FEET
LOT 25, BLOCK E
40,556 SQUARE FEET
LOT 29, BLOCK E
40,556 SQUARE FEET
LOT 28, BLOCK E
40,556 SQUARE FEET
LOT 27, BLOCK E
40,556 SQUARE FEET
LOT 26, BLOCK E
40,556 SQUARE FEET
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LOT 2, BLOCK E
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LOT 1, BLOCK E
40,556 SQUARE FEET
LOT 1, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 605-607
PINE STREET
LAKE ROAD
STATE HIGHWAY 78
SPRUCE STREET
OWNER - LOT 24C-R, LOT 26, LOT 29, LOT ...
LAVON 478 DEVELOPMENT, LLC
1581 Gage Rd
Lavon, TX 75166-1800
OWNER - LOT 25C-R:
NANAK NAAM LLC
101 JULIA DR
FATE, TX 75189-4362
OWNER - LOT 25C-R:
NANAK NAAM LLC
101 JULIA DR
FATE, TX 75189-4362
OWNER - LOT 28
LUMINE, LLC
626 SEMINOLE TRAIL
MURPHY, TEXAS 75094
REPLAT
OF
LOT 24C-R, BLOCK E
LOT 25C-R, BLOCK E &
LOTS 28-29, BLOCK E
LAKE BREEZE ESTATES
BEING A REPLAT OF
LOT 24C AND LOT 25C, BLOCK E
LAKE BREEZE ESTATES
VOLUME 2022, PAGE 605-607
OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS
SITUATED IN
SAMUEL M. RAINER, ABSTRACT NO. 740
CITY OF LAVON, COLLIN COUNTY, TEXAS
15.562 ACRES
CENTRO RESOURCES, LLC
TBPS No. 10103888
LOCATION MAP
SITE
CR 486
BENTLEY DR

10

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

August 24, 2026

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

Re: Lavon Food and Fuel (955 N. SH 78)
Conditional Use Permit Review
LJA Job No. NTP3880
MyGov Submittal: August 20, 2026

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

The review of this CUP application is complete. The CUP will be considered by the Planning and Zoning Commission and City Council with the following recommended conditions:

1. Staff is recommending the following conditions with the CUP:
    a. For "Alcohol: wine and malt beverage package store (on- and/or off-premises consumption)":
        i. Security cameras covering entrances, exits, and parking zones shall be provided.
    b. For "Alcohol: mixed beverage package store (on- and/or off-premises consumption)":
        i. Security cameras covering entrances, exits, and parking zones shall be provided.

2. Revise the Proximity Graphic to correct the unit measurement label for the alcohol-related uses from "2' Radius" to the actual distance radius.

3. Lavon has six alcohol-related uses (with two additional alcohol-related uses also proposed and moving forward). The Planning and Zoning Commission and City Council will consider the proximity of the proposed alcohol-related uses, to others in Lavon, for potential over-saturation.

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

Thank you,

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

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

August 3, 2026

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

Re: Lavon Food and Fuel (955 N. SH 78)
Conditional Use Permit Review
LJA Job No. NTP3880
MyGov Submittal: July 29, 2026

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

PLANNING + DESIGN COMMENTS

1. Submit a completed and signed CUP application.
2. Submit a statement describing the proximity of the site to other similar alcohol-related uses, as required per § 9.03.211(e) of the Zoning Ordinance.
3. FYI: A Site Plan was submitted with this application. However, there are elements on that Site Plan that appear different from the approved Site Plan. The approved Site Plan for this site (approved on 2/6/24) will be incorporated into the Conditional Use Permit ordinance.
4. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Tiffany McLeod

Tiffany McLeod, AICP
Studio Lead, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 214.688.5814
On behalf of the City of Lavon, TX

Quality check by:

Abra R Nusser

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

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

RECEIVED
SEP 14 2026
By

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on September 22, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on October 6, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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

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

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

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

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

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

Signature: Charles W. Smith

Name (printed): Charles W. Smith

Address: [redacted] Sachse, TX 75048

Phone: 214-[redacted] Email Address: _____

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

LAKEVIEW CEMETERY ADDITION (GCN), BLK 1, LOT 1

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: 5 – D**

Item:

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

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

Application Information

Owner(s): Giridhar and Sridevi Veeramaneni

Applicant: Giridhar Veeramaneni

Location: South of the intersection of Gracy St. and Main St. (Bus. 78)

Description: 320 Main St., Lavon, TX
Block A, Lot 2, Bordeaux Addition, 1.22 acres
(CCAD Property ID 2790105)

Current Zoning: Single Family 2 (SF-2)

Request: Zoning Change to Planned Development (PD) with base Main Street (M)

Background

The applicant is seeking approval of a zoning change from Single Family - 2 (SF-2) to Planned Development District (PD) with a base zoning of Main Street (M) on a 1.22-acre lot located south of the intersection of Gracy St. and Main St.

The lo9t has frontage on both Gracy St. and Main St. Area dedicated for the road easement on Gracy St. results in a developable area of the lot consisting of one (1) acre.

The property is presently an undeveloped lot in the platted Bordeaux Addition, a residential subdivision consisting of three lots.

The Main Street zoning classification was developed for properties abutting Main Street to provide for transitional land uses when and where appropriate.

Code Excerpt:

CITY OF LAVON – ZONING ORDINANCE

Section 9.03.132 Main street district (M)

(a) Purpose. Main street district (M) recognizes the existence of established residential uses along Main Street in Lavon; however, as Lavon grows there is recognized a need and desire to develop a traditional downtown for the city. The traditional Main Street envisions a mixture of uses that a traditional downtown includes; residential, commercial, governmental, churches. Development regulations will encourage low density design, walkability, retention of historical structures, flexibility of land use with control of site design and the form of the structure. Screening shall be required of all commercial uses adjoining residential structures.

In 2022 and 2025, the owner/applicant submitted requests for similar zoning that were denied.

On the Future Land Use Plan, the property is identified within the "Downtown Lavon" area, and the Comprehensive Plan states, "The Downtown Lavon Character Designation is the heart of Lavon, which will include an enhanced Main Street, a large community park/gathering space, and mixed uses".

The zoning change request is consistent with the Comprehensive Plan. The Comprehensive Plan's "Downtown Lavon" Character Framework provides for:

Anticipated Land Uses

- Walkable mixture of arts, culture, makers/designers, and lake-oriented design
- Main Street-type uses such as entertainment, dining, shopping, residential, and office should be prioritized to contribute to Downtown Lavon becoming a regional destination
- Parks, trails, open space, and recreation

Development Characteristics

- City center-type development up to three stories with residential compatibility standards when adjacent to existing homes or neighborhoods
- Continuous block face development to create "Main Street Feel" with detached block forms where relevant or needed
- Mixed-use development with gathering spaces to promote walkability, and multi-modal traveling within Downtown Lavon designation area

Given the stated purpose of the Main Street (M) zoning district, each case should be considered in relation to the existing and surrounding uses. Additional considerations include the shape and character of the subject site, traffic impact, traffic circulation and potential impact of nuisances (e.g., noise, light, smell) on area properties.

The applicant states that their intention is to construct a single 2,000 square foot building for a coffee/ice cream shop. The applicant provided preliminary conceptual exhibits to communicate their vision and intention. The site plan has not been reviewed and is included for informational purposes only.

The property is not served by sanitary sewer and will be required to satisfy Collin County requirements for the installation of an on-site sewage facility. The property is proposing to take access exclusively from Main Street (Bus. 78) which will require TxDOT approval of the access points.

Application Notes:

The applicant submitted the following notes regarding the proposed application:

Cafe: Coffee, Tea and Ice creams – no cooking onsite to avoid any smells.
Building Size: Around 2000 sq ft.
Hours of operation: 7 Days a week from 6 AM to 8 PM
Borders: Wrought Iron Fence on Gracy Rd and Masonry wall and/or dense landscaping on the border with the neighbor on Lot 3; neighbors will only see a wall or greenery as per the code.
Smell: No cooking onsite, to avoid strong smells.
Dumpster / Trash: Dumpster will be enclosed in brick walls, with iron gates and will be as far away as possible from all the neighbors around the property. Properly closed trash bags will be used to avoid any smells.
Noise: No outside seating area, to minimize the noise.
Lighting: No pole lights / bright lights in parking lot, which could disturb neighbors.
Parking & Access: No drive through. Easy in and out access. Parking will be provided proportionate to the seating area. As the size of the lot is big, street parking is not required.
Sewage: We will see if we can connect to city sewage lines by extending infrastructure, if not we will go with onsite septic system

The planner offered suggested PD Standards:

(a) Development standards. Development shall be in accordance with the standards established in § 9.03.132. Main Street District (M) with the following exceptions:

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling

(2) Home based business within a SF dwelling (i.e., home occupation)[1]

(3) Business service and sales[1]

(4) Financial institution[1]

(5) Insurance[1]

(6) Personal services[1]

(7) Professional service and sales[1]

(8) Real estate[1]

(9) Restaurant

(10) Retail sales[1]

(11) Technical service and sales[1]

(12) Church or place of worship

(13) Open Space Preserves

(14) Public parks and playgrounds

Notes:

[1]Conducted entirely within the interior of a building.

(c) Conditional uses.

(1) Bakery/confectionery retail establishment

(d) Site design.

(1) No outdoor storage permitted on-site.

(2) Existing trees over six inches shall be preserved.

(3) No exterior loudspeakers, music, or amplified sound.

(4) No vehicular access shall be allowed to/from Gracy Steet.

Staff Notes:

The requisite public hearing notice was published in the newspaper and posted on the website and zoning change notification signs were properly placed on the property.

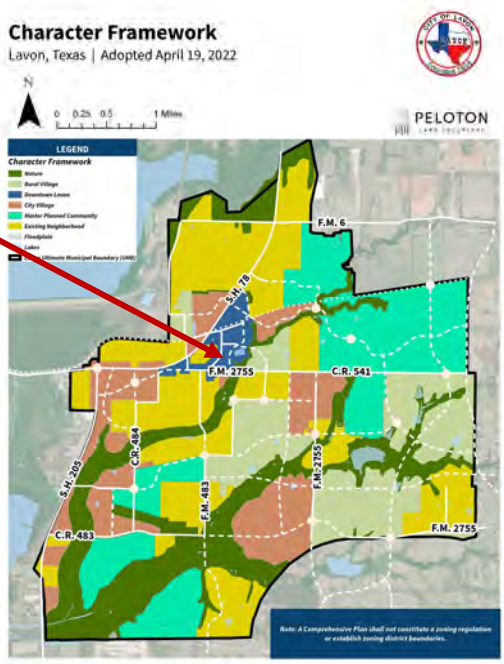
In accordance with state and local laws, seventeen (17) notices were mailed to the owners of property located within 200 feet of the applicant's property. Four notices from the 200' mailing area were received in favor and none in opposition to the proposed application from the 200' area; and two additional notices were returned in favor.

Attachments:

1. Location exhibits
2. Application
3. DRAFT Conceptual Layout and Building Elevation
4. Planning Correspondence
5. Neighbor notices
   (a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)

Future Land Use Plan





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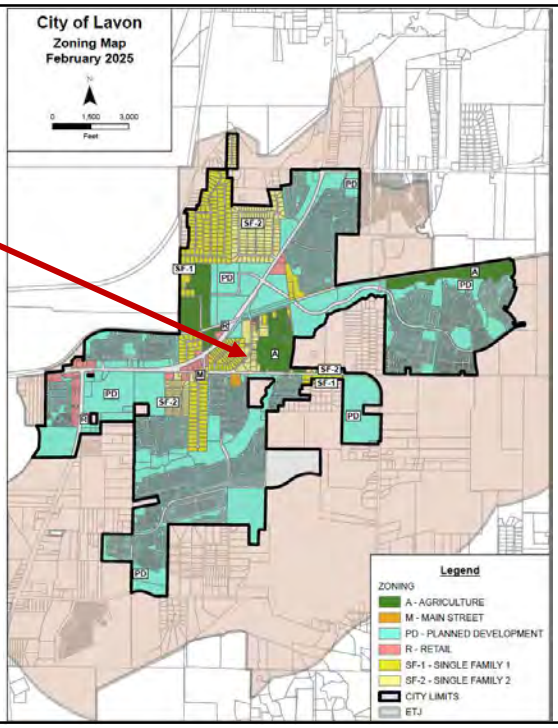
Zoning Map





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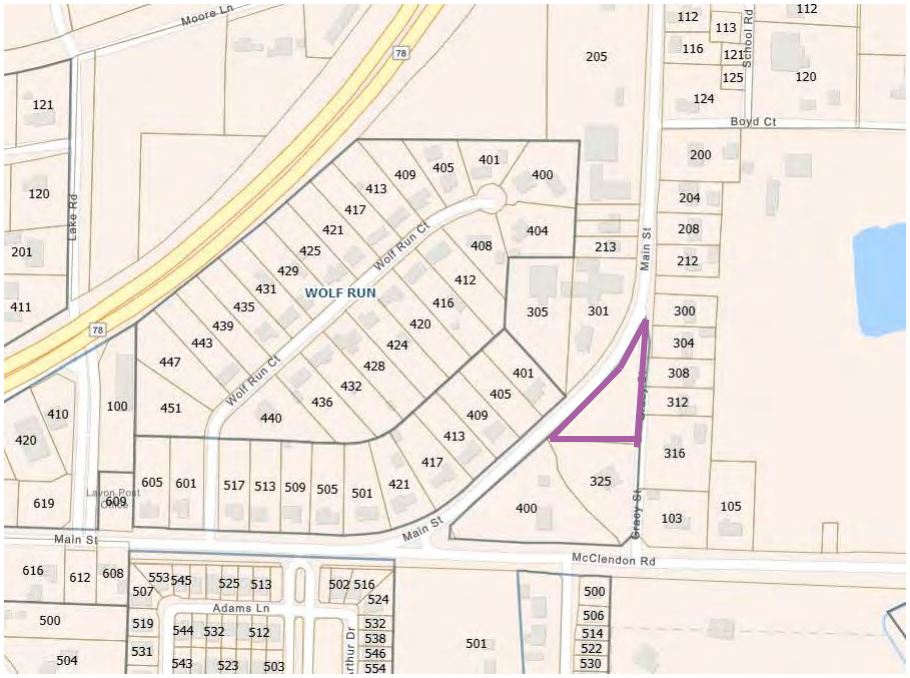

Moore Ln
78
WOLF RUN
Wolf Run Ct
Lake Rd
Main St
McClendon Rd
Adams Ln
Boyd Ct
School Rd
Laura Rose Circle

29


City Hall
First Baptist Church
First Assembly Church

30

CITY OF LAVON

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

Request for a Change in Zoning

GIRIDHAR VEERAMANENI & SRIDEVI VEERAMANENI
Applicants Name

08/25/2026
Date

GIRIDHAR VEERAMANENI
Representative or Agent

[redacted]
Phone Number

3625 GLOUCESTER RD
Street

RICHARDSON, TX, 75082
City, State, Zip

320 MAIN ST, LAVON, TX, 75166
Location of Property

Lot 2, Block A of the Bordeaux Addition, 1.22 Acres
Legal Description of Property

Residential Single Family-2
Current Zoning

Check which zoning category you wish to change to:

Lot Size: ☐ ½ acre or more ☐ ¾ acre or more ☑ 1 acre or more

☐ Single Family – 1(1800 sq. ft. min. home)
☐ Single Family – 2 (1500 sq. ft. min. home)
☐ Single Family – 3 (1200 sq. ft. min. home)
☐ Special Use Permit
☐ Other: _____

☐ Retail
☐ Business District 1 / 2
☑ Planned Development
☐ Mobile Home District

Signature of Applicant or Representative: _____

For Office Use Only

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

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

CITY OF LAVON

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

Authorization of Representation

Date: 8/25/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

V. Sridevi

Signature (Owner)

n/a

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Giridhar Veeramaneni & Sridevi Veeramaneni,

on this the 25th day of August, 2026.

(Notary seal) ANN H PARK
Notary ID #125308433
My Commission Expires
June 7, 2029

Notary Public in and for Collin County, Texas

CITY OF LAVON

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

Declaration of Ownership

Date: 8/25/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

V. Sridevi

Signature (Owner)

n/a

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Giridhar Veeramaneni & Sridevi Veeramaneni on this the 25th day of August, 2026

(notary ANN H PARK
Notary ID #125308433
My Commission Expires
June 7, 2029

Notary Public in and for Collin County, Texas

DESCRIPTION

Lot 2, Block A, of BORDEAUX ADDITION, an Addition to the City of Lavon, Collin County, Texas, according to the Plat thereof recorded in Document No. 20181213010005600, Official Property Records of Collin County, Texas.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48085C0445 J dated June 2, 2009, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

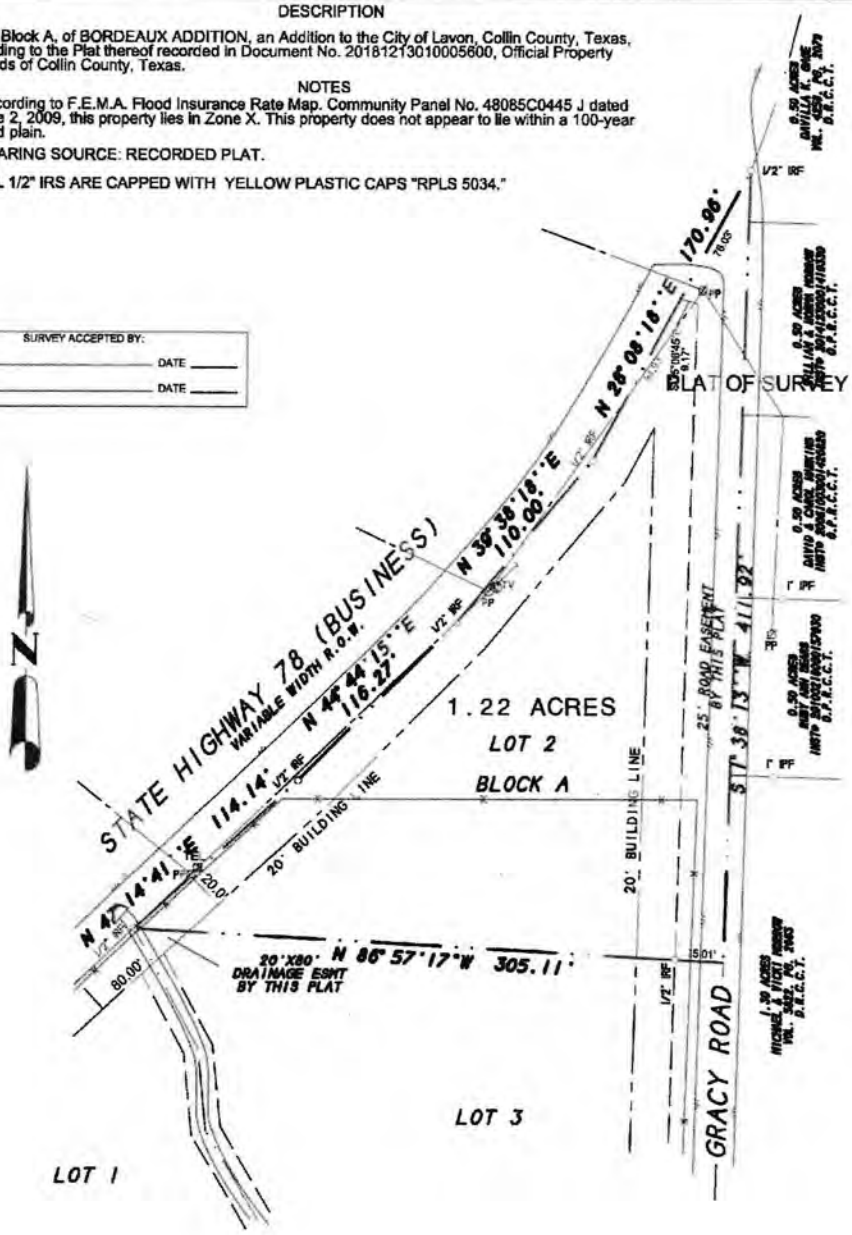
2) BEARING SOURCE: RECORDED PLAT.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEY ACCEPTED BY:

_____ DATE _____

_____ DATE _____



SURVEYOR'S CERTIFICATE

I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the above plat of the property surveyed for Rudban Construction, LLC. at Gracy Road, Lavon, Collin County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 23rd day of January, 2019.

Harold D. Fetty III, R.P.L.S. No. 5034

STATE OF TEXAS REGISTERED HAROLD D. FETTY III 5034 PROFESSIONAL LAND SURVEYOR

SYMBOL LEGEND

SURVEY DATE	JANUARY 23, 2019
SCALE	1" = 80'
FILE #	20180105-2
CLIENT	RUDBAN
GF #	NONE

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

Aug 25, 2026

To:
Kim Dobbs
City of Lavon, TX

Re:
320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: July 22, 2025

LETTER OF INTENT FOR REZONING

We are requesting for a zoning change for the property on **320 Main St, Lavon, TX, 75166** (Legal Description: Lot 2, Block A of the Bordeaux Addition) which is owned by:
Giridhar Veeramaneni and Sridevi Veeramaneni
Address:
3625 Gloucester Rd
Richardson, TX 75082

Owners:

Giridhar Veeramaneni Date 08/31/2026
[redacted]

V Sridevi 8/31/2026

Sridevi Veeramaneni Date
[redacted]

This application is represented by:
Giridhar Veeramaneni
3625 Gloucester Rd
Richardson, TX 75082

Giridhar Veeramaneni Date 08/31/2026
[redacted]

Acreage of Subject Property:

The acreage of the subject property is 1.22 acres gross, after .22 acres for road easement, it will be 1.00 acres net.

Existing and Proposed Zoning:

The existing zoning of the subject property is: **Single Family - 2 (SF-2)**

The proposed zoning is: **Planned Development (PD)**

Description of request:

We are requesting for a zoning change to build a 2000 sq ft restaurant (coffee and creamery).

Comprehensive Plan:

Use: Being close to the City Hall, Churches and other public places, this property is ideal for a coffee shop and fits nicely into the city's planning and development.

Character: The development of the property will encompass elements like building styles, natural features that addresses urban design and community character.

Design: The physical form, functioning and aesthetics of the building will follow the city guidelines. The place will be easy to access, pedestrian-friendly and will have ample parking lots proportionate to the seating capacity.

Special Consideration:

This is a three-sided property with roads on two sides. Its unique location, look and feel, and close proximity to public places like City Hall, Churches makes it an ideal place for a coffee shop.

Detailed Justification:

The city of Lavon is expanding, and we believe it needs more coffee shops to meet the growing demand. The unique location of the property will be ideal for a coffee shop and aligns nicely with the mixed-use comprehensive plan of the city. The surroundings of this property include churches, houses, businesses and public places, and a coffee shop can be an ideal place for both individuals and families to take a break. The coffee shop will be convenient for the public, especially visitors to the City Hall and Churches, and it will benefit the community. Some inputs from the neighborhood for a coffee shop:

a) **First Assembly Lavon:**
   Some members of the church, including paster Dany Hernandez, of First Assembly Lavon, which is across the road, do want a coffee shop. My understanding is, they believe a coffee shop will increase their membership.

Both the churches on Main Street, First Assembly and First Baptist Church, serve complimentary coffee to their members and give a coffee mug as a gift to first time visitors.

I strongly believe that a coffee shop will be a nice hang out place for the members of the church.

b) The coffee shop will also help in boosting the sales of Farmers Market. The coffee shop and Farmers Market could have a symbiotic relationship.

c) **Benefits of being a local family owned business**: Being a family owned business, including the real estate, it will save overheads like rent, franchise fee, brand name usage fee and HOA. The savings will be passed on to the local residents in the form of lower prices. The objective is to provide specialty coffee, coffee from fully ripe handpicked cherries, to local residents at a price equal to or less than that of a regular coffee. Unlike coffee shops with big brand names, where the menu and recipes are set at a corporate level, in local coffee shops, customers can bring their suggestions for better service.

Neighbors Preferences and Suggestions will be followed:

Ample care will be taken to protect the privacy of the neighbors, and the following points, which will be changed if required by the city, will highlight the care that will be taken:

Cafe: Coffee, Tea and Ice creams – no cooking onsite to avoid any smells.
Building Size: Around 2000 sq ft.
Hours of operation: 7 Days a week from 6 AM to 8 PM
Borders: Wrought Iron Fence on Gracy Rd and Masonry wall and/or dense landscaping on the border with the neighbor on Lot 3; neighbors will only see a wall or greenery as per the code.
Smell: No cooking onsite, to avoid strong smells.
Dumpster / Trash: Dumpster will be enclosed in brick walls, with iron gates and will be as far away as possible from all the neighbors around the property. Properly closed trash bags will be used to avoid any smells.
Noise: No outside seating area, to minimize the noise.
Lighting: No pole lights / bright lights in parking lot, which could disturb neighbors.
Parking & Access: No drive through. Easy in and out access. Parking will be provided proportionate to the seating area. As the size of the lot is big, street parking is not required.
Sewage: We will see if we can connect to city sewage lines by extending infrastructure, if not we will go with onsite septic system

Based on the input I got, the following preferences and suggestions will be followed:

d) **Resident 1 – Preferences and Suggestions:**
Resident 1 is not in favor of the following and they will be honored:
Planned centers of more than one individual retail uses – **only one individual**
Townhouse - **no**
Vertically mixed use retail and multi-family residential - **no**
Alcohol: mixed beverage sales (on-premises consumption) - **no**
Alcohol: wine and malt beverage sales (on-premises consumption) - **no**
An outdoor, drive-in or drive-through sales or service activity including rear yard patios requiring limited service hours and limited noise/entertainment levels and limited hours - **no**
Amusement, theater, exercise and sports establishment - **no**
Vapor smoking services - **no**
Restaurant - **this is only a coffee shop without any cooking on site**.

e) **Resident 2 – Preferences and Suggestions:**
All of the below preferences and suggestions of resident 2 will be followed:
- A solid masonry privacy fence (or wrought iron fence, as per City's guidelines) and dense landscaping buffer to be installed all along Gracy St. - **yes**
- All exterior lighting to be shielded, downward-facing, low-intensity - **yes**
- The trees would be left untouched – **yes**
- Dumpsters and outdoor storage would be away from Gracy St. and screened with fencing and landscaping. Dumpsters do not back up to Gracy St. but be as close to BUS 78 as possible. - **yes**
- No sidewalks will be added along Gracy St. - **yes**
- No construction traffic and access via Gracy St. - **yes**
- All vehicular access from BUS 78 only; no access allowed from Gracy St. - **yes**
- No exterior loudspeakers, music, or amplified sound. - **yes**
- Implement odor control measures to mitigate waste smells impacting nearby residences. - **yes**
- Stormwater runoff be managed on-site and not drain onto adjacent residential properties. - **yes**
- Building design, materials, and colors shall be consistent with the character of surrounding residential architecture. – **yes**
- The establishment will not serve or sell alcohol. - **yes**
- Any future changes to hours of operation, drive-through use, alcohol service, or building expansion require a new public hearing and city approval. - **yes**

f) The interests, preferences and suggestions of the surrounding neighbors will be respected and honored. - **yes**

Zoning Change Impact:

Care will be taken, as per the City's guidelines, to avoid any adverse impact related to drainage, water, utilities, sanitation, sanitary sewer utilities, roadways and traffic.

Zoning Change Impact on City Services:

Care will be taken to make sure the building is properly inspected during and after construction, has fire safety systems in place, and has easy access to police, fire, ambulance and wheelchairs in case of any emergency.

Architecturally or Historically Significant Features:

The look and feel of the building will align with the look and feel of the surroundings.

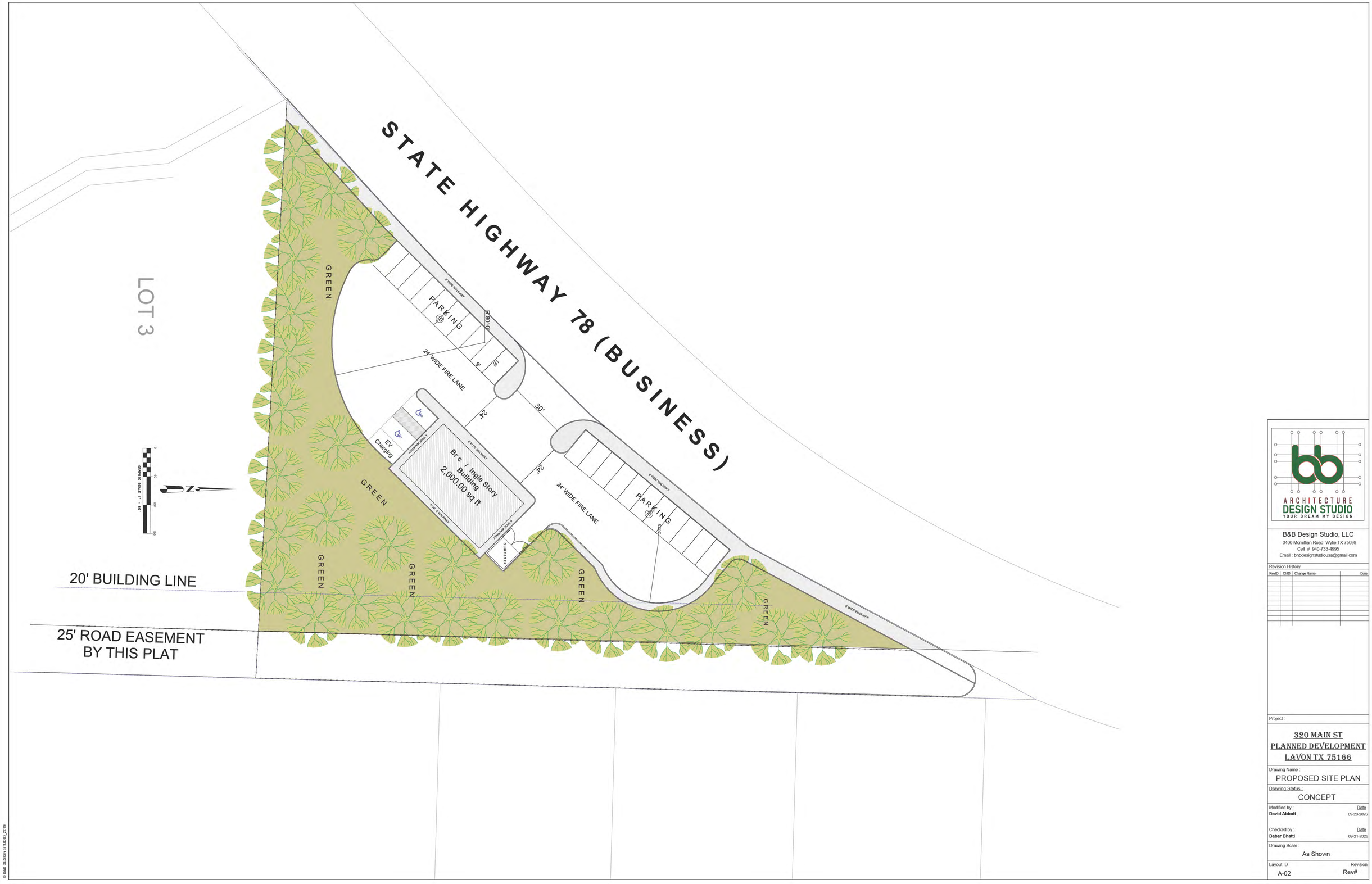
If the zoning change is approved by the City Council, I will formally submit the following: (proposed site plan and survey are attached)

1) Site Plan
2) Landscape Plan
3) Building Elevations

Please let me know if you have any questions or if additional information is required.

Thanks

Giridhar Veeramaneni
[redacted]



ARCHITECTURE DESIGN STUDIO
YOUR DREAM MY DESIGN

B&B Design Studio, LLC
3400 Mcmillian Road Wylie,TX 75098
Cell # 940-733-4995
Email : bnbdesignstudiousa@gmail com

Revision History

RevID	ChID	Change Name	Date

Project :

320 MAIN ST
PLANNED DEVELOPMENT
LAVON TX 75166

Drawing Name :
PROPOSED SITE PLAN

Drawing Status :
CONCEPT

Modified by : **David Abbott** — Date 09-20-2026

Checked by : **Babar Bhatti** — Date 09-21-2026

Drawing Scale :
As Shown

Layout D — A-02 — Revision Rev#

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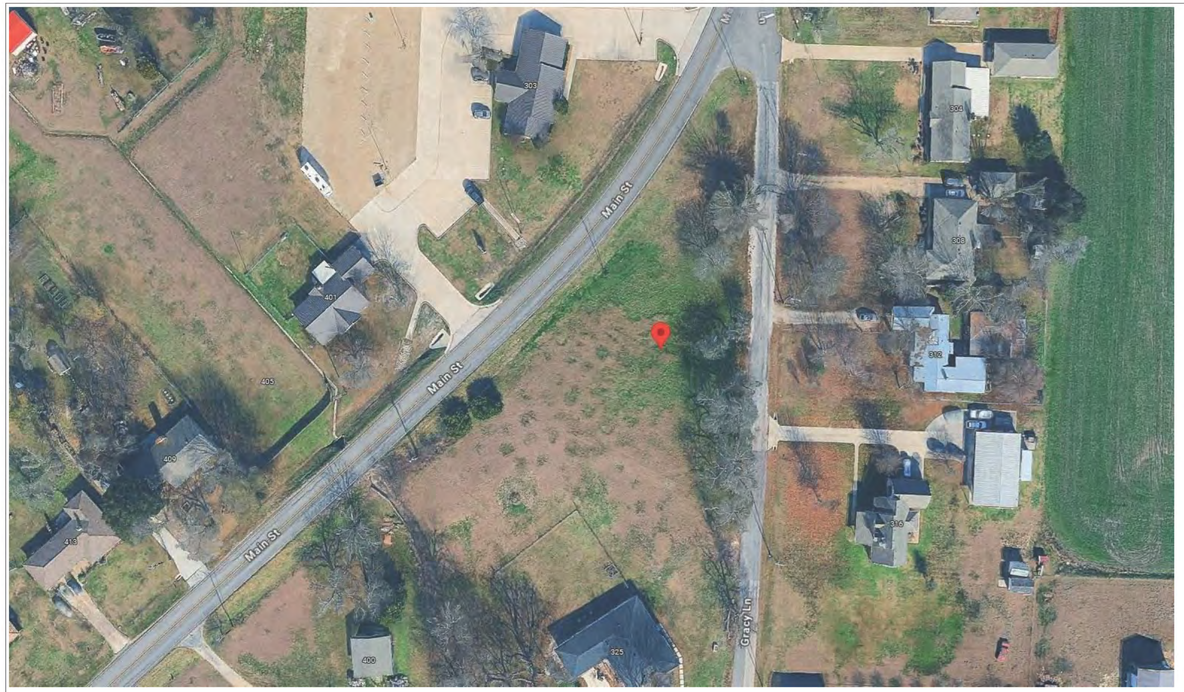



PROPOSED SITE PLAN

OWNER : GIRIDHAR VEERAMANENI
Cell # (916) - 220 - 2207
Email : Giridharv1443@gmail.com

ARCHITECTURE
DESIGN STUDIO
YOUR DREAM MY DESIGN

B&B Design Studio, LLC
3400 Mcmillian Road Wylie,TX 75098
Cell # 940-733-4995
Email : bnbdesignstudiousa@gmail.com

Revision History

RevID	ChID	Change Name	Date

Project :

320 MAIN ST
PLANNED DEVELOPMENT
LAVON TX 75166

Drawing Name :
PROPOSED SITE PLAN

Drawing Status :
CONCEPT

Modified by : **David Abbott** — Date 09-20-2026

Checked by : **Babar Bhatti** — Date 09-21-2026

Drawing Scale :
As Shown

Layout D — A-01 — Revision Rev#

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EXHIBIT D: PLANNED DEVELOPMENT STANDARDS

(a) Development standards. Development shall be in accordance with the standards established in the § 9.03.132. Main Street District (M) with the following exceptions:

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling

(2) Home based business within a SF dwelling (i.e., home occupation)[1]

(3) Business service and sales[1]

(4) Financial institution[1]

(5) Insurance[1]

(6) Personal services[1]

(7) Professional service and sales[1]

(8) Real estate[1]

(9) Restaurant

(10) Retail sales[1]

(11) Technical service and sales[1]

(12) Church or place of worship

(13) Open Space Preserves

(14) Public parks and playgrounds

Notes:

[1]Conducted entirely within the interior of a building.

(c) Conditional uses.

(1) Bakery/confectionery retail establishment

(d) Site design.

(1) No outdoor storage permitted on-site.

(2) Existing trees over six-inches shall be preserved.

(3) No exterior loudspeakers, music, or amplified sound.

(4) No vehicular access shall be allowed to/from Gracy Steet.

Informational – Possible Building Elevation



11



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

October 1, 2026

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

Re: 320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: September 22, 2026

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

We have no further comments and recommend approval with the following special ordinance provisions, based on the applicant's request and known context:

(a) Development standards. Development shall be in accordance with the standards established in the § 9.03.132. Main Street District (M) with the following exceptions:

(b) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling

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(11) Technical service and sales[1]

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Notes:

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(1) No outdoor storage permitted on-site.

(2) Existing trees over six-inches shall be preserved.

(3) No exterior loudspeakers, music, or amplified sound.

(4) No vehicular access shall be allowed to/from Gracy Steet.

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

Thank you,



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

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

September 10, 2026

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

Re: 320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: August 31, 2026

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

PLANNING + DESIGN COMMENTS

1. The proposed application is very similar to the prior rezoning application that was denied by City Council. Moving forward with this application may result in a similar decision. Consider engaging an engineer to evaluate site constraints and financial implications of possible site improvements relating to access, drainage, utilities, etc. Additional comments related to site design may be applicable upon involvement of a civil engineer.

Comments prepared and compiled by:

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

Quality check by:

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

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

Aug 07, 2025

Re:
320 Main Street
Zoning Change Review
LJA Job No. NTP-40467
MyGov Submittal: July 22, 2025

Comment Response Letter

Property Address: 320 Main St, Lavon, TX, 75166
Legal Description: Lot 2, Block A of the Bordeaux Addition
Acreage of Subject Property: 1.22 acres gross, .22 acres for road easement, 1.00 acre net.
Owners: Giridhar Veeramaneni and Sridevi Veeramaneni

If the zoning change is approved by the City Council, we will incorporate the following upon formal submittal of a Site Plan, Landscape Plan, and Building Elevations:

1) Revise the Site Plan to delineate the platted property boundary and add the current/ proposed zoning and the property legal description (Lot, Block, Addition name) to the title block. – acknowledged/will do.

2) The Main Street zoning district has a maximum front yard setback of 20 feet. Revise the Site Plan to relocate the proposed building to the front yard setback line. – acknowledged/will do.

3) The Main Street zoning district requires a masonry wall or dense landscaped screen along lot lines adjacent to residential uses. Revise the Site Plan to label the plant material along the southern and eastern property lines to indicate the density of the landscape screening proposed. – acknowledged/will do.

4) The zoning application description states "fencing will be erected where required to avoid disturbance." Revise the Site Plan to show the location of the proposed fencing and label the fence material. – acknowledged/will do.

5) Note that one loading space will be required for a restaurant use. – acknowledged/will do.

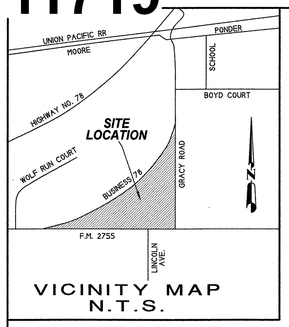
Additional comments will be forthcoming upon formal submittal and full detailed review of a complete Site Plan package. – acknowledged – we are committed to making changes as per the city's guidelines.

LETTER OF INTENT FOR REZONING already covers the section 2 of PLANNING + DESIGN COMMENTS from LJA. Please let me know if any further information is required.

08/07/2025

Giridhar Veeramaneni
Ph: [redacted]
Applicant and representative.

11719



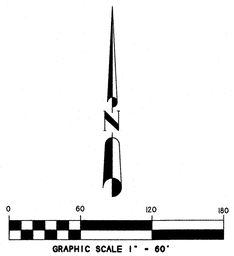
VICINITY MAP
N.T.S.

NOTES

1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48085C0445 J dated June 2, 2009, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.

2) BEARING SOURCE: RECORDED IN DOC# 20171127001558410, O.P.R.C.C.T.

3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

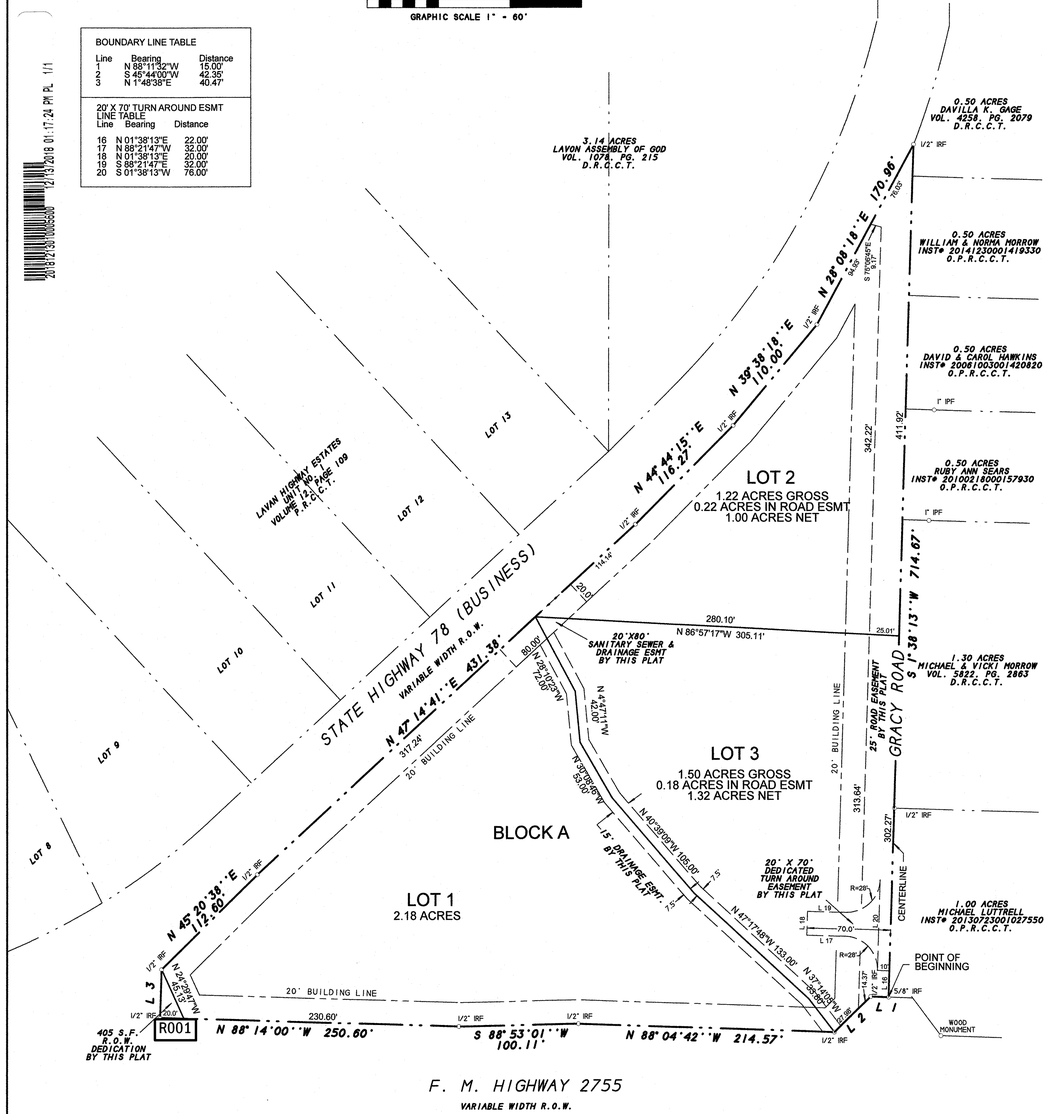


BOUNDARY LINE TABLE

Line	Bearing	Distance
1	N 88°11'32"W	15.00'
2	S 45°44'00"W	42.35'
3	N 1°48'38"E	40.47'

20' X 70' TURN AROUND ESMT LINE TABLE

Line	Bearing	Distance
16	N 01°38'13"E	22.00'
17	N 88°21'47"W	32.00'
18	N 01°38'13"E	20.00'
19	S 88°21'47"E	32.00'
20	S 01°38'13"W	76.00'



NOTES:

1. Each Lot purchaser shall provide on-site sewage facilities for each lot owner's needs.
2. Blocking the flow of water or construction inprovements in drainage easements, and filling or obstruction of the floodway is prohibited.
3. The existing creeks or drainage channels traversing along or across the addition will remain as open channels and will be maintained by individual owners of the lot or lots that are traversed by or adjacent to the drainage course along or across said lots.
4. City of Lavon will not be responsible for the maintenance and operation of said drainage ways or for the control of erosion in said drainage ways.
5. City of Lavon will not be responsible for any damage, personal injury or loss of life or property occasioned by flooding conditions.
6. All lots must utilize alternative type On-Site Sewage Facilities. The existing OSSFs are alternative systems, suitable for the sites and existing structures. Any changes to any existing structures must be reviewed by CCDS prior to construction for compliance with OSSF regulations.
7. Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or creeks/rivers/ponds, etc. (Per State regulations).
8. Individual site evaluations and OSSF design plans (meeting all State and County Requirements) must be submitted and approved by Collin County for each lot prior to construction of any OSSF system.
9. Notice: Selling a portion of this addition by metes and bounds is a violation of County Ordinance and State Law and is subject to fines and withholding of utilities and building permits.
10. Wood framed privacy fences are not permitted. Privacy screening such as a wood trellis or a non-sight obscuring decorative structure constructed of brick, iron, plants, tree, shrubs, etc. are allowed

Certificate of Approval

Recommended for Approval:

Chairman, Planning and Zoning Commission
City of Lavon, Texas — 9-25-2018 Date

Approved for Construction:

Mayor
City of Lavon, Texas — 10-16-2018 Date

Accepted:

Mayor
City of Lavon, Texas — 10-16-2018 Date

The undersigned, the City Secretary of the City of Lavon, Texas, hereby certifies that the foregoing Final Plat of BORDEAUX ADDITION, an Addition to the City of Lavon, Texas, was submitted to the City Council on the 16 day of October, 20 18 and the council by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council furth authorized the Mayor to not acceptance thereof by signing his or her name as hereinabove subscribed.

Witness my hand this 30 day of November, 20 18.

City Secretary, City of Lavon, Texas

CITY OF LAVON, TEXAS

SURVEYOR'S CERTIFICATE

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

THAT I, Harold D. Fetty, III, R.P.L.S. No. 5034, do hereby certify that I prepared this plat from an actual and accurate survey of the land, and that the corner monuments shown thereon were properly placed under my personal supervision.

Harold D. Fetty III
Registered Professional Land Surveyor No. 5034

STATE OF TEXAS — REGISTERED — HAROLD D. FETTY III — 5034 — PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF ROCKWALL

Before me, the undersigned authority, on this day personally appeared HAROLD D. FETTY III Land Surveyor, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purpose and consideration therein stated.

Given upon my hand and seal of office this 26th day of November, 2018.

Notary Public in and for the State of Texas — My Commission Expires: 8-5-2020

JULIANNE GARCIA
Notary Public, State of Texas
Comm. Expires 08-05-2020
Notary ID 130767927

PROPERTY OWNERS CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS, RUDBAN CONSTRUCTION, INC is the owner of that certain lot, tract or parcel of land situated in the S.M. RANIER SURVEY, ABSTRACT NO. 740, City of Lavon, Collin County, Texas, and being all of a 4.91 acres tract of land as described in a Warranty deed from Randy Ray Gracy to Rudban Construction, Inc., dated November 22, 2017 and recorded in Document number 20171127001558410 of the Official Public Records of Collin County,Texas, and being more particularly described as follows:

BEGINNING at a 5/8" iron rod found for corner in the north right-of-way line of F.M. 2755 and in the center line of Gracy Road, and being at the west most southwest corner of a tract of land as described in a Deed to Michael J. Luttrell, as recorded in Document number 20130723001027550 of the Official Public Records of Collin County, Texas;

THENCE N. 88 deg. 11 min. 32 sec. W. along said right-of-way line, a distance of 15.00 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE S. 45 deg. 44 min. 00 sec. W. along said right-of-way line, a distance of 42.35 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 88 deg. 04 min. 42 sec. W. along said right-of-way line, a distance of 214.57 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE S. 88 deg. 53 min. 01 sec. W. along said right-of-way line, a distance of 100.11 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 88 deg. 14 min. 00 sec. W. along said right-of-way line, a distance of 250.60 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 01 deg. 48 min. 38 sec. E. along said right-of-way line, a distance of 40.47 feet to a 1/2" iron rod found for corner in the southeast right-of-way line of Main Street, SH 78 Business;

THENCE N. 45 deg. 20 min. 38 sec. E. along said right-of-way line, a distance of 112.60 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 47 deg. 14 min. 41 sec. E. along said right-of-way line, a distance of 431.38 feet to a 1/2" iron rod foud for corner at a turn in said right-of-way;

THENCE N. 44 deg. 44 min. 15 sec. E. along said right-of-way line, a distance of 116.27 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 39 deg. 38 min. 18 sec. E. along said right-of-way line, a distance of 110.00 feet to a 1/2" iron rod found for corner at a turn in said right-of-way;

THENCE N. 28 deg. 08 min. 18 sec. E. along said right-of-way line, a distance of 170.96 feet to a 1/2" iron rod found for corner in the center of Gracy Road at the northeast corner of said Rudban Contruction, Inc. tract;

THENCE S. 01 deg. 38 min. 13 sec. W. along the center of Gracy Road and the east line of said tract, a distance of 714.67 feet to the POINT OF BEGINNING and containing 214.088 square feet or 4.91 acres of land.

NOW THEREFORE, KNOWN ALL MEN BY THESE PRESENTS:

That, RUDY BANUELOS for RUDBAN CONSTRUCTION INC., owner of the above described property and do hereby adopt this plat designating the hereinabove described property as BORDEAUX ADDITION, Lots 1 thru 3, Block A, an addition to the City of Lavon, Collin County, Texas, and do hereby dedicate to the public use forever, the streets, alleys, and public use areas shown hereon, the easements, as shown, for mutual use and accommodations of City of Lavon and all public utilities desiring to use or using same. All and any public utility and The City of Lavon shall have the right to remove and keep removed all or part of any building, fences, shrubbs, trees, or other improvements or growths, which in any way, endanger or interfere with the construction, maintenance or efficiency of its respective systems on said easements, and City of Lavon and all public utilities shall have the right to construct, reconctruct, inspect, patrol, maintain and add to or remove all or parts of its respective systems without the necessity of, at anytime, procuring the permission of anyone. This plat subject to all platting ordinances, rules, regulations andresolutions of City of Lavon, Texas.

WITNESS, my hand this the 26th day of November 20 18.

BY:

Rudy Banuelos (owner)
for RUDBAN Construction, Inc.

STATE OF TEXAS
COUNTY OF COLLIN

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

Given upon my hand and seal of office this 26th day of November, 2018.

Notary Public in and for the State of Texas — My Commission Expires: 8-5-2020

JULIANNE GARCIA
Notary Public, State of Texas
Comm. Expires 08-05-2020
Notary ID 130767927

FROM:
R-6740-002-0380-1 / 4.91 AC
FOR TAX YEAR 2019

Filed and Recorded
Official Public Records
Stacey Kemp, County Clerk
Collin County, TEXAS
12/13/2018 01:17:24 PM
$31.00 DFOSTER
20181213010006600

2018-932

COUNTY COURT OF COLLIN COUNTY, TEXAS

S11719

FINAL PLAT

BORDEAUX ADDITION

Lots 1 thru 3, BlockA

4.91 ACRES OR 214,088 S.F.
(3 LOTS)

S. M. RAINER SURVEY, ABSTRACT 740
CITY OF LAVON
COLLIN COUNTY, TEXAS

SYMBOL LEGEND

CTV CABLE TV RISER	GAS GAS METER	GAS GAS MARKER	GAS GAS VALVE	WATER WATER METER	
ELEC ELECTRIC METER	ELEC ELECTRIC MARKER	ELEC ELECTRIC PED.	LP LIGHT POLE	IRON ROD FOUND 1/2INCH ?	
FENCE		EASEMENT LINE	AIR COND. UNIT	PROPANE TANK	

OWNER:
RUDBAN CONSTRUCTION, LLC.
2707 WHISPERING OAKS
ROCKWALL, TEXAS 75087

H.D. Fetty Land Surveyor, LLC
Firm Registration no. 101509-00
6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@hdfetty.com

SURVEY DATE APRIL 25, 2018
SCALE 1" = 60' FILE# 20180105P
CLIENT RUDBAN

20181213010006600 12/13/2018 01:17:24 PM PL 1/1

CITY OF LAVON TURN AROUND EASEMENT DEDICATION INSTRUMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

For and in consideration of the sum of ten dollars ($10.00) in hand paid by the City of Lavon (**GRANTEE**), Texas, the receipt of which is hereby acknowledged, and other good and valuable consideration, including the benefits that will accrue to my property, Pilikia 'Aina LLC, through Choya Tapp, President, (**GRANTOR**), of Collin County, Texas, as the owner of that certain tract of land in Collin County, Texas depicted by metes and bounds description in Exhibit "A", attached hereto and incorporated herein for all purposes of this dedication, do hereby dedicate same to the City of Lavon, Collin County, Texas for the use and benefit of the public as a perpetual access and turn around easement for the passage and accommodation of vehicular and pedestrian traffic, and including but not limited to all such uses permitted by the Laws of the State of Texas and the Ordinances of the City of Lavon, Texas.

TO HAVE AND TO HOLD said easement unto the City of Lavon, its successors and assigns, and GRANTOR(S) hereby bind(s) itself (themselves), its (their) successors and assigns to warrant and forever defend, all and singular, said premises unto the City of Lavon, its successor: and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

GRANTOR covenants and agrees that GRANTOR and GRANTOR'S heirs, representatives, successors and assigns shall at no time erect, place or construct, or cause to be erected, placed or constructed in, into, upon, over, across or under any easements granted herein any temporary or permanent structures, and it is further agreed that the City of Lavon shall have the right to remove upon said permanent easement, any fences, buildings or other obstructions as may be found upon said permanent easement.

IN ADDITION, the existing turn around easement as dedicated on Lot 3 of the Bordeaux Addition Plat shall be abandoned upon execution of this agreement.

It is further intended that the permanent easement herein granted to the City of Lavon shall run with the land and forever be a right in and to the land belonging to GRANTOR, and GRANTOR'S successors and assigns, and said grant is expressly excepted from any right of reversion of said premises under any prior deeds in GRANTOR'S chain of title. The permanent easement rights and privileges granted therein are exclusive, and GRANTOR covenants that it will not convey any other easement or conflicting rights within the area covered by the grant to any other person.

IN WITNESS WHEREOF, this dedication instrument is executed this 23 day of May, 2022.

BY: _____
PILIKIA AINA, LLC
CHOYA TAPP (PRESIDENT)
GRANTOR

THE STATE OF TEXAS, COUNTY OF Collin BEFORE ME, on this day personally appeared Choya Tapp known to me or proved to me through Personally Known (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 23 day of May, 2022.

NOTARY SEAL

Notary Public, State of Texas

Notary's Name (Printed) Rae Norton

Notary's Commission Expires 7-2-2024

RAE NORTON
My Notary ID # 130713012
Expires July 2, 2024

BY: _____

CITY OF LAVON
VICKI SANSON (MAYOR)
GRANTEE

THE STATE OF TEXAS, COUNTY OF Collin BEFORE ME, on this day personally appeared Vicki Sanson known to me or proved to me through (description of identity card or other document) to be the same person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17 day of May 2022.

NOTARY SEAL

Notary Public, State of Texas

Notary's Name (Printed) Rae Norton

Notary's Commission Expires 7-2-2022

RAE NORTON
My Notary ID # 130713012
Expires July 2, 2024

EXHIBIT A
LEGAL DESCRIPTION

PILIKIA 'AINA LLC
LAVON EASEMENT

Being a 0.05-acre (2293.4634 square foot) tract of land, situated in the S.M. Rainer Survey, Abstract 740 in Collin County, Texas, and being a part of Lot 3 of the Bordeaux Addition as recorded in Document Number 20181213010005600 of the Official Public Records of Collin County, being more particularly described by metes and bounds as follows:

COMMENCING at a point located at the southeast corner of said Lot 3, said point also located in the centerline of Gracy Rd;

THENCE N01°38'13"E, along the eastern line of Lot 3 and said centerline, 88.31 feet to the **POINT OF BEGINNING**;

THENCE, N88°21'47"W, 9.95 feet to a point;

THENCE, Northwesterly, 44.00 feet along a non-tangent curve to the left having a central angle of 90°, a radius of 28 feet, and a chord bearing N43°25'06"W, 39.64 feet to a point;

THENCE, N88°21'47"W, 32.00 feet to a point for corner;

THENCE, N01°38'13"E, 20.00 feet to a point for corner;

THENCE, S88°21'47"E, 32.00 feet to a point for corner;

THENCE, Northeasterly, 44.00 feet along a non-tangent curve to the left having a central angle of 90°, a radius of 28 feet, and a chord bearing N46°41'32"E, 39.64 feet to a point;

THENCE, S88°21'47"E, 9.95 feet to a point, said point being the eastern property line of Lot 3 and centerline of Gracy Rd;

THENCE, S01°38'13"W, along the eastern line of Lot 3 and said centerline, 76.00 feet to the **POINT OF BEGINNING**; containing 0.05 acres more or less.

BASIS OF BEARINGS:

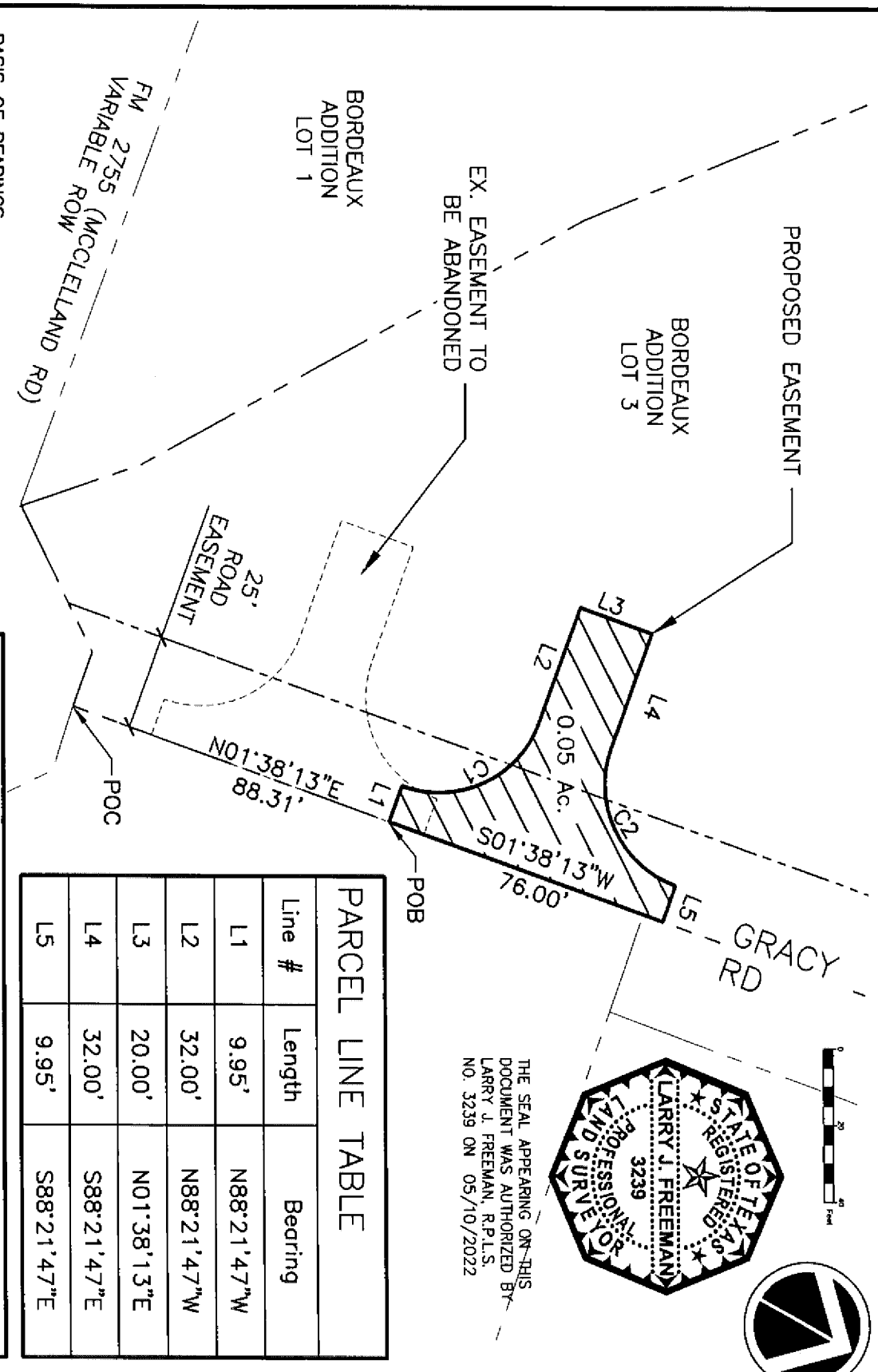
FINAL PLAT:
BORDEAUX ADDITION, Document Number 20181213010005600

PREPARED UNDER MY PERSONAL SUPERVISION



LARRY J. FREEMAN, R.P.L.S. NO. 3239

DATE: 05.10.2022



BASIS OF BEARINGS:
DEED:
BORDEAUX ADDITION (DOC NO 20181213000560 0 OPRCC)

PREPARED UNDER MY PERSONAL SUPERVISION

LARRY J. FREEMAN, R.P.L.S. NO. 3239

DATE: 05/10/2022

EXHIBIT B

CURVE TABLE				
Curve #	Radius	Arc Length	Chord Bearing	Length
C1	28.00'	44.00'	N43°25'06"W	39.64'
C2	28.00'	44.00'	N46°41'32"E	39.64'

PARCEL LINE TABLE		
Line #	Length	Bearing
L1	9.95'	N88°21'47"W
L2	32.00'	N88°21'47"W
L3	20.00'	N01°38'13"E
L4	32.00'	S88°21'47"E
L5	9.95'	S88°21'47"E

SCALE: 1"=40' JOB#: 17024 DATE: MAY 2022 SHEET:1/1

CITY OF LAVON
BORDEAUX ADDITION
PILIKIA 'AINA, LLC
LAVON EASEMENT

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS
9330 LBJ FWY, SUITE 1225 DALLAS, TEXAS 75243 PH: 214.503.0656 TX. REG FIRM NO. 2827
TEXAS PROFESSIONAL LAND SURVEYING FIRM REGISTRATION NO.1016400

Collin County
Honorable Stacey Kemp
Collin County Clerk

Instrument Number: 2022000082577

eRecording - Real Property

EASEMENT

Recorded On: May 24, 2022 02:29 PM

Number of Pages: 5

" Examined and Charged as Follows: "

Total Recording: $38.00

********** **THIS PAGE IS PART OF THE INSTRUMENT** **********
Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

File Information:

Document Number:	2022000082577
Receipt Number:	20220524000569
Recorded Date/Time:	May 24, 2022 02:29 PM
User:	Jeovanna R
Station:	Station 7

Record and Return To:

Simplifile

STATE OF TEXAS
COUNTY OF COLLIN

I hereby certify that this Instrument was FILED **In the File Number sequence on the date/time printed hereon, and was duly** RECORDED **in the Official Public Records of Collin County, Texas.**

Honorable Stacey Kemp
Collin County Clerk
Collin County, TX

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

Notice is hereby given that the Planning and Zoning Commission will hold public hearings at a meeting starting at **6:30 PM on October 27, 2026** at Lavon City Hall, 120 School Road, Lavon, Texas. Further notice is given that the City Council will hold public hearings at **6:30 PM on November 3, 2026** at Lavon City Hall. At such times and place, the Commission and the Council will receive testimony and consider:

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

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

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

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

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

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

_____

_____

_____

Signature: _____

Name (printed): _____

Address:_____

Phone:_____ Email Address: _____

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

Proposed Preliminary Concepts for Informational Purposes Only



DRAFT

(a) Permitted uses. The following are permitted when such use is conducted entirely within the interior of a building, except when identified as conditional use herein.

(1) Single family (SF) detached dwelling
(2) Home based business within a SF dwelling (i.e., home occupation)[1]
(3) Business service and sales[1]
(4) Financial institution[1]
(5) Insurance[1]
(6) Personal services[1]
(7) Professional service and sales[1]
(8) Real estate[1]
(9) Restaurant
(10) Retail sales[1]
(11) Technical service and sales[1]
(12) Church or place of worship
(13) Open Space Preserves
(14) Public parks and playgrounds

Notes: [1]Conducted entirely within the interior of a building.

(b) Conditional uses.

(1) Bakery/confectionery retail establishment

(d) Site design.

(1) No outdoor storage permitted on-site.
(2) Existing trees over six inches shall be preserved.
(3) No exterior loudspeakers, music, or amplified sound.
(4) No vehicular access shall be allowed to/from Gracy St.

CITY OF LAVON, TEXAS
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Check one: ☑ **I am in favor of the request.** ☐ **I am opposed to the request.**

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

Signature: _____

Name (printed): Daniel Williams

Address: 301 Main St Lavon, TX 75166

Phone: 972-523-5994 Email Address: danielandamanda5'4@msn.com

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

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

Reasons: (*attach separate sheet(s) as needed*) It would be nice to have additional local business options in our community

Signature: [signature]

Name (printed): Joseph Mendoza

Address: 9985 County Rd 540

Phone: 2143633003 Email Address: jmendoza100cy@hotmail.com

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

RECEIVED
OCT 20 2026
By

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

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

Reasons: (*attach separate sheet(s) as needed*) I would love a local coffee shop and business is good for the community.

Signature: [signature]

Name (printed): Elisabeth Wesselink

Address: 301 Main St Lavon TX 75166

Phone: 9728390277 Email Address: efwesselink@gmail.com

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

301 Main St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 84, 1.472 ACRES***

CITY OF LAVON, TEXAS
NOTICE OF PUBLIC HEARINGS
BEFORE THE
PLANNING AND ZONING COMMISSION
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RECEIVED
OCT 20 2026
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

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

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

Signature: _____

Name (printed): Daniel Hernandez Torres

Address: 301 Main St. Lavon 75166

Phone: 469-901-6940 Email Address: admin@lavonfirstassembly.org

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

405 Main St ***LAVON HIGHWAY ESTATES UNIT NO 1, LOT 12***

RECEIVED
OCT 20 2026
By

CITY OF LAVON, TEXAS
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

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

Reasons: (*attach separate sheet(s) as needed*) Good for the community to have a local owned shop. Good addition for the proposed futere green space + parks.

Signature: [signature]

Name (printed): DANIEL KEELING

Address: 305 MAIN STREET

Phone: 940 597 2290 Email Address: daniel.bkeeling@gmail.com

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

305 Main St ***ABS A0740 S M RAINER SURVEY, SHEET 2, TRACT 89, 1.674 ACRES***

RECEIVED
OCT 20 2026
By

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

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

Reasons: (*attach separate sheet(s) as needed*) Because I want a coffee shop next door,

Signature: Josh Griffin

Name (printed): Josh Griffin

Address: 401 Main St.

Phone: 806-382-0012 Email Address: Jmgriff55@me.com

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

401 Main St ***LAVON HIGHWAY ESTATES UNIT NO 1, LOT 13***

RECEIVED
OCT 20 2026
By

CITY OF LAVON, TEXAS
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Optional: The following may be filled out and returned to Lavon City Hall before the hearing date.

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

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

Signature: Patti A. Hooper

Name (printed): Patti A. Hooper

Address: 213 Main St. Lavon, TX 75166

Phone: 972-400-8049 Email Address: memehooper.ph@gmail.com

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

320 Gracy St ***BORDEAUX ADDITION, BLK A, LOT 2***

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: 5 – E**

Item:

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

Application Information

Owner(s):	RLS (Elevon) LLC MA Elevon 429, LLC
Applicant:	JBI Partners
Location:	Adjacent to and east of Elevon, Section 2, Phase 2F on Four Seasons Blvd
Description:	Approximately 20.837 acres out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Collin County, Texas, (CCAD Property ID 2961759).
Current Zoning:	Planned Development – PD Elevon
Request:	Final Plat

Request Details

The applicant is seeking approval of the final plat of a subdivision consisting of 54 residential lots and 4 common area lot on 20.837 acres. The site will be developed in accordance with zoning, a concept plan, and design guidelines as provided in an Amended and Restated Development Agreement.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

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

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

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

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

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

Roads
There are multiple access points. The Collin County Master Thoroughfare Plan may be subject to an update that could possibly impact the NETEX crossing northward.

A Traffic Impact Analysis has been prepared and reviewed.

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

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

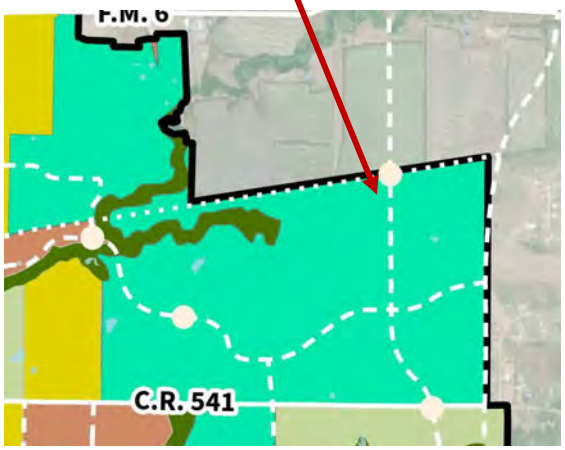
Staff Notes:

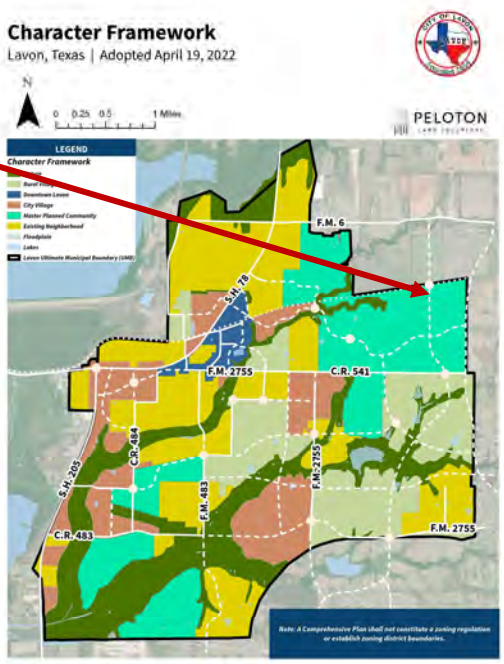
The application and plans generally satisfy the criteria for approval.

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

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

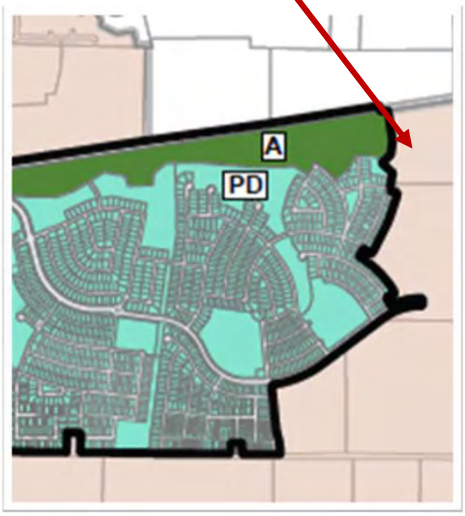
Future Land Use Plan

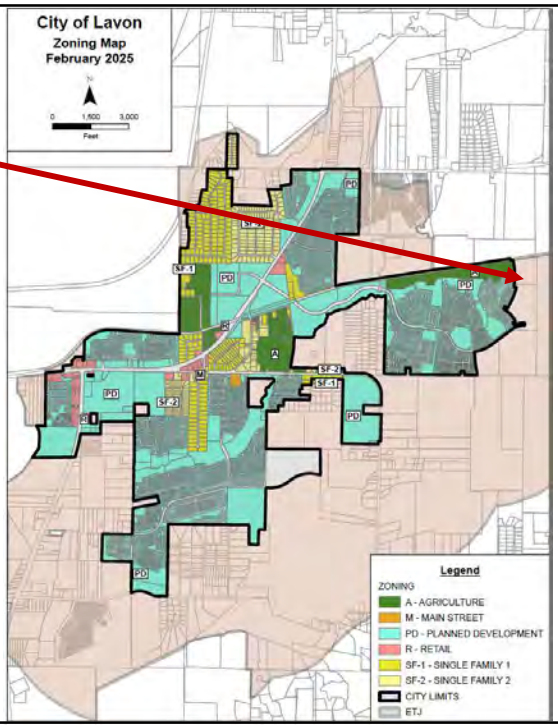




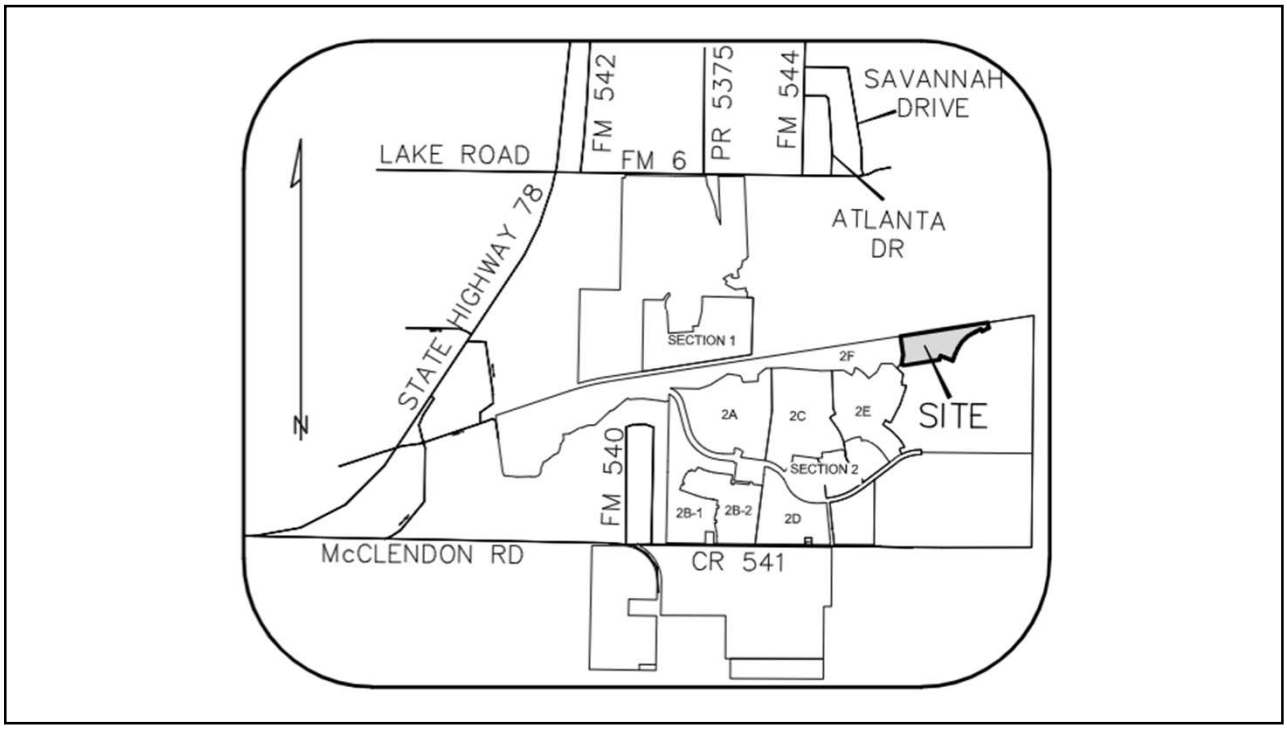
35

Zoning Map

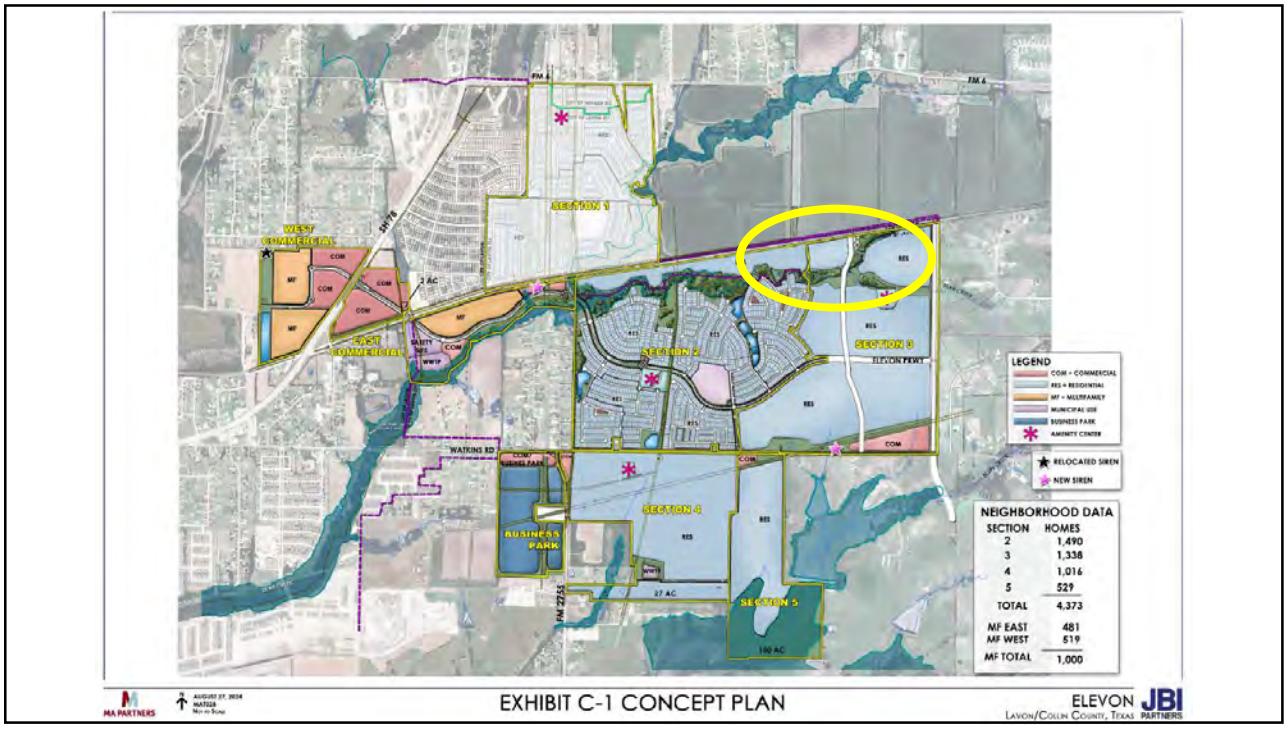




36


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

37


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
EAST COMMERCIAL
BUSINESS PARK
WATKINS RD
LEGEND
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS

38

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

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

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Section 3A, Phase 3A-2)	08.26.2026
☐ Re-Submittal	
☒ Construction Plans (Elevon Section 3A, Phase 3A-2)	08.26.2026
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

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

Application Fees

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

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

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

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		08.26.2026

To be completed by the City

In Takers Name:

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

Comments:

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 8/27/26

To the City of Lavon
Collin County, Texas

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

Seth Page
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Harris

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

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

Notary Public in and for Harris County, Texas

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 8/27/26

To the City of Lavon
Collin County, Texas

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

Seth Page
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Harris

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CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: JBI Partners	Name: MA Elevon 429, LLC
Address: 2121 Midway Road, Suite 300	Address: 2121 Midway Road, Suite 240
City/State/Zip: Carrollton, Texas 75006	City/State/Zip: Carrollton, Texas 75006
Phone #: 972.738.0243 Fax #:	Phone # 972.715.6421 Fax #
Authorized Person: Daniel Dewey, P.E.	Authorized Person: Allen Jones

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

Check List of Items Submitted

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Application Fees

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

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

To be completed by the City

In Takers Name:

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

Comments:

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/20/26

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 20th day of October, 2026.

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

(notary seal)

Notary Public in and for Dallas County, Texas

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 10/20/24

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

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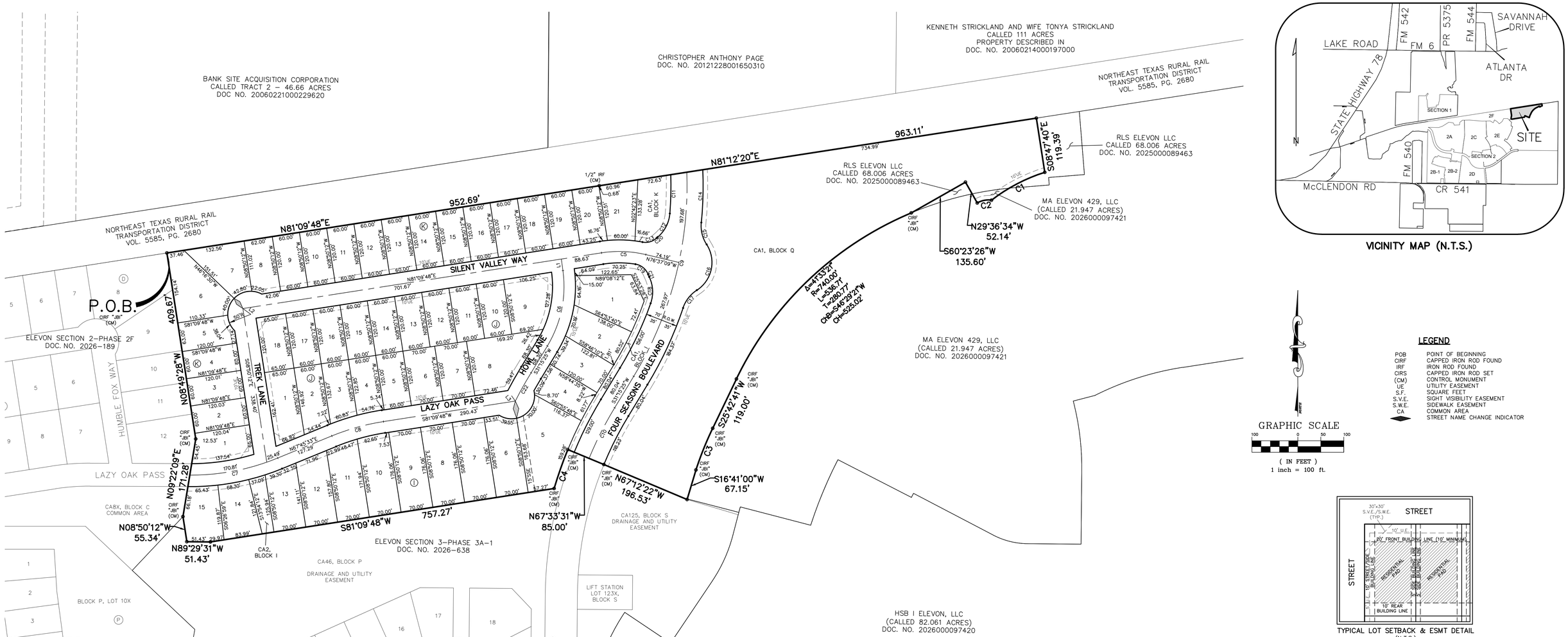


VICINITY MAP (N.T.S.)

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

LEGEND

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

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

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

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

LOT AREA TABLE		
BLOCK–LOT	SQUARE FEET	ACRES
J–11	7,200	0.165
J–12	7,200	0.165
J–13	7,200	0.165
J–14	7,200	0.165
J–15	7,200	0.165
J–16	7,200	0.165
J–17	7,200	0.165
J–18	7,800	0.179
K–1	8,659	0.199
K–2	7,202	0.165
K–3	7,201	0.165
K–4	7,200	0.165
K–5	7,297	0.168
K–6	14,004	0.321
K–7	10,093	0.232
K–8	7,333	0.168
K–9	7,200	0.165
K–10	7,200	0.165
K–11	7,200	0.165
K–12	7,200	0.165
K–13	7,200	0.165
K–14	7,200	0.165
K–15	7,200	0.165
K–16	7,200	0.165
K–17	7,200	0.165

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

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

NOTES:

1. BASIS OF BEARING: THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83). DISTANCES SHOWN HEREON ARE GRID DISTANCE VALUES.
2. FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THE SUBJECT TRACT LIES WITHIN UNSHADED ZONE X, (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN.)
3. ALL COMMON AREAS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.
4. COMMON AREAS SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.
5. THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP. THE CITY OR THEIR CONTRACTOR/AGENT MAY ACCESS THE FACILITY TO PERIODICALLY INSPECT IF THE FACILITY IS MAINTAINED IN PROPER WORKING CONDITION AND MEETS DESIGN STANDARDS AND OTHER PROVISIONS ESTABLISHED BY THE LAVON CODE OF ORDINANCES.

FINAL PLAT
ELEVON SECTION 3A PHASE 3A–2

54 RESIDENTIAL LOTS
4 COMMON AREAS

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

CITY OF LAVON,
COLLIN COUNTY, TEXAS

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

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

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

Date: October 14, 2026

Plotted by: mgarcia Plot Date: 10/14/2026 1:37 PM
Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PT–(Section 3A–2).dwg Saved By: mgarcia Save Time: 9/30/2026 11:55 AM

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being part of that called 68.006 acre tract of land described in deed to RLS ELEVON LLC, as recorded in Document Number 2025000089463, Official Public Records of Collin County, Texas, and being a part of that called 21.947 acre tract of land described in deed to MA ELEVON 429, LLC, as recorded in Document Number 2026000097421, Official Public Records of Collin County, Texas and being further described as follows:

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

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

THENCE South 08 degrees 47 minutes 04 seconds East, 119.39 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;

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

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

THENCE North 29 degrees 36 minutes 34 seconds West, 52.14 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner;
THENCE South 60 degrees 23 minutes 26 seconds West, 135.60 feet to a one–half inch iron rod with yellow cap stamped "JBI" set for corner in the east line of said 68.006 acre tract;

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

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

THENCE along the west line of said 68.006 acre tract and along the east line of said Elevon Section 2, Phase 2F as follows:
North 09 degrees 22 minutes 09 seconds East, 171.28 feet to a one–half inch iron rod with yellow cap stamped "JBI" found for corner;
North 08 degrees 49 minutes 28 seconds West, 409.67 feet to the POINT OF BEGINNING and containing 907,668 square feet or 20.837 acres of land.

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That **RLS (ELEVON) LLC** and **MA ELEVON 429, LLC**, acting herein by and through its duly–authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A–2**, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

RLS ELEVON LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Signature

MA ELEVON 429, LLC

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF _____ §

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

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

_____
Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the ____ day of _____, 2026.

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

Recommended for Approval:

_____

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

_____

Date: _____

Mayor, City of Lavon, Texas

Accepted:

_____

Date: _____

Mayor, City of Lavon, Texas

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

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

_____

City Secretary, City of Lavon, Texas

FINAL PLAT
ELEVON SECTION 3A
PHASE 3A–2

54 RESIDENTIAL LOTS
4 COMMON AREAS

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

CITY OF LAVON,
COLLIN COUNTY, TEXAS

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

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

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

Date: October 14, 2026

Drawing: H:\Projects\MAT030 – Elevon Section 3\Surveying\dwg\xMAT030PT–(Section 3A–2).dwg Saved By: mgarcia Save Time: 9/30/2026 11:55 AM
Plotted by: mgarcia Plot Date: 10/14/2026 1:37 PM

October 20, 2026

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

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

Dear Ms. Dobbs:

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

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

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAVON General Services\9 - Review\Elevon\Section 3\Section 3A\3A-2\Sec 3A Ph 3A-2 - Final Plat - Rev 1A.docx

JBI PARTNERS

October 14, 2026

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

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

Dear Ms. Dobbs

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

PLANNING + DESIGN COMMENTS

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

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

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

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

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

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

   Removed.

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

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

JBI PARTNERS

September 23, 2026

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

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

Dear Ms. Dobbs

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

GENERAL

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

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

FINAL PLAT

3. No comments.

ENGINEERING PLANS

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

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

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

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

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

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

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

Thank you,



Austin Reeves, PE
JBI Partners, Inc.

October 2, 2026

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

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

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated September 21, 2026 and revised Engineering Plans dated September 23, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Phase 2F and north of Phase 3A-1. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Water service to be provided by Nevada SUD.

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

FINAL PLAT

3. No comments.

ENGINEERING PLANS

4. All comments have been satisfactorily addressed.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.
Mark D. Hill, PE

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

F:\17024 - LAVON General Services\9 - Review\Elevon\Section 3\Section 3A\3A-2\Sec 3A Ph 3A-2 - Final Plat - Rev 1.docx

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

October 1, 2026

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

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

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

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

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

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

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

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

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

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **RLS (ELEVON) LLC** and **MA ELEVON 429, LLC**, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A-2**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

Thank you,



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

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

October 1, 2026

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

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

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

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

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

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

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

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

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

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That **RLS (ELEVON) LLC** and **MA ELEVON 429, LLC**, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 3A, PHASE 3A-2**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate, in fee simple, to the public use forever, the streets, alleys, and public use areas shown hereon, and does hereby dedicate the easements shown on the plat for the purposes indicated to the public use forever, said dedications being free and clear of all liens and encumbrances, except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plat. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

Thank you,



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

JBI PARTNERS

September 23, 2026

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

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

Dear Ms. Dobbs

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

PLANNING + DESIGN COMMENTS

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

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

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

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

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

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

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

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

   The building lines have been removed.

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

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

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

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

   The note had been added as note #5.

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

Thank you,



Daniel Dewey, PE
JBI Partners, Inc.

September 15, 2026

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

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

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated August 26, 2026 and Engineering Plans dated August 24, 2026 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located east of Phase 2F and north of Phase 3A-1. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. Water service to be provided by Nevada SUD.

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

FINAL PLAT

3. No comments.

ENGINEERING PLANS

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

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

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

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

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

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Cc: David Carter, Mike Jones, Danny Anthony, Daniel Dewey, P.E.

F:\17024 - LAVON General Services\9 - Review\Elevon\Section 3\Section 3A\3A-2\Sec 3A Ph 3A-2 - Final Plat - Rev 0.docx

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

September 11, 2026

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

Re: Elevon Section 3A-2
Final Plat Submittal
LJA Job No. NTP-40467
MyGov Submittal: September 4, 2026

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

PLANNING + DESIGN COMMENTS

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

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

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

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

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

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

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

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

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

Comments prepared and compiled by:



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

Quality check by:



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

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: 5 – F**

Item:

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

Application Information

Owner(s): MA Land Holdings, LLC

Applicant: JBI Partners

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

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

Current Zoning: Planned Development – PD Elevon

Request: Final Plat

Request Details

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

The site will be developed in accordance with zoning, a concept plan, and design guidelines as provided in an Amended and Restated Development Agreement.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a

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

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

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

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

Roads
There are multiple access points along Elevon Parkway and Business 78 as well as a paved connection to Forder Court. TxDOT permits are involved for state road access. A Traffic Impact Analysis has been prepared and reviewed.

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

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

Staff Notes:

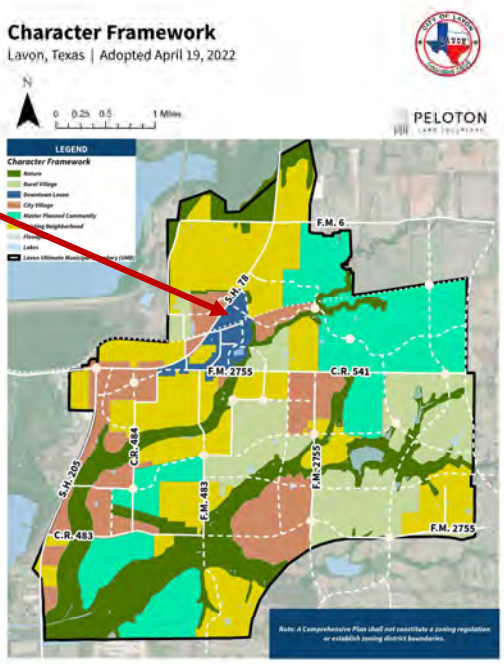
The application and plans generally satisfy the criteria for approval.

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

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

Future Land Use Plan





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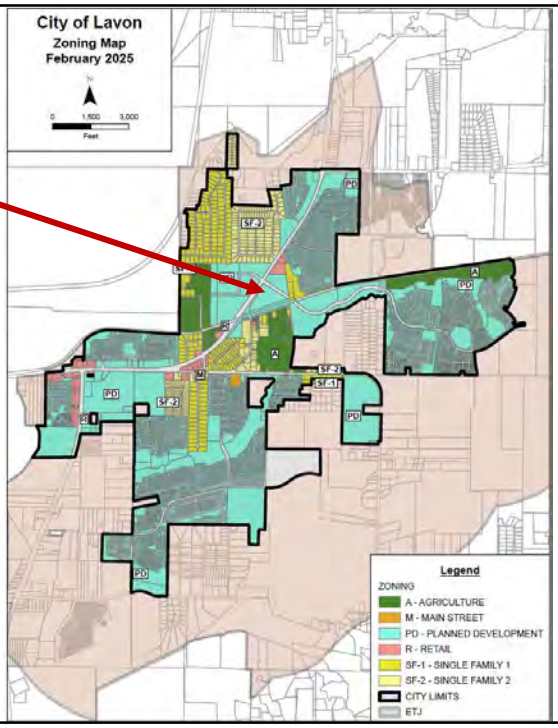
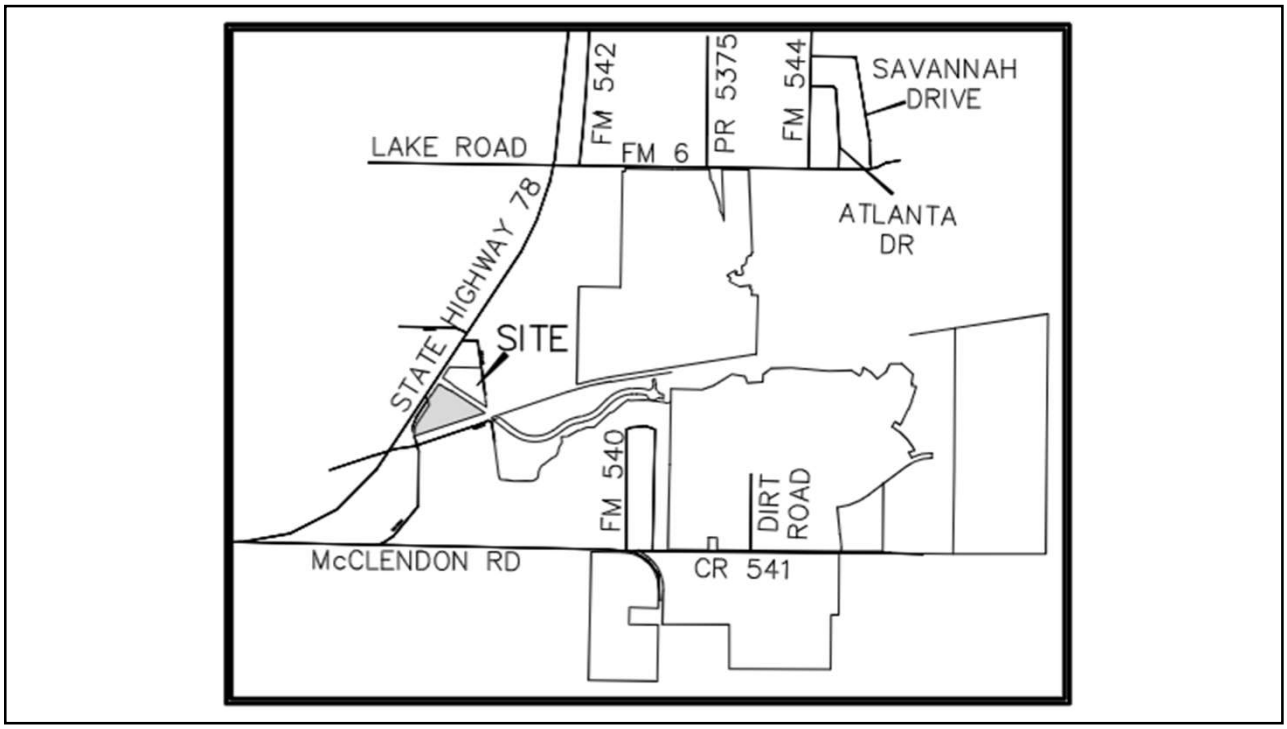
Zoning Map

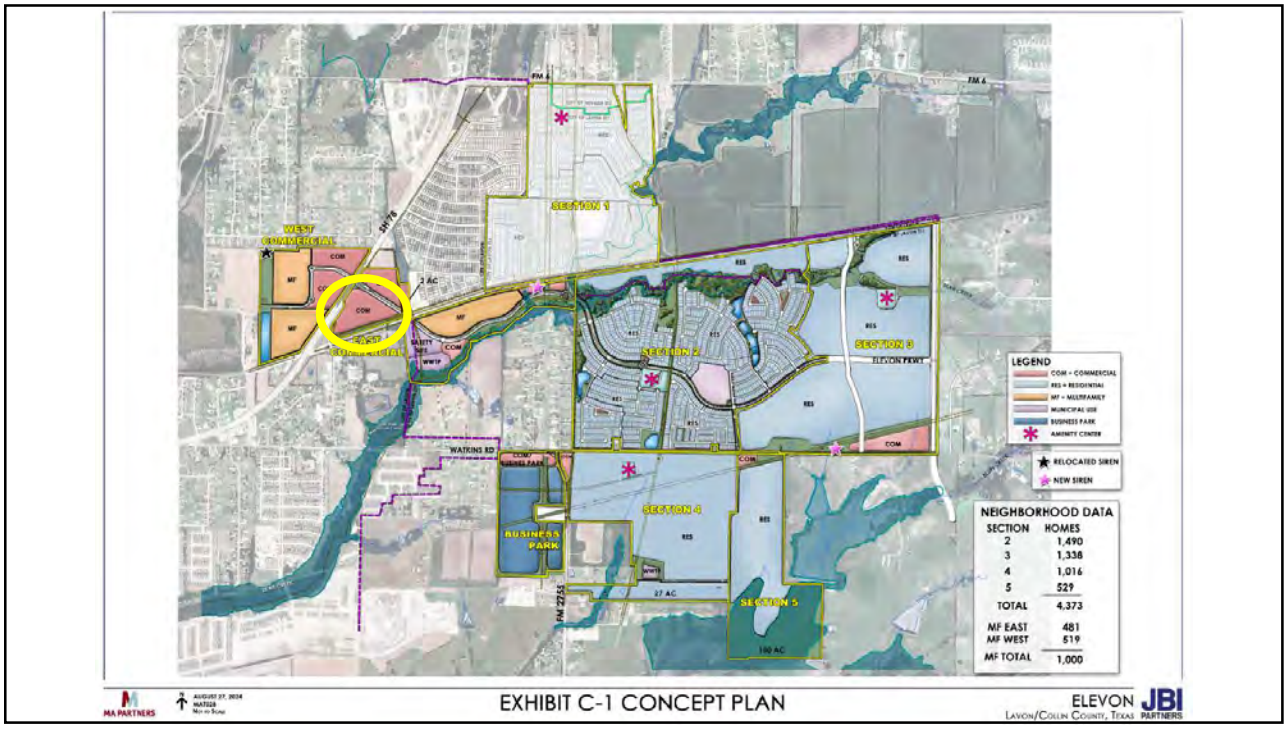




42


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

43


SECTION 1
SECTION 2
SECTION 3
SECTION 4
SECTION 5
WEST COMMERCIAL
BUSINESS PARK
WATKINS RD
LEGEND
RELOCATED SIREN
NEW SIREN
NEIGHBORHOOD DATA
SECTION HOMES
2 1,490
3 1,338
4 1,016
5 529
TOTAL 4,373
MF EAST 481
MF WEST 519
MF TOTAL 1,000
EXHIBIT C-1 CONCEPT PLAN
ELEVON
LAVON/COLLIN COUNTY, TEXAS

44

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

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

Type of Submission	Date
☐ Preliminary Plat	
☒ Final Plat (Elevon Southeast Commercial)	09.08.26
☐ Re-Submittal	
☒ Construction Plans (Elevon Southeast Commercial)	09.08.26
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

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

Application Fees

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

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

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

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Daniel Dewey, P.E.		09-08-2026

To be completed by the City

In Takers Name:

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

Comments:

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 9/8/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Allen Jones,

on this the 8th day of September, 2026.

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

(notary seal)

Notary Public in and for Dallas County, Texas

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 9/8/24

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

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

SHENGYUN XUE
Notary Public, State of Texas
Comm. Expires 08-28-2030
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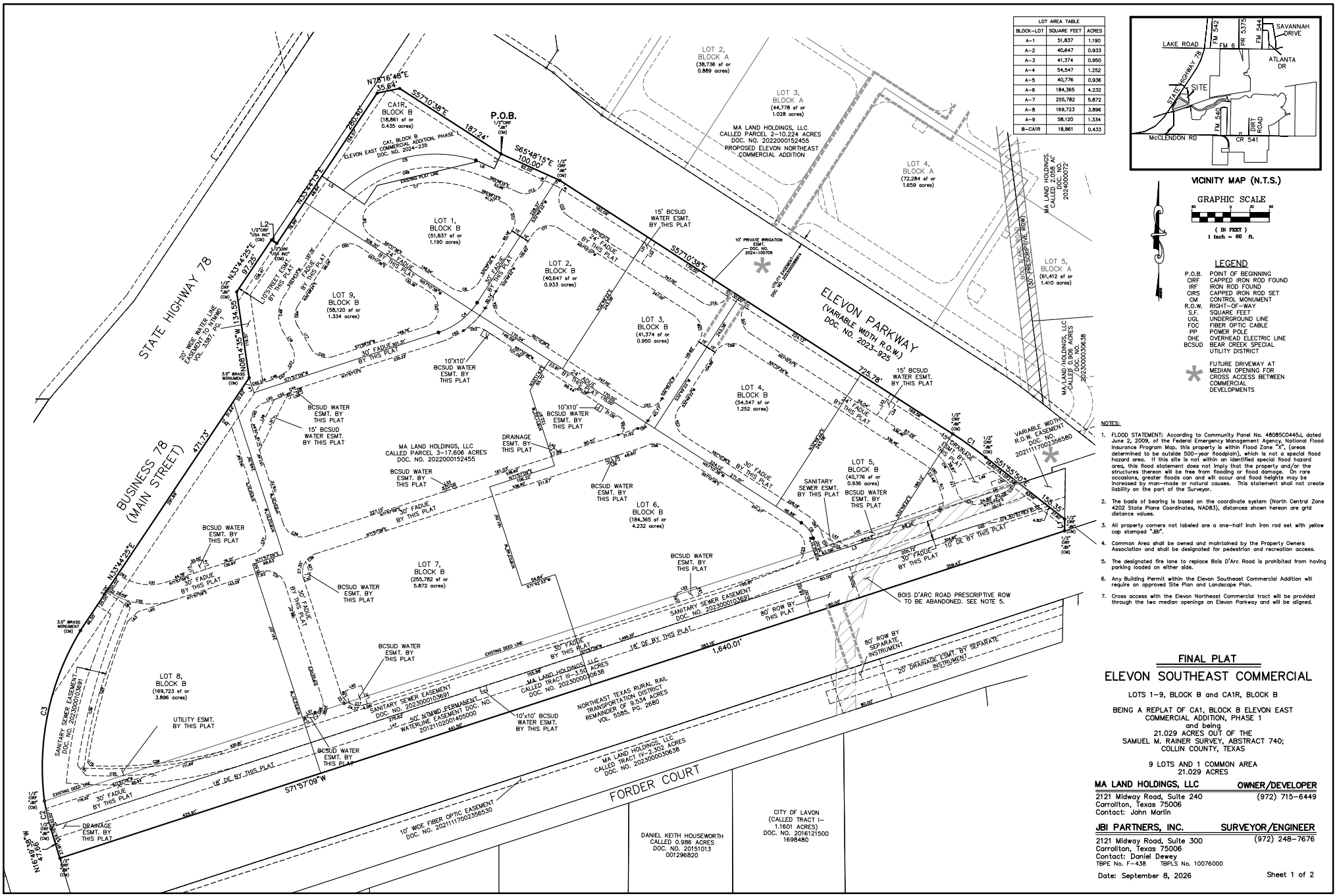
(notary seal)

Notary Public in and for Dallas County, Texas



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

LEGAL DESCRIPTION

BEING a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called Parcel 3–17.606 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 20220001524555 Official Public Records of Collin County, Texas, being part of that called Tract III–3.50 acre tract of land described in deed to MA LAND HOLDINGS, LLC as recorded in Document Number 20230000030638, Official Public Records of Collin County, Texas and being all of that CA1, Block B, Elevon East Commercial Addition, Phase 1, Document Number 2024–235, Official Public Records of Collin County, Texas and being further described as follows:

BEGINNING at a one–half inch iron rod with yellow cap stamped "UBI" found in the northeast line of said 17.606 acre tract, said point being in the southwest line of Elevon Parkway, a variable width right–of–way as recorded in Document Number 2023–925, Official Public Records of Collin County, Texas, said point also being the east corner of said CA1, Block B Elevon East Commercial Addition, Phase 1;

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

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

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

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

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

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

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

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

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

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

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

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

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

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

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

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

WITNESS MY HAND THIS _____ DAY OF _____, 2026.

MA Land Holdings, LLC,
a Texas limited liability company

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

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____
Notary Signature

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

Date: _____

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 2026.

PRELIMINARY – FOR REVIEW PURPOSES

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

STATE OF TEXAS §

COUNTY OF DALLAS §

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

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

_____
Notary Public in and for the State of Texas

Recommended for Approval:

_____

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

_____

Date: _____

Mayor, City of Lavon, Texas

Accepted:

_____

Date: _____

Mayor, City of Lavon, Texas

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

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

_____

City Secretary, City of Lavon, Texas

FINAL PLAT

ELEVON SOUTHEAST COMMERCIAL

LOTS 1–9, BLOCK B and CA1R, BLOCK B

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

9 LOTS AND 1 COMMON AREA
21.029 ACRES

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

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

Date: September 8, 2026

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

GENERAL NOTES

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

WASTEWATER GENERAL NOTES

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

DRAINAGE GENERAL NOTES

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

PAVING GENERAL NOTES

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

EROSION CONTROL GENERAL NOTES

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

MISCELLANEOUS

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

CITY OF LAVON
COLLIN COUNTY, TEXAS

CITY OF LAVON
STANDARD CONSTRUCTION DETAILS
GENERAL NOTES

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

Plotted by: asanchez; Plot Date: 10/9/2026 1:49 PM
Drawing: I:\Projects\MAT029-Elevon Section 2\Engineering\dwg\Sec Commercial\SE Commercial Phase 1 - SEC\MAT029EC-SEC-COVER.dwg Saved By: asanchez Save Time: 10/9/2026 11:03 AM

BENCHMARKS:

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

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

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY:
DRAWN BY:
CHECKED BY:

STATE OF TEXAS · DANIEL DEWEY · 93961 · REGISTERED PROFESSIONAL ENGINEER

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

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

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

PROJECT NO: MAT029EC
SHEET NO. 0.03

October 13, 2026

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

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

Dear Ms. Dobbs:

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

GENERAL

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

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

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

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

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

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

Final Plat

7. All previous comments have been satisfactorily addressed.

Engineering Plans

8. All previous comments have been satisfactorily addressed.

Offsite Engineering Plans (TxDOT)

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

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

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAVON General Services\9 - Review\Elevon\East Commercial\Southeast Commercial\Elevon Southeast Commercial - Final Plat - Rev 1.docx

October 2, 2026

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

Re: Elevon Southeast Commercial
Final Plat Review

Dear Ms. Dobbs

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

PLANNING + DESIGN COMMENTS

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

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

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

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

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

Thank you,

Daniel Dewey
Daniel Dewey, PE
JBI Partners, Inc.

JBI PARTNERS

October 2, 2026

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

Re: Elevon Southeast Commercial
Final Plat 1st Review

Dear Ms. Dobbs

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

GENERAL

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

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

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

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

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

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

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

FINAL PLAT

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

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

ENGINEERING PLANS

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

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

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

OFFSITE ENGINEERING PLANS (TxDOT)

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

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

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

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

Thank you,

Daniel Dewey

Daniel Dewey, PE
JBI Partners, Inc.

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

September 14, 2026

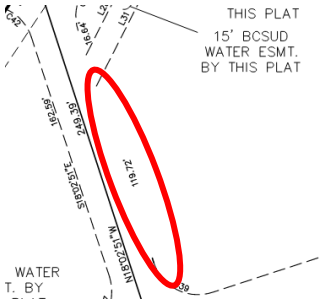
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

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

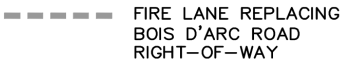
LJA, Inc. has reviewed the submittal referenced above per your request. We **recommend approval with the following conditions**:

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

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



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



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

Thank you,

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

September 14, 2026

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

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

Dear Ms. Dobbs:

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

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Final Plat

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9. There is a missing line along Lot 7.

Engineering Plans

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

11. Sheet 2.01, 2.02 & 2.03 – There appears to be grading outside the property boundary. This will require an easement or written permission form the property owner for any construction activities outside the property boundary.

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

Offsite Engineering Plans (TxDOT)

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

14. Sheets 25 & 29 – Slopes do not match

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

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

F:\17024 - LAVON General Services\9 - Review\Elevon\East Commercial\Southeast Commercial\Elevon Southeast Commercial - Final Plat - Rev 0.docx

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: 5 - G**

Item:

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

Application Information

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

Applicant: Kimley-Horn

Location: Northwest of the intersection of FM 2755 and Nicholson Ranch Trail and the intersection of FM 2755 and CR 535 in the extraterritorial jurisdiction (ETJ)

Description: Drury Anglin Survey, Abstract No. 2, 23.256 acres, (CCAD Property ID 2919101)

Current Zoning: No zoning applies in the ETJ

Request: Final Plat

Request Details

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

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

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

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

Code Excerpts:

CITY OF LAVON – SUBDIVISION ORDINANCE

Section 4.04 FINAL PLAT

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

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

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

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

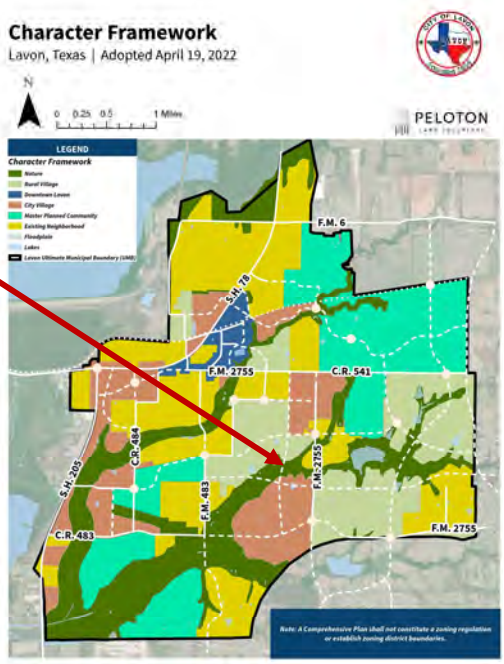
Staff Notes:

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

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

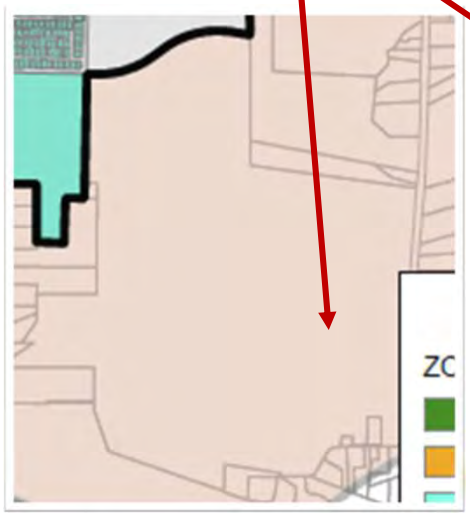
Future Land Use Plan

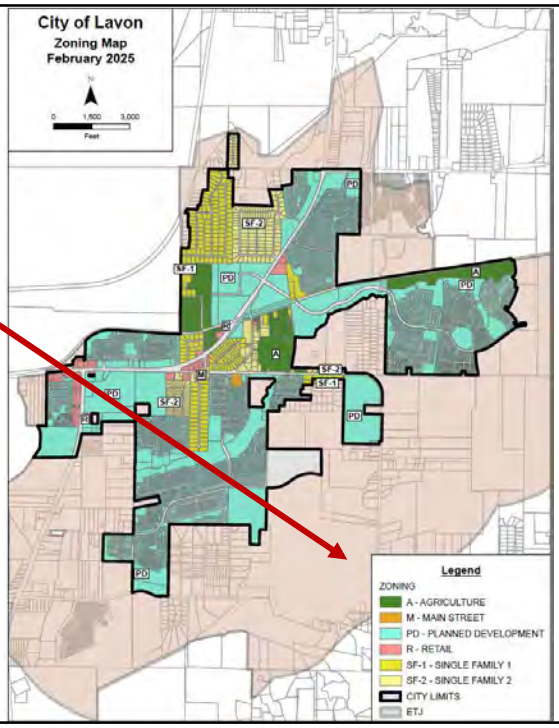




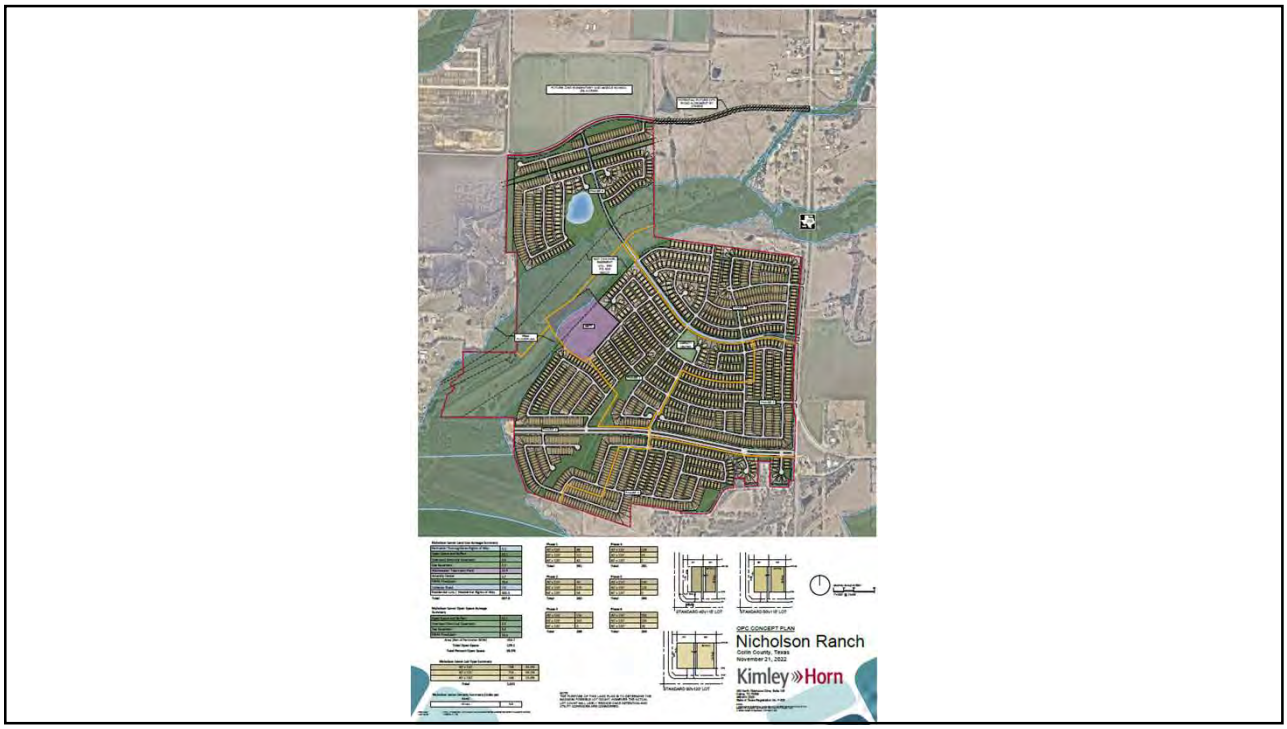
49

Zoning Map

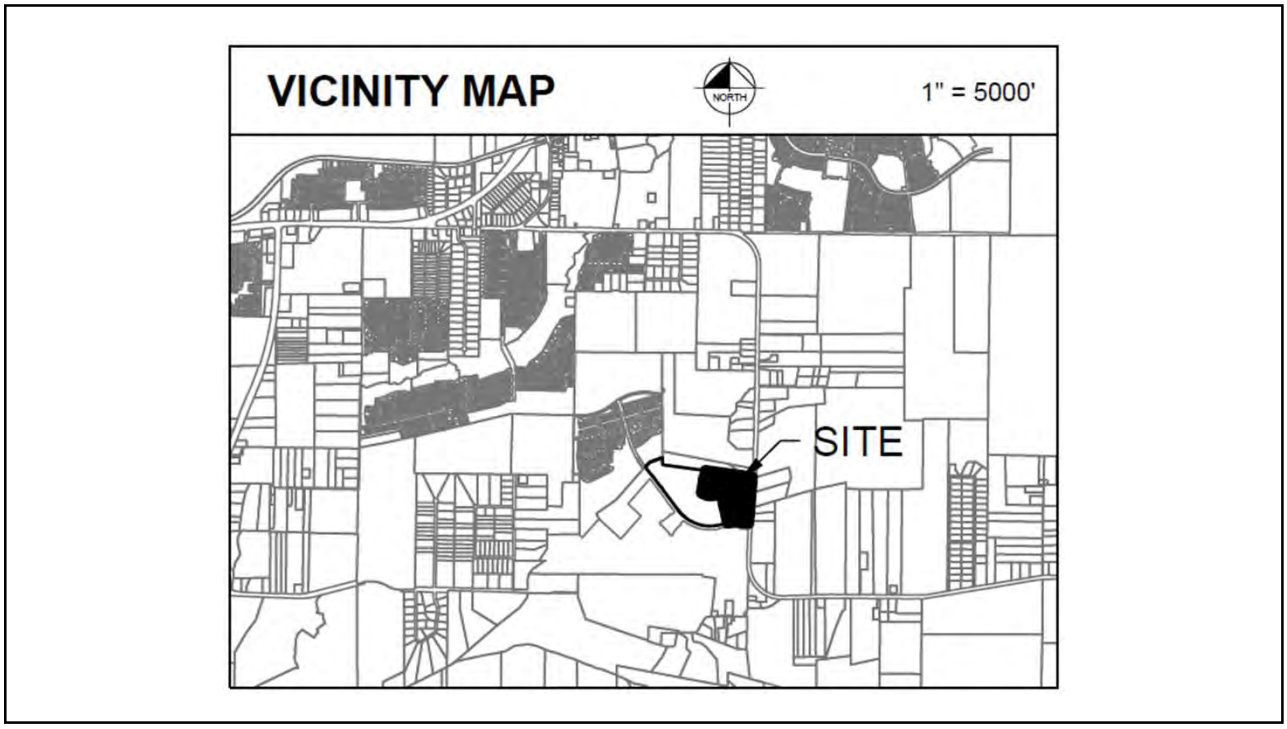




50


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

51


VICINITY MAP
NORTH
1" = 5000'
SITE

52

CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

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

Type of Submission	Date
☐ Preliminary Plat	
☐ Final Plat	
☐ Re-Submittal	
☒ Construction Plans	
☐ Other (eg. Replat; Development Plat; Short-Form Plat)	

Check List of Items Submitted

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

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

Application Fees

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

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

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

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
ALEXANDRA N. DOLLAHITE	Alexandra Dollahite	JULY 31, 2026

To be completed by the City

In Takers Name:

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

Comments:

CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: JULY 31, 2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

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

Nicole Wallace

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

Notary Public in and for Collin County, Texas

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

PLAT APPLICATION

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

Declaration of Ownership

Date: JULY 31, 2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

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

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

Notary Public in and for Collin County, Texas

Kimley»Horn

Memorandum

To: Kim Dobbs, City Manager - City of Lavon

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

Date: 07/01/2026

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

---

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

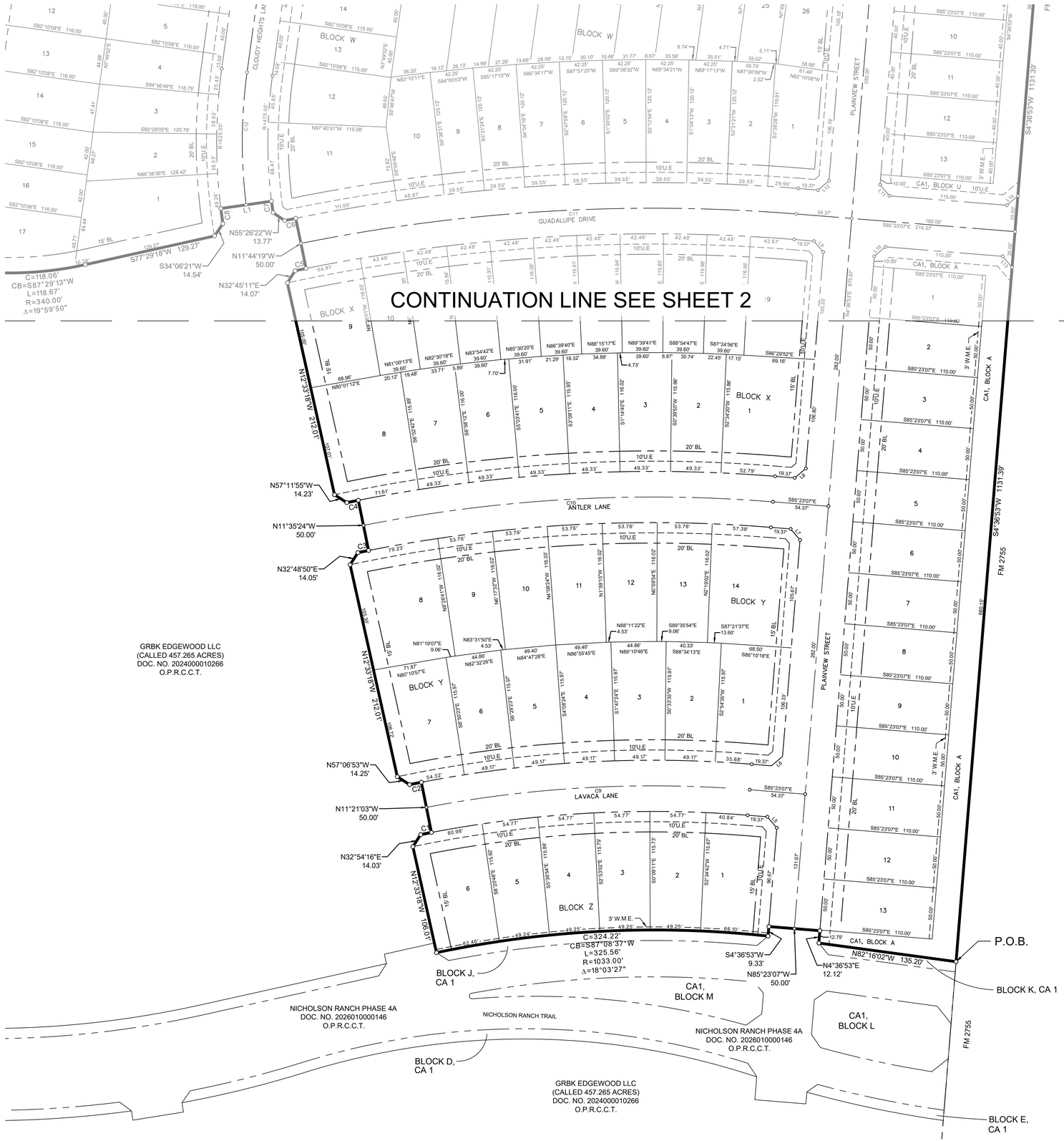
The approved preliminary plat included a street stub at the northeast corner of Phase 2B extending toward the adjacent Sargent property. During final design, grading constraints associated with existing topography, property line tie-ins, and adjacent TxDOT right-of-way were identified. These conditions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

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

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

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

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



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

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	0°32'05"	1149.00'	10.72'	N78°52'50"E	10.72'
C2	0°33'45"	1199.00'	11.77'	S78°50'44"W	11.77'
C3	0°25'39"	1431.00'	10.68'	N78°35'48"E	10.68'
C4	0°26'44"	1481.00'	11.52'	S78°34'27"W	11.52'
C5	0°22'02"	1713.00'	10.98'	N78°24'44"E	10.98'
C6	0°21'32"	1763.00'	11.04'	S78°24'25"W	11.04'
C7	1°21'03"	475.00'	11.20'	N07°39'51"W	11.20'
C8	1°37'42"	525.00'	14.92'	S07°55'04"E	14.92'
C9	14°19'01"	1174.00'	293.36'	S86°17'44"W	292.59'
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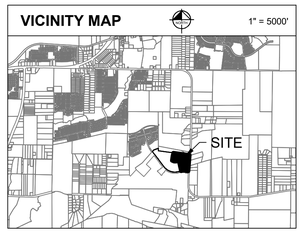


NORTH

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

LEGEND

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

LINE TYPE LEGEND

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

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

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

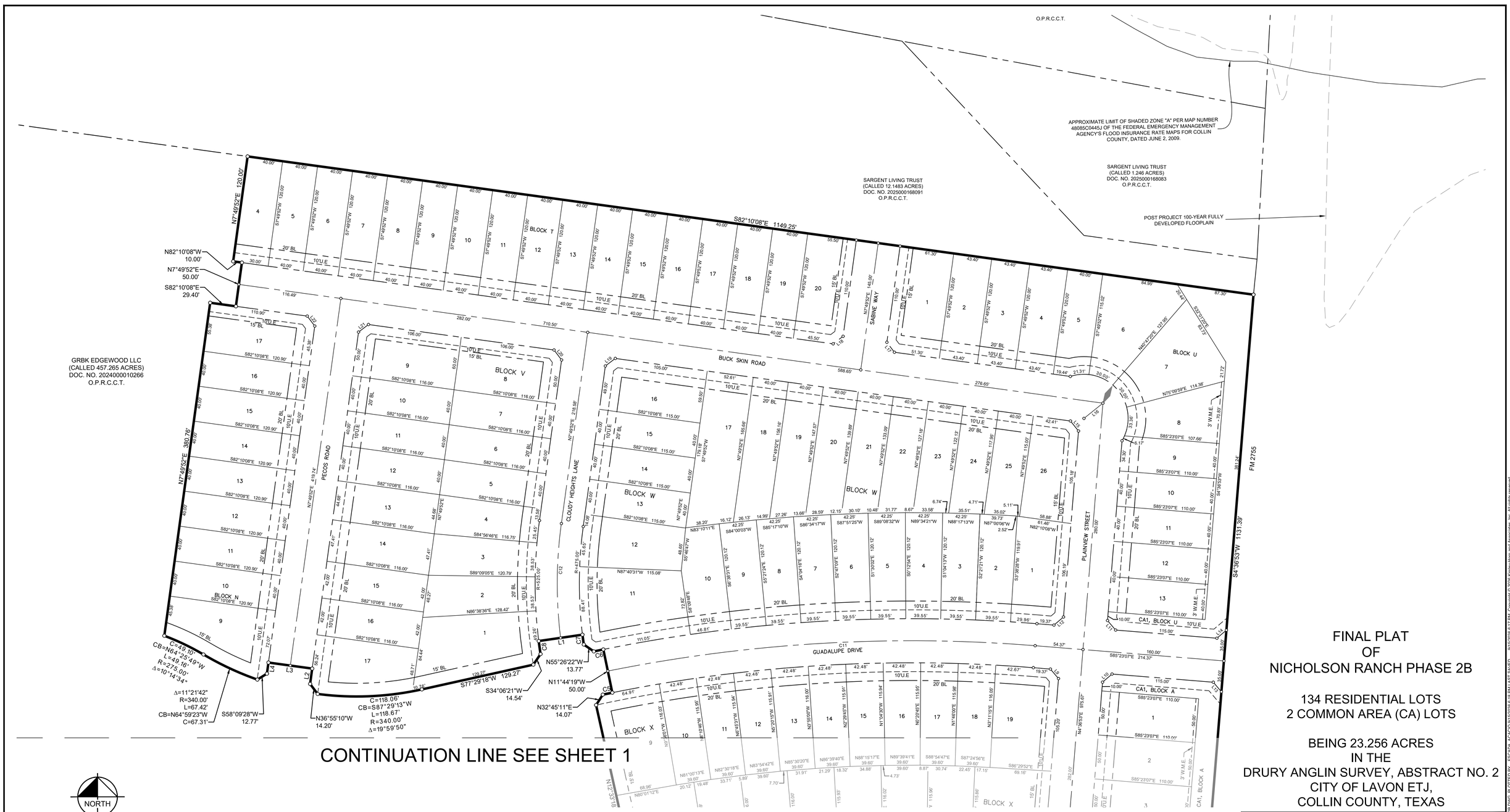
Kimley»Horn
400 North Oklahoma Dr., Suite 105
Celina, Texas 75009
FIRM # 10115500
Tel. No. (469) 501-2200
www.kimley-horn.com

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

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

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

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

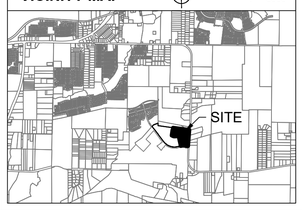


NORTH

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

VICINITY MAP

1" = 5000'



LEGEND

P.O.B.	POINT OF BEGINNING
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R.R. SPIKE	RAIL ROAD SPIKE
B.L.	BUILDING LINE
A.E.	ACCESS EASEMENT
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LINE TYPE LEGEND

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

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FINAL PLAT OF NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

BEING 23.256 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON ETJ,
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	Sep. 2026	064537575	2 OF 3

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

ENGINEER/SURVEYOR:
Kimley-Horn and Associates, Inc.
400 N. Oklahoma Dr., Suite 105
Celina, Texas 75009
Phone: 469-501-2200
Contact: Alexandra N. Dollahite, P.E.
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DWG NAME: K:\CEL_SURVEY\064537575-NICH\CH3.SGN RANCH\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ESCADA, ACACIO 9/15/2026 6:18 PM LAST SAVED: 9/15/2026 6:17 PM. Copyright © 2026 Kimley»Horn and Associates, Inc. All rights reserved.

NICHOLSON RANCH PHASE 2B DESCRIPTION

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

BEGINNING at a 5/8-iron rod found with cap stamped "KHA" for the northeast corner of Block K, CA 1 Nicholson Ranch Phase 4A, an addition to the City of Lavon, according to the Plat filed of record in Document No. 2026010000146 O.P.R.C.C.T., in the west line of FM 2755 a variable width right-of-way;

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

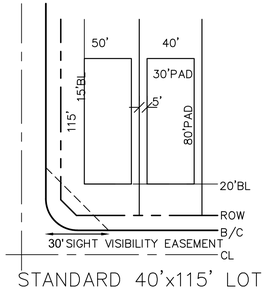
North 82°10'08" West, a distance of 10.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner;

North 07°49'52" East, a distance of 120.00 feet to a 5/8-iron rod set with cap stamped "KHA" for corner in a north line of said 457.265 acre tract, same being common with the south line of a called 12.1483 acre tract of land conveyed to Sargent Living Trust, according to the document filed of record in Document No. 2025000168091 O.P.R.C.C.T, from which a 1/2-inch iron rod found for an interior corner of said 457.265 acre tract, same being the southwest corner of said 12.1483 acre tract bears North 82°10'08" West, a distance of 1054.36 feet;

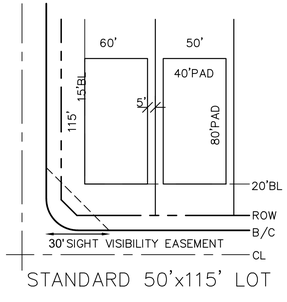
THENCE South 82°10'08" East, with said common line a distance of 1,149.25 feet to a 5/8-iron rod set with cap stamped "KHA" for a northeast corner of said 457.265 acre tract, same being the southeast corner of said 12.1483 acre tract, in the west line of FM 2755;

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

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



STANDARD 40'x115' LOT



STANDARD 50'x115' LOT

OWNER'S DEDICATION STATEMENT

STATE OF TEXAS §

COUNTY OF COLLIN §

NOW, THEREFORE KNOW ALL MEN BY THESE PRESENTS:

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

1. The streets and right-of-way are dedicated to the public for street purposes and for sanitary sewer purposes. Collin County Municipal Utility District No. 6 (the "District") will maintain the streets, sidewalks, barrier free ramps, signage, drainage, and striping within the rights-of-way.
2. All public improvements and dedications shall be free and clear of all debts, liens, and/or encumbrances.
3. The easements as shown are dedicated for the public use, including specifically for City of Lavon and BCSUD forever for the purposes indicated on the plat.
4. No buildings, fences, trees, shrubs, or other improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed within PUEs as coordinated with franchise companies.
5. BCSUD and City of Lavon are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
6. Utility easements may also be used for the mutual accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the public and BCSUD and subject to offset specifications for any existing utilities.
7. The District, BCSUD, City of Lavon, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growth which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
8. The District, BCSUD, City of Lavon, and public utilities shall at all times have the full right of ingress and egress to or from their respective easements for the purpose of construction, reconstructing, inspecting, patrolling, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity at any time of procuring permission from anyone. Repair and replacement of street pavement shall be the responsibility of the Developer of the District, unless and except, repairs or replacement of a public utility results in pavement removal in which instance the pavement replacement shall be the sole responsibility of the public utility's owner.
9. All modifications to this document shall be by means of Plat and approved by the City of Lavon, unless said modifications pertain to Bear Creek Special Utility District Facilities, at which time the Special Utility District shall also review and approve.
10. The HOA will be required to maintain all open space "CA" lots/tracts.
11. The Homeowner is responsible for the lateral to the right-of-way line. The District is responsible for the lateral from the right-of-way line to the sanitary sewer main.

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

GRBK EDGEWOOD LLC
a Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §

COUNTY OF COLLIN §

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

_____
Notary Public, State of Texas

NOTES:

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

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

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

Name/Title: _____

Date: _____

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

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

_____
City Secretary
City of Lavon, Texas

STATE OF TEXAS §

COUNTY OF COLLIN §

KNOW ALL MEN BY THESE PRESENTS

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

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

STATE OF TEXAS §

COUNTY OF COLLIN §

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

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

_____
Notary Public in and for the State of Texas

_____
Printed Name

_____
My Commission Expires

"RECOMMENDED FOR APPROVAL"

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

"APPROVED FOR CONSTRUCTION"

_____ Date: _____
Mayor
City of Lavon, Texas

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

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

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

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

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

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

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

October 5, 2026

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

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

Dear Ms. Dobbs:

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

General

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

2. Water service is by BCSUD.

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

FINAL PLAT

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

CIVIL CONSTRUCTION PLANS

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

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

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

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

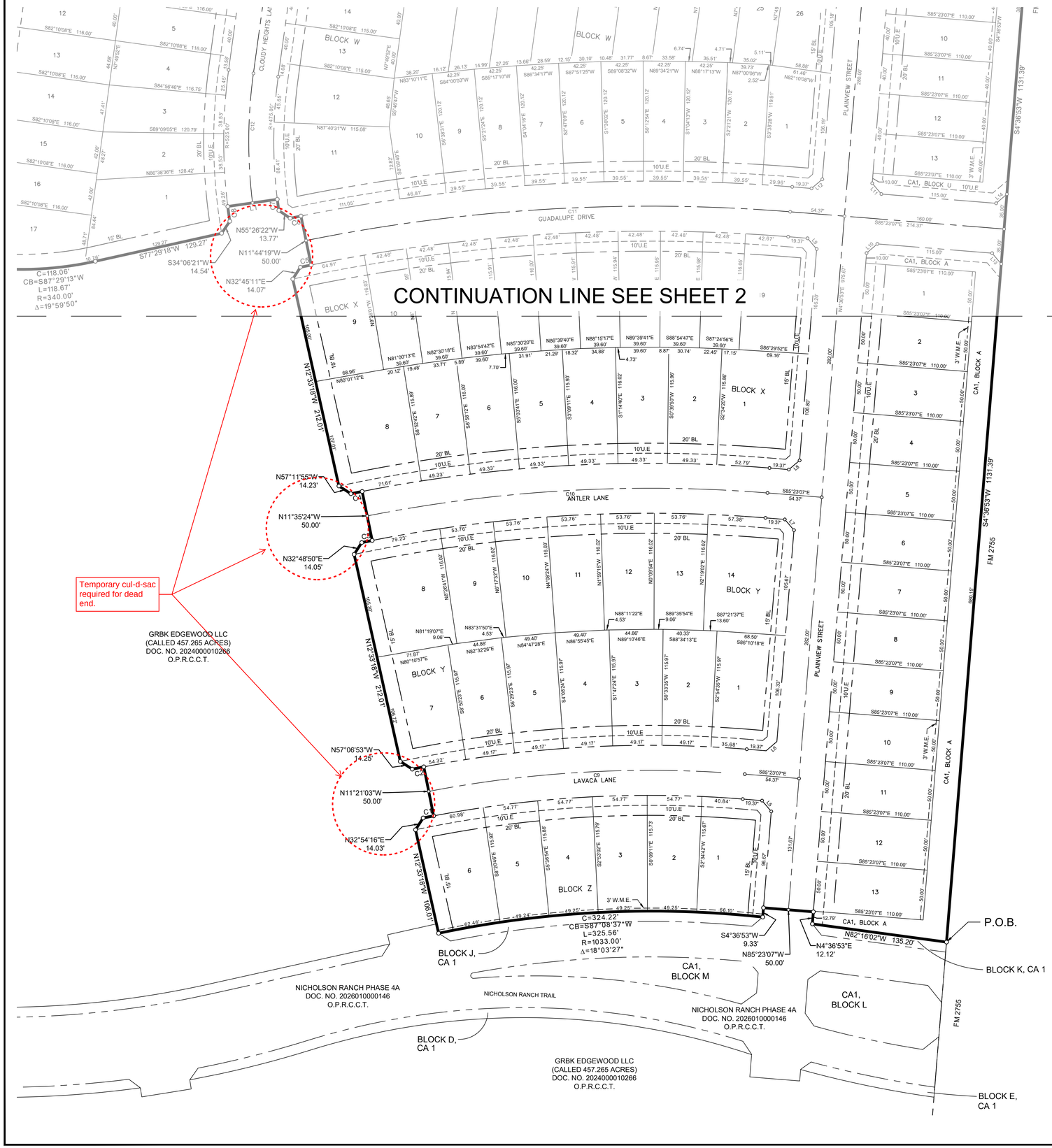
If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachment

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



LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S81°48'18"W	50.01'	L12	N49°36'53"E	14.14'
L2	N07°49'52"E	17.60'	L13	S40°23'07"E	14.14'
L3	N82°10'08"W	50.00'	L14	N49°36'53"E	14.14'
L4	S07°49'52"W	12.71'	L15	S38°46'37"E	14.53'
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L11	S40°23'07"E	14.14'	L22	S37°10'08"E	14.14'

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

VICINITY MAP

1" = 5000'



NORTH

GRAPHIC SCALE IN FEET

50 0 25 50 100

1" = 50' @ 24X36

LEGEND

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

LINE TYPE LEGEND

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

FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

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

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

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

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

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

Kimley-Horn and Associates, Inc. All rights reserved. Copyright © 2026 Kimley-Horn and Associates, Inc. All rights reserved.

DWG NAME: K:\CEL_SURVEY\064537575-NICHOLSON RANCH\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ESCADA, ACACIO 9/15/2026 6:18 PM LAST SAVED: 9/15/2026 6:17 PM

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

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

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

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

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

POST PROJECT 100-YEAR FULLY DEVELOPED FLOODPLAIN

BUCK SKIN ROAD

SABINE WAY

PECOS ROAD

CLOUDY HEIGHTS LANE

PLAINVIEW STREET

GUADALUPE DRIVE

FM 2755

BLOCK T

BLOCK V

BLOCK N

BLOCK W

BLOCK X

BLOCK U

CA1, BLOCK U

CA1, BLOCK A

CA1, BLOCK A

N7°49'52"E 120.00'

N82°10'08"W 10.00'

N7°49'52"E 50.00'

S82°10'08"E 29.40'

S82°10'08"E 1149.25'

N7°49'52"E 380.76'

S4°36'53"W 1131.39'

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

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

S58°09'28"W
12.77'

N36°55'10"W
14.20'

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

S77°29'18"W 129.27'

S34°06'21"W
14.54'

N55°26'22"W
13.77'

N11°44'19"W
50.00'

N32°45'11"E
14.07'

CONTINUATION LINE SEE SHEET 1

Temporary cul-d-sac required for dead end.

NORTH

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

VICINITY MAP

1" = 5000'

SITE

LEGEND

P.O.B.	POINT OF BEGINNING
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
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R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT

LINE TYPE LEGEND

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

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FINAL PLAT
OF
NICHOLSON RANCH PHASE 2B

134 RESIDENTIAL LOTS
2 COMMON AREA (CA) LOTS

BEING 23.256 ACRES
IN THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
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Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 50'	SPA	DRA	Sep. 2026	064537575	2 OF 3

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

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

DWG NAME: K:\CEL_SURVEY\064537575-NICH\3_SGN RANCH\DWG\064537575 - NICHOLSON RANCH 2B.DWG PLOTTED BY: ESCADA, ACAD0 9/15/2026 6:18 PM LAST SAVED: 9/15/2026 6:17 PM Copyright © 2026 Kimley»Horn and Associates, Inc. All rights reserved.

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

September 21, 2026

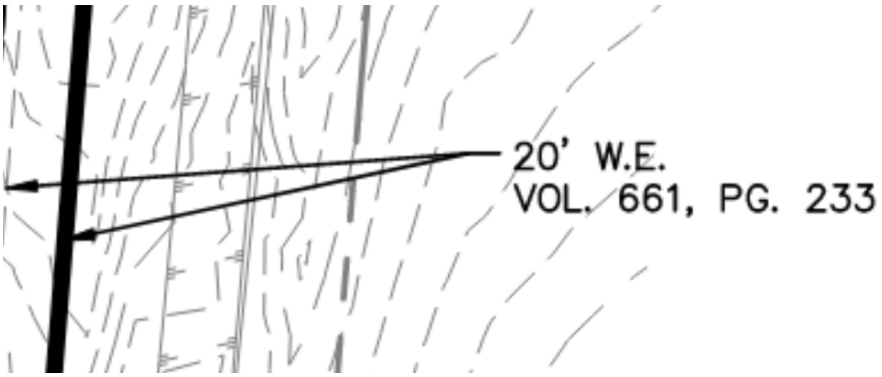
Kim Dobbs
City of Lavon, TX
Via Email Delivery to kdobbs@lavontx.gov

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

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

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

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



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

Thank you,

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

Kimley»Horn

September 15, 2026

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

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

Dear Ms. Dobbs:

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

General

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

   Response: Plat updated as requested.

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

   Response: Label and table updated as requested.

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

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

   Response: Note added.

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

   Response: Comment response letter provided.

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

Sincerely,



Acacio Escada, P.E.

Kimley»Horn

September 15, 2026

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

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

Dear Ms. Dobbs:

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

General

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

   Response: Comment Addressed.

2. Water service is by BCSUD.

   Response: Plans submitted to BCSUD

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

   Response: Permit has been approved.

Final Plat

4. The title block should identify the Lavon ETJ.

   Response: Title block updated, comment addressed.

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

   Response: Match line updated, comment addressed.

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

   Response: Visibility easements have been added to the Plat.

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

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

8. Note 12 in the Dedication is not applicable.

   Response: Comment Addressed.

Civil Construction Plans

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

   Response: TxDOT permit plan set has been submitted.

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

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

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

    Response: TxDOT permit plan set has been submitted.

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

    Response: Existing drainage divides updated.

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

    Response: Drainage area maps have been revised as requested.

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

    Response: Calculations included.

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

    Response: Typical ditch sections provided with TxDOT plan set.

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

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

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

    Response: Details updated.

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

    Response: Comment addressed.

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

Sincerely,



Acacio Escada, P.E.

August 21, 2026

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

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

Dear Ms. Dobbs:

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

General

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

2. Water service is by BCSUD.

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

FINAL PLAT

4. The title block should identify the Lavon ETJ.

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

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

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

8. Note 12 in the Dedication is not applicable.

CIVIL CONSTRUCTION PLANS

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

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

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

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

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

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

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

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

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

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

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

Attachments

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

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

August 6, 2026

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

Re: Nicholson Ranch, Phase 2B
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: July 31, 2026

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

PLANNING + DESIGN COMMENTS

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

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

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

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

4. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

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

Quality check by:

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

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: 5 - H**

Item:

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

Application Information

Owner(s): Bear Creek Commercial Properties, L.P.

Applicant: LJA Engineering

Location: Southeast of the intersection of SH 205 and S. SH 78, bound by SH 205, SH 78, Geren Drive, and Traditions Drive.

Description: Approximately 110.12 acres of land out of the W.A.S. Bohannan Survey, Abstract No.121 and the Drury Anglin Survey Abstract No. 2, City of Lavon, Collin County, Texas (CCAD Property IDs: 2614352, 2624070, 2614673, and 2110476).

Current Zoning: Planned Development, Heritage Square by Ordinance No. **2026-04-02**

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat of an area in a planned development district southeast of the intersection on SH 78 and SH 205, north of Traditions Drive and west of Geren Dr. consisting of 16 lots and 2 common area lots on 110.118 acres of land out of the W.A.S. Bohanna Survey, Abstract No. 121 and the Drury Anglin Survey, Abstract No. 2.

***Code Excerpts*:**

TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a

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

The property is zoned Planned Development (PD).

The City Council approved the preliminary plat on April 7, 2026. The final plat is prepared in conformance with the zoning ordinance and the approved preliminary plat.

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

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

Access
The property takes primary access from SH 78 and SH 205. Secondary access is taken from Geren Drive and an extension of CR 484. Cross access is provided in an internal network of access easements and two Master Thoroughfare Plan (MTP) roads to be constructed prior to development occupancy.

A Traffic Impact Analysis as well as supporting transportation exhibits have been prepared and reviewed. TxDOT permit applications are in review by TxDOT, including a warrant study for the traffic signal at SH 205 and Endeavour Blvd.

A network of trails and sidewalks will be constructed within and on the perimeter of the project.

Floodplain and Drainage
The drainage plans have been reviewed by the city engineer. The proposed plat provides for improvement of an existing drainageway.

The application and plans generally satisfy the criteria for approval. Approval of site plans, landscape plans, and civil engineering plans will be required prior to development of the sites.

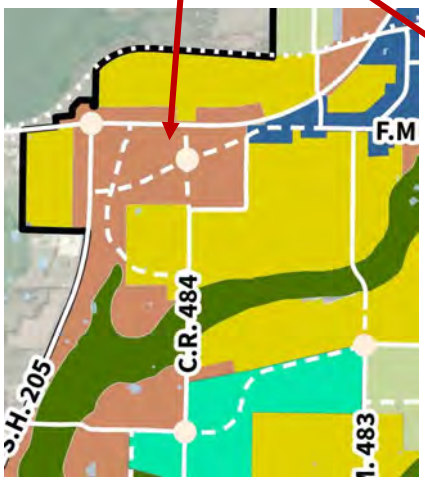
Staff Notes:

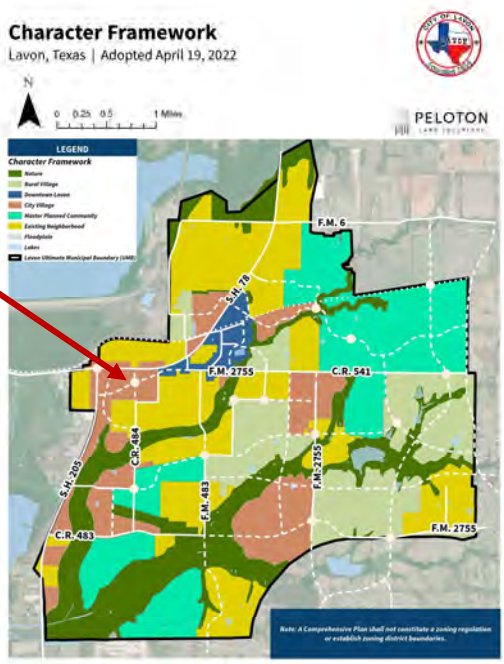
The proposed final plat was reviewed by the city engineer, planning consultant, and fire marshal.

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

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

Future Land Use Plan





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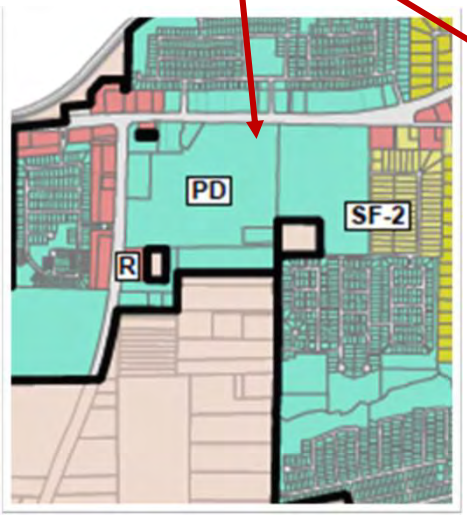
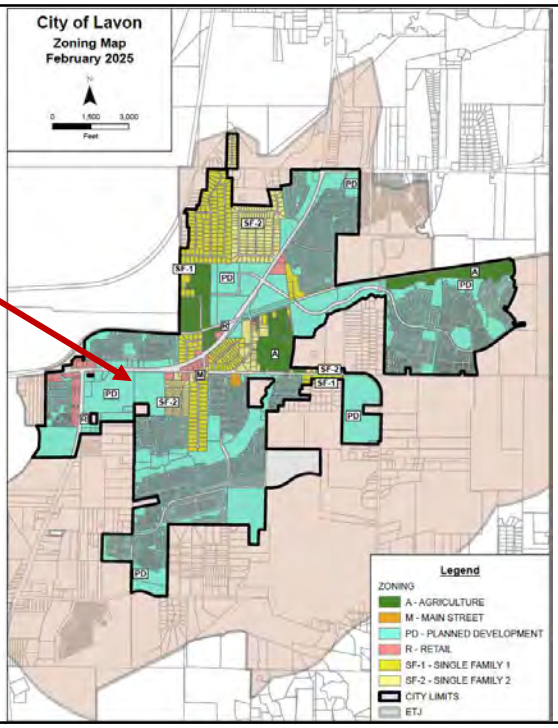
Zoning Map





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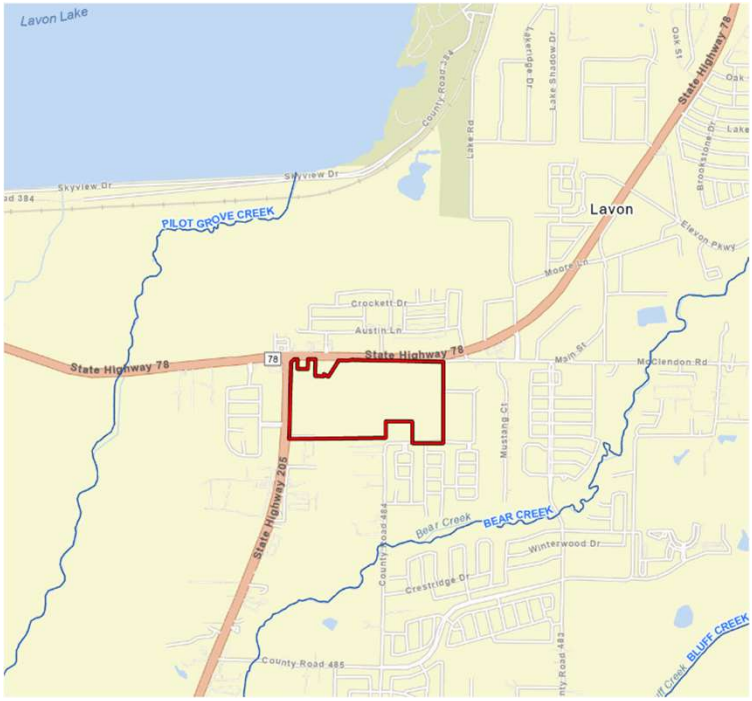
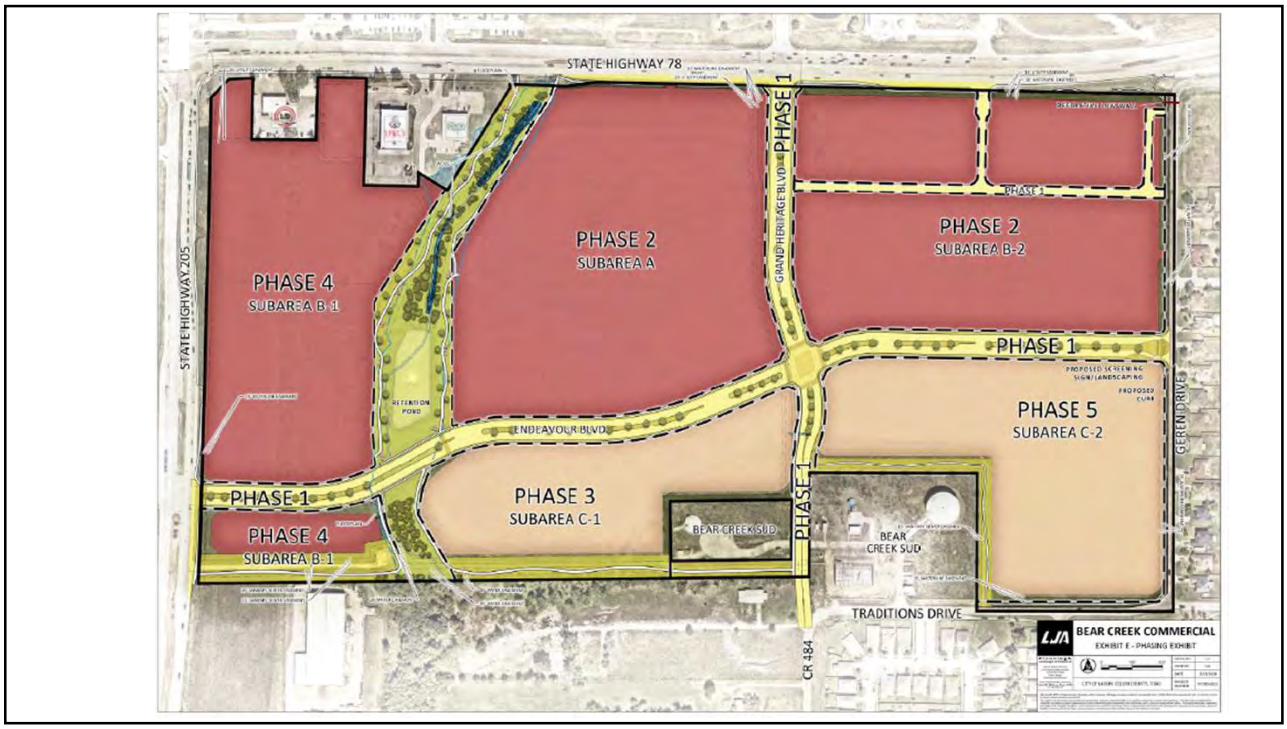

Lavon Lake
Skyview Dr
PILOT GROVE CREEK
Lake Rd
Lakeridge Dr
Lake Shadow Dr
State Highway 78
Oak St
Lavon
Elwyn Pkwy
Moore Ln
Crockett Dr
Austin Ln
State Highway 78
78
State Highway 78
Main St
McClendon Rd
Mustang Ct
State Highway 205
Bear Creek
BEAR CREEK
Winterwood Dr
County Road 484
Crestridge Dr
County Road 485
BLUFF CREEK

58


FANNIN DR
MISSION DR
CROCKETT DR
ALAMO CT
LIBERTY CT
HOUSTON ST
MORROW LN
DAMAR DR
BOWIE DR
TRAVIS LN
SAN JACINTO DR
CHILDRESS DR
BONHAM DR
AUSTIN LN
AUSTIN DR
AUSTIN LN
AUSTIN LN
BURLESON DR
BURNETT DR
LAKE RD
STATE HWY 78
STATE HWY 78 S
MAIN ST
STATE HWY 78 BUS
ATLANTIS BLVD
MERCURY LN
SHEPARD LN
GLENN RD
ENDEAVOR BLVD
ARMSTRONG LN
ORBIT DR
SCHIRRA CT
WINDMILL DR
MUSTANG CT
WINDMILL DR
BROOKLINE DR
STANTON LN
AVERY PT
YORK PL
MEDFORD WAY
WHITNEY LN
AINSWORTH WAY
TREVOR ST
LAVON CIR
PVT RD 5532
LOWELL DR
LUCAS LN
CO RD 484
WILLOW LN
CHANDLER LN
GRACEFUL PL
QUINCY CT
REVERE LN
CO RD 746
PVT RD 5532
BEAR CREEK

59


STATE HIGHWAY 78
STATE HIGHWAY 205
PHASE 1
GRAND HERITAGE BLVD
PHASE 4
SUBAREA B-1
PHASE 2
SUBAREA A
PHASE 2
SUBAREA B-2
PHASE 1
PHASE 5
SUBAREA C-2
GEREN DRIVE
ENDEAVOUR BLVD
PHASE 1
PHASE 3
SUBAREA C-1
PHASE 4
SUBAREA B-1
BEAR CREEK SUD
PHASE 1
BEAR CREEK SUD
TRADITIONS DRIVE
CR 484
BEAR CREEK COMMERCIAL
EXHIBIT E - PHASING EXHIBIT

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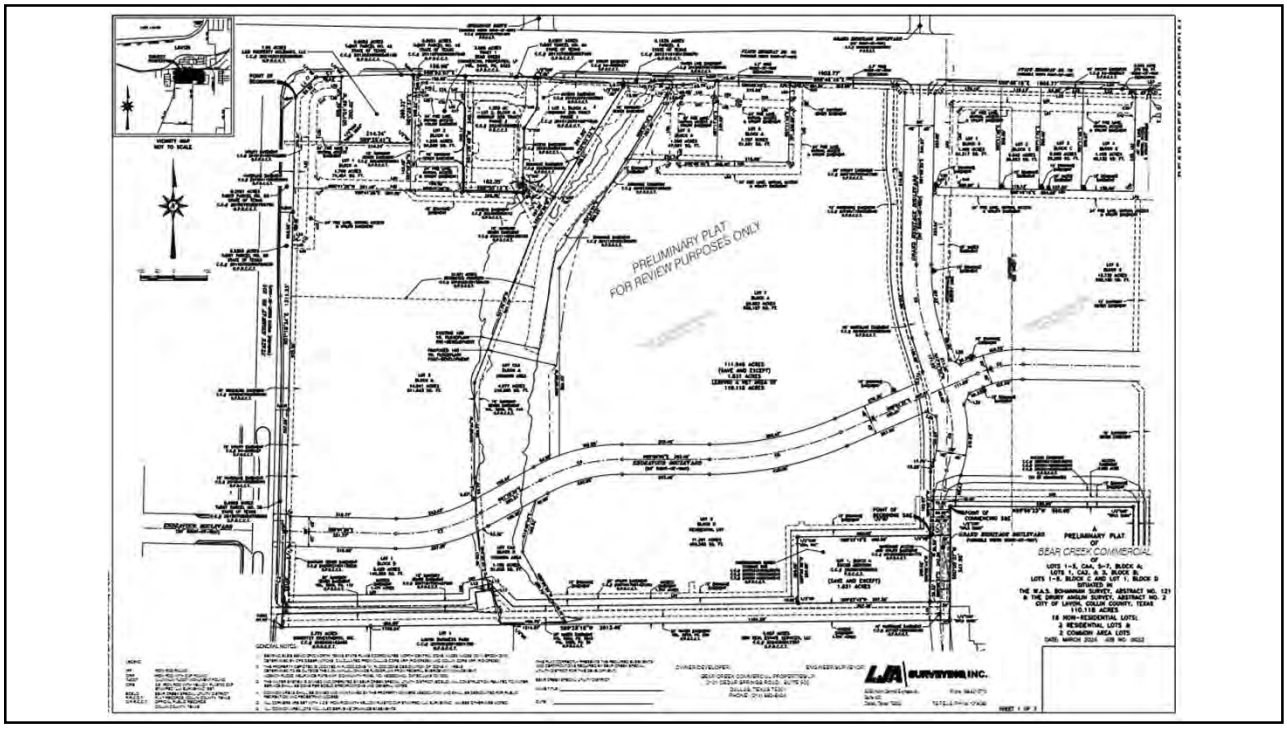
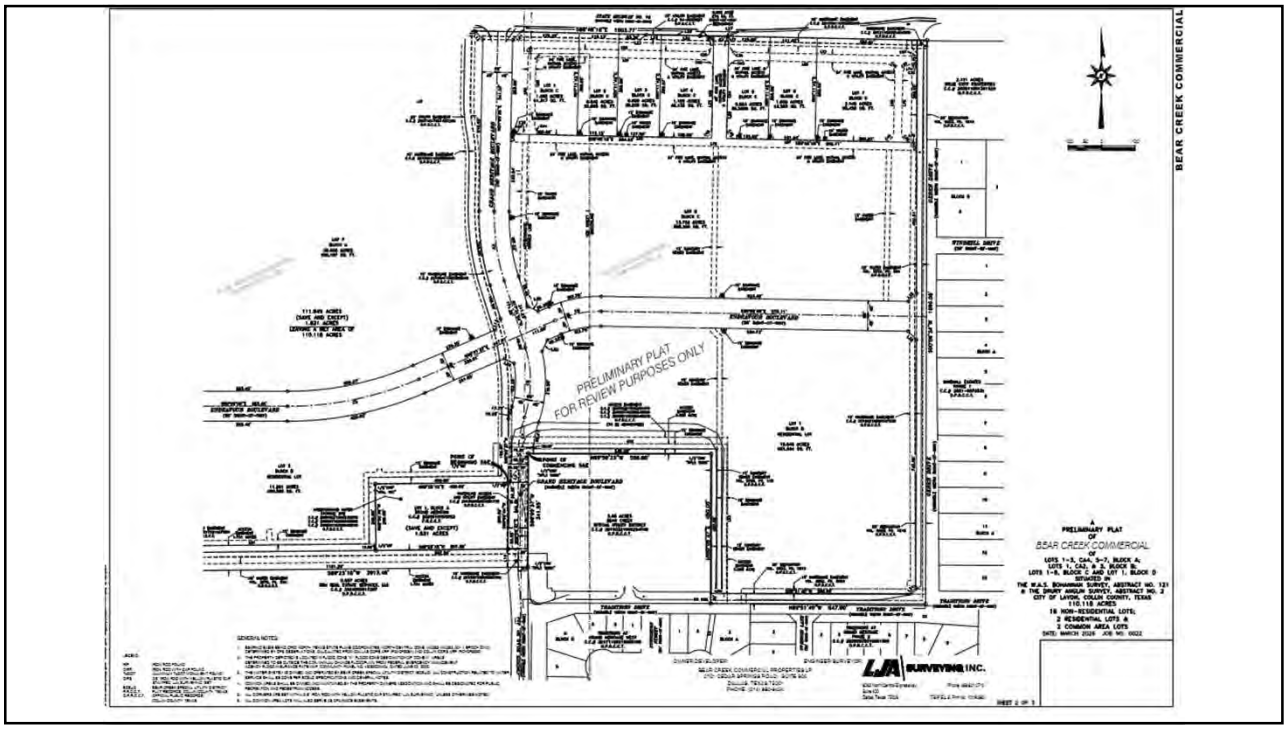

PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY
PRELIMINARY PLAT
OF
BEAR CREEK COMMERCIAL

61


BEAR CREEK COMMERCIAL
PRELIMINARY PLAT
FOR REVIEW PURPOSES ONLY
PRELIMINARY PLAT
OF
BEAR CREEK COMMERCIAL
LJA SURVEYING INC.

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CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission	Property Owner
Name: LJA Engineering	Name: Bear Creek Commercial Properties, LP
Address: 6060 N Central Expressway, Ste 400	Address: 2101 Cedar Springs Road, Ste 600
City/State/Zip: Dallas, TX 75206	City/State/Zip: Dallas, TX 75201
Phone #: 469-621-0710 Fax #: N/A	Phone # 214-880-8434 Fax # N/A
Authorized Person: Jeff Bethke	Authorized Person: J. M. Mason

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

Check List of Items Submitted

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

Pricing

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

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

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

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

Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:
Jeff Bethke		08/06/2026

To be completed by the City

In Takers Name:

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

Comments:

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 7/21/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared J. M. Mason,
on this the 21st day of July, 2026.

(notary seal)

MICAH A SALOMO
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 135558884

Micah A. Salomo

Notary Public in and for Dallas County, Texas

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

PLAT APPLICATION

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

Authorization of Representation

Date: 7/21/2026

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

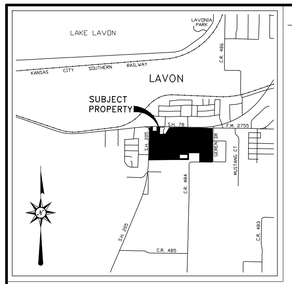
Before me, the undersigned authority, appeared J. M. Mason,
on this the 21st day of July, 20 26.

(notary seal)
MICAH A SALOMO
Notary Public, State of Texas
Comm. Expires 05-20-2030
Notary ID 135558884

Micah A. Salomo

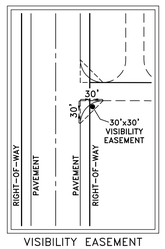
Notary Public in and for Dallas County, Texas

HERITAGE SQUARE



VICINITY MAP
NOT TO SCALE





VISIBILITY EASEMENT DETAIL
NOT TO SCALE

LEGEND

IRF	IRON ROD FOUND
CIRF	IRON ROD WITH CAP FOUND
TxDOT	ALUMINUM TxDOT MONUMENT FOUND
CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
	ADDITION BOUNDARY LINE
	INTERNAL LOT LINE BOUNDARY

GENERAL NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8986)
2. THE PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE "X". FLOOD ZONE DESIGNATION OF "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0440J, DATED JUNE 02, 2009.
3. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD). ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL BE DONE PER BCSUD SPECIFICATIONS AND GENERAL NOTES.
4. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION (POA), COMMON TO THE DEVELOPMENT, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS. SIGNAGE, PEDESTRIAN AMENITIES, LIGHTING, PUBLIC ART, AND OTHER FURNISHINGS WITHIN ANY COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE POA.
5. THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP. THE CITY OR THEIR CONTRACTOR/AGENT MAY ACCESS THE FACILITY TO PERIODICALLY INSPECT IF THE FACILITY IS MAINTAINED IN PROPER WORKING CONDITION AND MEETS DESIGN STANDARDS AND OTHER PROVISIONS ESTABLISHED BY THE LAVON CODE OF ORDINANCES.
6. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
7. ALL COMMON AREA LOTS WILL ALSO SERVE AS DRAINAGE EASEMENTS.
8. ALL PARK EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS.

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

OWNER/DEVELOPER:

BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:

LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

A
FINAL PLAT
OF
HERITAGE SQUARE
OF
LOTS 1–6, CA1, BLOCK A;
LOTS 1–2, CA1, BLOCK B;
LOTS 1–7, BLOCK C AND LOT 1, BLOCK D
SITUATED IN
THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121
& THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS
110.118 ACRES
16 LOTS & 2 COMMON AREAS
DATE: OCTOBER 2026 JOB NO. 0022

SHEET 1 OF 3

S:\NTX-LAND\0022\200 SURVEY\290 Mapping\0022C-PA01.dwg 10/12/2026

HERITAGE SQUARE

STATE HIGHWAY NO. 78 (VARIABLE WIDTH RIGHT-OF-WAY)

S88°48'18"E 1903.77'

GRAND HERITAGE BOULEVARD (90' RIGHT-OF-WAY)

GREEN DRIVE (VARIABLE WIDTH RIGHT-OF-WAY)

WINDMILL DRIVE (50' RIGHT-OF-WAY)

ENDEAVOUR BOULEVARD (90' RIGHT-OF-WAY)

TRADITIONS DRIVE (VARIABLE WIDTH RIGHT-OF-WAY)

COUNTY ROAD NO. 484 (VARIABLE WIDTH RIGHT-OF-WAY)

STOUGHTON STREET (81' RIGHT-OF-WAY)

STENSON LANE (50' RIGHT-OF-WAY)

LOT 1 BLOCK C 1.408 ACRES 61,317 SQ. FT.

LOT 2 BLOCK C 1.744 ACRES 75,963 SQ. FT.

LOT 3 BLOCK C 1.117 ACRES 48,664 SQ. FT.

LOT 4 BLOCK C 0.902 ACRES 39,275 SQ. FT.

LOT 5 BLOCK C 1.000 ACRES 43,565 SQ. FT.

LOT 6 BLOCK C 2.145 ACRES 93,458 SQ. FT.

LOT 7 BLOCK C 13.865 ACRES 603,969 SQ. FT.

2.191 ACRES WYLIE CYPP PROPERTIES C.C.# 20081100130152O O.P.R.C.C.T.

LOT 6 BLOCK A 20.806 ACRES 906,297 SQ. FT.

111.949 ACRES (SAVE AND EXCEPT) 1.831 ACRES LEAVING A NET AREA OF 110.118 ACRES

W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121

DRURY ANGLIN SURVEY, ABSTRACT NO. 2

LOT 2 BLOCK B 11.261 ACRES 490,510 SQ. FT.

LOT 1, BLOCK A BCSUD ADDITION C.C.# 20260100000092 P.R.C.C.T.

(SAVE AND EXCEPT) 1.831 ACRES

LOT 1 BLOCK D 15.641 ACRES 681,326 SQ. FT.

5.68 ACRES BEAR CREEK SPECIAL UTILITY DISTRICT C.C.# 20190321000294740 O.P.R.C.C.T.

SBM REAL ESTATE SERVICES, LLC C.C.# 20240000172970 O.P.R.C.C.T.

TRADITIONS AT GRAND HERITAGE WEST C.C.# 20171109010005190 O.P.R.C.C.T.

TRADITIONS AT GRAND HERITAGE PHASE 2 C.C.# 20200605010001990 O.P.R.C.C.T.

WINDMILL ESTATES PHASE 1 C.C.# 2001-0072531 O.P.R.C.C.T.

BLOCK A, BLOCK B

POINT OF BEGINNING S&E 5/8"CIRF "NTS"

POINT OF COMMENCING S&E 1/2"CIRF "RPLS 5686"

N89°50'23"W 550.00'

N89°23'18"E 400.00'

S89°23'18"W 397.36'

S89°03'49"E 979.11'

N89°51'49"W 647.00'

N89°51'49"W 596.99'

S00°08'34"W 1696.08'

S00°09'37"W 341.95'

N00°09'37"E 450.00'

S17°45'46"W 25.56'

N66°41'37"E 336.01'

N90°00'00"E 263.46'

GENERAL NOTES:

1. BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8986)
2. THE PROPERTY DEPICTED IS LOCATED IN FLOOD ZONE "X". FLOOD ZONE DESIGNATION OF "ZONE X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C0440J, DATED JUNE 02, 2009.
3. THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD). ALL CONSTRUCTION RELATED TO WATER SERVICE SHALL BE DONE PER BCSUD SPECIFICATIONS AND GENERAL NOTES.
4. ALL COMMON AREAS SHALL BE OWNED AND MAINTAINED BY A PROPERTY OWNERS' ASSOCIATION (POA), COMMON TO THE DEVELOPMENT, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS. SIGNAGE, PEDESTRIAN AMENITIES, LIGHTING, PUBLIC ART, AND OTHER FURNISHINGS WITHIN ANY COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE POA.
5. THE STORMWATER MANAGEMENT FACILITY SERVES ALL LOTS WITHIN THE SUBDIVISION, REGARDLESS OF OWNERSHIP. THE CITY OR THEIR CONTRACTOR/AGENT MAY ACCESS THE FACILITY TO PERIODICALLY INSPECT IF THE FACILITY IS MAINTAINED IN PROPER WORKING CONDITION AND MEETS DESIGN STANDARDS AND OTHER PROVISIONS ESTABLISHED BY THE LAVON CODE OF ORDINANCES.
6. ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
7. ALL COMMON AREA LOTS WILL ALSO SERVE AS DRAINAGE EASEMENTS.
8. ALL PARK EASEMENTS SHALL BE MAINTAINED BY THE PROPERTY OWNER, AND SHALL BE OPEN FOR PUBLIC RECREATION AND PEDESTRIAN ACCESS.

LEGEND

IRF	IRON ROD FOUND
CIRF	IRON ROD WITH CAP FOUND
TxDOT	ALUMINUM TxDOT MONUMENT FOUND
CIRS	5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET
BCSUD	BEAR CREEK SPECIAL UTILITY DISTRICT
NTMWD	NORTH TEXAS MUNICIPAL WATER DISTRICT
P.R.C.C.T.	PLAT RECORDS, COLLIN COUNTY, TEXAS
O.P.R.C.C.T.	OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS.
	ADDITION BOUNDARY LINE
	INTERNAL LOT LINE BOUNDARY

100 50 0 100

VISIBILITY EASEMENT DETAIL NOT TO SCALE

A FINAL PLAT OF *HERITAGE SQUARE* OF LOTS 1–6, CA1, BLOCK A; LOTS 1–2, CA1, BLOCK B; LOTS 1–7, BLOCK C AND LOT 1, BLOCK D SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121 & THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 CITY OF LAVON, COLLIN COUNTY, TEXAS 110.118 ACRES 16 LOTS & 2 COMMON AREAS

DATE: OCTOBER 2026 JOB NO. 0022

OWNER/DEVELOPER:
BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:
LJA SURVEYING, INC.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

SHEET 2 OF 3

S:\NTX-LAND\0022\200 SURVEY\290 Mapping\0022C-PA01.dwg 10/12/2026

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	02°55'10"	1500.00'	N87°48'00"E	76.42'	76.43'
C2	02°19'32"	7075.00'	N02°28'20"E	287.14'	287.16'
C3	30°00'00"	510.00'	N76°18'34"E	264.00'	267.04'
C4	28°41'26"	510.00'	N75°39'17"E	252.72'	255.38'
C5	23°18'23"	1000.00'	N78°20'48"E	403.98'	406.77'
C6	24°14'34"	335.00'	N78°48'54"E	140.69'	141.74'
C7	16°22'27"	440.00'	N08°20'50"E	125.32'	125.74'
C8	34°03'07"	335.00'	N00°29'30"E	196.18'	199.10'
C9	18°40'39"	650.00'	N08°10'45"W	210.95'	211.89'
C10	90°00'00"	30.00'	N46°18'34"E	42.43'	47.12'
C11	88°58'16"	54.00'	N45°47'42"E	75.68'	83.85'
C12	88°58'16"	30.00'	S45°47'42"W	42.04'	46.59'
C13	90°00'00"	30.00'	S43°41'26"E	42.43'	47.12'
C14	90°00'00"	30.00'	S46°18'34"W	42.43'	47.12'
C15	03°23'48"	124.00'	S85°20'05"E	7.35'	7.35'
C16	05°12'02"	100.00'	S86°14'12"E	9.07'	9.08'
C17	63°47'33"	30.00'	N56°33'36"W	31.70'	33.40'
C18	05°12'02"	124.00'	N86°14'12"W	11.25'	11.26'
C19	03°02'20"	100.00'	N85°09'21"W	5.30'	5.30'
C20	20°19'15"	30.00'	S11°21'19"W	10.58'	10.64'
C21	88°48'18"	30.00'	N45°35'51"E	41.98'	46.50'
C22	89°50'59"	54.00'	N46°07'11"E	76.27'	84.68'
C23	08°53'35"	250.00'	S84°21'31"E	38.76'	38.80'
C24	08°53'35"	250.00'	S84°21'31"E	38.76'	38.80'
C25	90°37'29"	30.00'	N45°52'57"E	42.66'	47.45'
C26	47°28'15"	30.00'	N23°44'08"W	24.15'	24.86'
C27	88°48'18"	30.00'	S45°35'51"W	41.98'	46.50'
C28	91°11'42"	30.00'	N44°24'09"W	42.87'	47.75'
C29	89°47'54"	30.00'	N46°05'39"E	42.35'	47.02'
C30	08°53'35"	226.00'	S84°21'31"E	35.04'	35.08'
C31	08°53'35"	274.00'	S84°21'31"E	42.49'	42.53'
C32	89°22'47"	30.00'	S44°06'55"E	42.20'	46.80'
C33	90°02'07"	30.00'	N46°10'38"E	42.44'	47.14'
C34	90°02'07"	54.00'	N46°10'38"E	76.39'	84.86'
C35	90°00'00"	30.00'	N46°11'42"E	42.43'	47.12'
C36	90°00'00"	30.00'	S43°48'18"E	42.43'	47.12'
C37	21°57'20"	30.00'	N80°13'02"E	11.43'	11.50'
C38	21°01'23"	30.00'	N78°17'37"W	10.95'	11.01'
C39	89°52'27"	30.00'	S46°15'28"W	42.38'	47.06'
C40	90°07'33"	30.00'	S43°44'32"E	42.47'	47.19'
C41	90°02'07"	30.00'	N46°10'38"E	42.44'	47.14'
C42	90°00'00"	30.00'	S43°48'18"E	42.43'	47.12'
C43	90°00'00"	30.00'	S46°11'42"W	42.43'	47.12'
C44	89°57'53"	30.00'	N43°49'22"W	42.41'	47.11'
C45	90°00'00"	30.00'	N46°11'42"E	42.43'	47.12'
C46	90°07'33"	30.00'	S43°44'32"E	42.47'	47.19'
C47	89°52'27"	30.00'	S46°15'28"W	42.38'	47.06'
C48	90°00'00"	30.00'	N43°48'18"W	42.43'	47.12'

LINE	BEARING	DISTANCE
L1	N46°30'39"E	84.55'
L2	N01°15'35"E	45.07'
L3	S58°14'05"E	109.87'
L4	N01°18'01"E	12.99'
L5	S88°02'11"E	180.76'
L6	N82°47'57"E	102.25'
L7	S34°42'57"W	106.45'
L8	S04°26'37"E	64.72'
L9	N43°41'26"W	35.36'
L10	S19°39'48"W	36.39'
L11	S88°48'18"E	23.26'
L12	S43°49'22"E	31.55'
L13	S24°35'16"W	37.10'
L14	N46°31'59"E	35.49'
L15	S12°58'32"E	9.00'
L16	N77°00'54"E	28.58'
L17	S12°58'32"E	22.74'
L18	S12°58'00"E	90.33'
L19	S00°09'37"W	55.08'
L20	S63°12'28"E	32.07'
L21	N46°10'38"E	35.34'
L22	S01°11'42"W	308.00'
L23	N01°11'42"E	308.00'
L24	S45°32'22"W	35.11'
L25	N65°24'44"W	33.53'
L26	S45°08'22"W	28.29'
L27	N25°34'51"E	37.67'
L28	S44°27'38"E	35.60'
L29	S88°41'26"E	12.00'
L30	N01°18'34"E	377.47'
L31	S89°43'10"E	41.42'
L32	S01°01'48"W	24.00'
L33	N89°43'10"W	41.11'
L34	S01°18'34"W	190.47'
L35	S88°41'26"E	412.06'
L36	S01°28'49"W	24.00'
L37	N88°41'26"W	411.99'
L38	S01°18'34"W	157.01'
L39	N88°41'26"W	66.00'
L40	N01°18'34"E	24.00'
L41	S83°38'11"E	79.31'
L42	S88°50'13"E	61.52'
L43	S01°28'49"W	40.93'
L44	N88°50'13"W	34.49'
L45	N83°38'11"W	79.31'
L46	N01°28'37"E	24.01'
L47	S01°11'42"W	264.48'
L48	N90°00'00"W	419.77'
L49	N00°00'00"W	25.00'
L50	N01°11'42"E	132.97'
L51	S88°48'18"E	62.40'
L52	S79°54'43"E	31.16'
L53	S88°48'18"E	117.58'
L54	N01°11'42"E	0.30'
L55	S88°48'18"E	36.05'
L56	S01°11'42"W	114.70'
L57	N90°00'00"W	287.99'
L58	N01°11'42"E	131.22'
L59	S88°48'18"E	62.37'
L60	S79°54'43"E	31.16'
L61	S88°48'18"E	117.58'
L62	S88°48'18"E	17.48'
L63	N01°09'35"E	172.45'
L64	S88°48'18"E	473.26'
L65	N01°11'42"E	21.50'
L66	S01°11'42"W	21.50'
L67	S88°48'18"E	526.74'
L68	S00°08'34"W	28.18'
L69	N88°48'18"W	1.29'
L70	S01°19'15"W	172.50'
L71	S88°48'18"E	16.67'
L72	S00°08'34"W	24.00'
L73	N88°48'18"W	1222.77'
L74	N01°09'35"E	24.00'
L75	N01°09'35"E	172.50'
L76	S88°48'18"E	473.26'
L77	S01°11'42"W	172.50'
L78	N88°48'18"W	473.15'
L79	N01°11'42"E	172.50'
L80	S88°48'18"E	442.42'
L81	S01°19'15"W	172.50'
L82	N88°48'18"W	442.04'
L83	N89°23'05"E	540.51'
L84	N00°36'55"W	31.48'
L85	N77°01'15"E	59.79'
L86	N89°23'05"E	747.12'
L87	S89°50'23"E	576.65'
L88	S00°08'44"W	449.98'
L89	N89°51'49"W	47.56'

LOT	BLOCK	ACRES	SQ. FT.
1	A	1.709	74,451
2	A	1.253	54,569
3	A	14.036	611,415
CA1	A	4.975	216,725
4	A	1.090	47,464
5	A	1.187	51,691
6	A	20.806	906,297
1	B	3.424	149,130
CA1	B	1.186	51,663
2	B	11.261	490,510
1	C	1.408	61,317
2	C	1.744	75,963
3	C	1.117	48,664
4	C	0.902	39,275
5	C	1.000	43,565
6	C	2.145	93,458
7	C	13.865	603,969
1	D	15.641	681,326

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, OF LJA SURVEYING INC., A REGISTERED PROFESSIONAL LAND SURVEYOR OF THE STATE OF TEXAS, DO HEREBY DECLARE THAT I PREPARED THIS PLAT FROM AN ACTUAL AND ACCURATE SURVEY ON THE LAND, UNDER MY DIRECTION AND SUPERVISION, AND UPON COMPLETION OF CONSTRUCTION, 5/8" IRON RODS WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" WILL BE SET AT ALL SUBDIVISION BOUNDARY CORNERS AND "X" CUTS PLACED AT RIGHT-OF-WAY CENTERLINE INTERSECTIONS AND POINTS OF CURVATURE UNLESS OTHERWISE NOTED. THE MONUMENTS OR MARKS SET, OR FOUND, ARE SUFFICIENT TO ENABLE RETRACEMENT.

PRELIMINARY, THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT.

MICHAEL J. BAITUP
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4574

STATE OF TEXAS
OF REGISTERED
FOR REVIEW AND COMMENT ONLY
4574
PROFESSIONAL LAND SURVEYOR

STATE OF TEXAS
COUNTY OF DALLAS

BEFORE ME, THE UNDERSIGNED AUTHORITY, A NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS, ON THIS DAY PERSONALLY APPEARED MICHAEL J. BAITUP, KNOWN TO ME TO BE THE PERSON WHOSE NAME IS SUBSCRIBED FOR THE PURPOSE AND CONSIDERATION THEREIN EXPRESSED.

GIVEN UNDER MY HAND AND SEAL THIS _____ DAY OF _____, 2026.

_____
NOTARY PUBLIC IN AND FOR THE STATE OF TEXAS
NOTARY ID #:_____
MY COMMISSION EXPIRES:_____

BEAR CREEK SPECIAL UTILITY DISTRICT APPROVAL CERTIFICATE

THIS PLAT CORRECTLY REPRESENTS THE REQUIRED EASEMENTS AND CERTIFICATIONS REQUIRED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD) FOR DEVELOPMENT.

"RECOMMENDED FOR APPROVAL"

_____
SIGNATURE
BEAR CREEK SUD, LAVON, TEXAS

NAME/TITLE: _____

DATE: _____

LEGAL DESCRIPTION
110.118 ACRES

BEING A 110.118 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, AND THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING PART OF A 5.06 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES LP, RECORDED IN COUNTY CLERK'S FILE NO. 20070404000465370, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 3.005 ACRE TRACT OF LAND CONVEYED AS TRACT 1 AND PART OF A 4.802 ACRE TRACT CONVEYED AS TRACT 2 BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5446, PAGE 3422, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PART OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 110.118 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF A 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY CLERK'S FILE NO. 20190705000786750, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AN BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT, BEING THE SOUTH CORNER OF A CORNER CLIP AT THE INTERSECTION OF STATE HIGHWAY NO. 205 (A VARIABLE WIDTH RIGHT-OF-WAY) AND STATE HIGHWAY NO. 78 (A VARIABLE WIDTH RIGHT-OF-WAY)

THENCE, NORTH 46 DEGREES 30 MINUTES 39 SECONDS EAST, A DISTANCE OF 84.55 FEET TO A 1/2 INCH IRON ROD FOUND FOR NORTH CORNER OF SAID CORNER CLIP, BEING ON THE NORTH LINE OF SAID 3.06 ACRE TRACT AND THE COMMON SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 02 DEGREES 55 MINUTES 10 SECONDS, A RADIUS OF 1500.00 FEET, AND A LONG CHORD THAT BEARS NORTH 87 DEGREES 48 MINUTES 00 SECONDS EAST, A DISTANCE OF 76.42 FEET;

THENCE, ALONG COMMON LINE AND SAID NON-TANGENT CURVE TO THE RIGHT, AN ARC DISTANCE OF 76.43 FEET TO A 1/2 INCH IRON ROD WITH FOUND FOR AN EXTERIOR ELL CORNER OF SAID 3.06 ACRE TRACT AND THE NORTHWEST CORNER OF A 1.00 ACRE TRACT OF LAND CONVEYED BY DEED TO L&D PROPERTY HOLDINGS, LLC, RECORDED IN COUNTY CLERK'S FILE NO. 20210201000208920, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, ALONG THE COMMON LINES OF SAID 3.06 ACRE TRACT AND SAID 1.00 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 01 DEGREES 01 MINUTES 48 SECONDS WEST, A DISTANCE OF 200.42 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "RPLS 5034" FOUND FOR COMMON CORNER;

SOUTH 89 DEGREES 33 MINUTES 41 SECONDS EAST, A DISTANCE OF 214.24 FEET TO A 1/2 INCH IRON ROD FOUND FOR COMMON CORNER;

NORTH 01 DEGREES 28 MINUTES 37 SECONDS EAST, A DISTANCE OF 205.22 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER ON THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND BEING THE SOUTHWEST CORNER OF A 0.0031 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697540, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 88 DEGREES 52 MINUTES 07 SECONDS EAST, ALONG THE SAID SOUTH LINE OF STATE HIGHWAY 78, PASSING AT A DISTANCE OF 50.00 FEET THE SOUTHEAST CORNER OF SAID 0.0031 ACRE TRACT AND THE COMMON SOUTHWEST CORNER OF 0.0201 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS RECORDED IN COUNTY CLERK'S FILE NO. 20110706000697490, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, THE COMMON EAST LINE OF SAID 3.06 ACRE TRACT AND THE WEST LINE OF AFORESAID 3.005 ACRE TRACT AND CONTINUING ALONG SAID SOUTH LINE OF STATE HIGHWAY 78, A TOTAL DISTANCE OF 156.95 FEET TO A POINT FOR CORNER, SAID POINT BEING THE NORTHWEST CORNER OF LOT 2, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 2 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2024, PAGE 1041, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 2, BLOCK A, AND OVER AND ACROSS SAID 3.005 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES;

SOUTH 01 DEGREES 28 MINUTES 49 SECONDS WEST, A DISTANCE OF 348.14 FEET TO A POINT FOR THE SOUTHWEST CORNER OF SAID LOT 2, BLOCK A;

SOUTH 88 DEGREES 50 MINUTES 12 SECONDS EAST, A DISTANCE OF 182.35 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID LOT 2, BLOCK A;

NORTH 01 DEGREES 15 MINUTES 35 SECONDS EAST, A DISTANCE OF 45.07 FEET TO AN X CUT FOUND FOR THE SOUTHWEST CORNER OF LOT 1, BLOCK A, OF HIGHWAY 205 TRACT, PHASE 1 ADDITION, AN ADDITION TO THE CITY OF LAVON, ACCORDING TO THE PLAT THEREOF RECORDED IN BOOK 2018, PAGE 916, MAP RECORDS, KAUFMAN COUNTY, TEXAS;

THENCE, ALONG THE BOUNDARY LINE OF SAID LOT 1, BLOCK A, AND OVER AND ACROSS SAID 105.568 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCE:

SOUTH 58 DEGREES 14 MINUTES 05 SECONDS EAST, A DISTANCE OF 109.87 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "TMI" FOUND FOR CORNER;

NORTH 32 DEGREES 02 MINUTES 32 SECONDS EAST, A DISTANCE OF 391.85 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JBI" FOUND FOR CORNER;

NORTH 01 DEGREES 18 MINUTES 01 SECONDS EAST, A DISTANCE OF 12.99 FEET TO A POINT FOR CORNER ON THE AFORESAID SOUTH LINE OF STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT;

THENCE, SOUTH 88 DEGREES 02 MINUTES 11 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 180.76 FEET TO A POINT FOR CORNER;

THENCE, NORTH 82 DEGREES 47 MINUTES 57 SECONDS EAST, CONTINUING ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND THE SOUTH LINE OF SAID 0.1333 ACRE TRACT AND OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 102.25 FEET TO A TXDOT ALUMINUM MONUMENT FOUND FOR CORNER;

THENCE, SOUTH 88 DEGREES 48 MINUTES 18 SECONDS EAST, ALONG THE SOUTH LINE OF SAID STATE HIGHWAY NO. 78 AND COMMON NORTH LINE OF SAID 105.568 ACRE TRACT A DISTANCE OF 1903.77 FEET TO A POINT FOR THE NORTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT LYING IN GEREN DRIVE (A VARIABLE WIDTH RIGHT OF WAY;

THENCE, SOUTH 00 DEGREES 08 MINUTES 34 SECONDS WEST, ALONG THE EAST LINE OF SAID 105.568 ACRE TRACT AND WITH SAID GEREN DRIVE, A DISTANCE OF 1696.08 FEET TO A POINT FOR THE SOUTHEAST CORNER OF SAID 105.568 ACRE TRACT, SAID POINT BEING ON THE NORTH RIGHT-OF-WAY LINE OF TRADITIONS DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY);

THENCE, NORTH 89 DEGREES 51 MINUTES 49 SECONDS WEST, ALONG THE SOUTH LINE OF SAID 105.568 ACRE TRACT AND WITH SAID NORTH RIGHT-OF-WAY LINE OF TRADITIONS DRIVE, A DISTANCE OF 647.00 FEET TO A P.K. NAIL FOUND FOR AN EXTERIOR ELL CORNER OF SAID 105.568 ACRE TRACT AND BEING THE COMMON SOUTHEAST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS;

THENCE, ALONG THE COMMON LINE OF SAID 105.568 ACRE TRACT AND SAID 5.68 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 09 MINUTES 37 SECONDS EAST, A DISTANCE OF 450.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHEAST CORNER OF SAID 5.68 ACRE TRACT;

NORTH 89 DEGREES 50 MINUTES 23 SECONDS WEST, A DISTANCE OF 550.00 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR THE NORTHWEST CORNER OF SAID 5.68 ACRE TRACT;

SOUTH 00 DEGREES 09 MINUTES 37 SECONDS WEST, A DISTANCE OF 341.95 FEET TO A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND FOR CORNER SAID POINT BEING THE NORTHEAST CORNER OF A 9.957 ACRE TRACT OF LAND CONVEYD TO SBM REAL ESTATE SERVICES, LLC, AS RECORDED IN COUNTY CLERK'S FILE NO. 20240000017297, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE COMMON SOUTH LINE OF SAID 105.568 ACRE TRACT AND THE NORTH LINE OF SAID 9.957 ACRE TRACT, PASSING AT A DISTANCE OF 1314.57 FEET A 1/2 INCH IRON ROD FOUND AT THE NORTHWEST CORNER OF SAID 9.957 ACRE TRACT AND BEING THE COMMON NORTHEAST CORNER OF LOT 1, OF LAVON BUSINESS PARK, AN ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 20150528010001700, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, PASSING AT A DISTANCE OF 1745.24 FEET THE NORTHWEST CORNER OF SAID LOT 1, AND BEING THE NORTHEAST CORNER OF A 2.772 ACRE TRACT OF LAND CONVEYED TO COMERICA BANK, AS RECORDED IN COUNTY CLERK'S FILE NO. 20220001062468, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND CONTINUING ALONG SAID COMMON LINES IN ALL A TOTAL DISTANCE OF 2013.46 FEET TO A POINT FOR CORNER ON THE EAST LINE OF AFORESAID STATE HIGHWAY 205 AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 02 DEGREES 19 MINUTES 32 SECONDS, A RADIUS OF 7075.00 FEET, AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 28 MINUTES 20 SECONDS EAST, A DISTANCE OF 287.14 FEET;

THENCE, ALONG SAID EAST LINE OF STATE HIGHWAY NO. 205, ALONG THE EAST LINES OF A 0.5683 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786660, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, 0.5356 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, RECORDED IN COUNTY, CLERK'S FILE NO. 20190703000786630, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, AND AFORESAID 0.2981 ACRE TRACT OF LAND CONVEYED BY DEED TO THE STATE OF TEXAS, ALONG SAID TANGENT CURVE TO THE LEFT, PASSING AT AN ARC DISTANCE OF 1.03 FEET A TXDOT ALUMINUM MONUMENT FOUND, AND CONTINUING ALONG SAID CURVE A TOTAL ARC DISTANCE OF 287.16 FEET TO A POINT FOR CORNER;

THENCE, NORTH 01 DEGREES 18 MINUTES 34 SECONDS EAST, ALONG THE SAID EAST LINE OF SAID STATE HIGHWAY NO. 205, PASSING AT A DISTANCE OF 367.85 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5683 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.5356 ACRE TRACT, PASSING AT A DISTANCE OF 963.55 FEET A TXDOT ALUMINUM MONUMENT FOUND FOR THE NORTHEAST CORNER OF SAID 0.5356 ACRE TRACT AND THE COMMON SOUTHEAST CORNER OF SAID 0.2981 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 1311.23 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 111.949 ACRES OF LAND, MORE OR LESS.

SAVE AND EXCEPT

1.831 ACRES

BEING A 1.831 ACRE TRACT OF LAND SITUATED IN THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, CITY OF LAVON, COLLIN COUNTY, TEXAS, AND BEING ALL OF LOT 1, BLOCK A OF BCSUD ADDITION, AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20260610000092, PLAT RECORDS, COLLIN COUNTY, TEXAS. SAID 1.831 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011)EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

COMMENCING AT A 1/2 INCH IRON ROD WITH PLASTIC CAP STAMPED "RPLS 5686" FOUND AT THE NORTHWEST CORNER OF A 5.68 ACRE TRACT OF LAND CONVEYED TO BEAR CREEK SPECIAL UTILITY DISTRICT, BY DEED RECORDED IN COUNTY CLERK'S FILE NO. 20190321000294740, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY TEXAS, AND BEING A COMMON INTERIOR ELL CORNER OF A 105.568 ACRE TRACT OF LAND CONVEYED BY DEED TO BEAR CREEK COMMERCIAL PROPERTIES, LP, RECORDED IN VOLUME 5376, PAGE 5572, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS:

THENCE, SOUTH 34 DEGREES 42 MINUTES 57 SECONDS WEST, OVER AND ACROSS SAID 105.568 ACRE TRACT, A DISTANCE OF 106.45 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NTS" FOUND FOR THE NORTHEAST CORNER OF SAID LOT 1, BLOCK A AND THE **POINT OF BEGINNING;**

THENCE, SOUTH 00 DEGREES 08 MINUTES 44 SECONDS WEST, ALONG THE EAST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 200.02 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NTS" FOUND FOR CORNER;

THENCE, SOUTH 89 DEGREES 23 MINUTES 18 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 397.36 FEET TO A 5/8 INCH IRON ROD WITH PLASTIC CAP STAMPED "NTS" FOUND FOR CORNER;

THENCE, NORTH 00 DEGREES 36 MINUTES 38 SECONDS WEST, ALONG THE WEST LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 200.00 FEET TO A 1/2 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "USA, INC" FOUND FOR CORNER;

THENCE, NORTH 89 DEGREES 23 MINUTES 18 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 1, BLOCK A, A DISTANCE OF 400.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 1.831 ACRES LAND, MORE OR LESS.

LEAVING A **NET AREA OF 110.118 ACRES** OF LAND, MORE OR LESS.

OWNER/DEVELOPER:

BEAR CREEK COMMERCIAL PROPERTIES LP
2101 CEDAR SPRINGS ROAD, SUITE 600
DALLAS, TEXAS 75201
PHONE: (214) 880-8434

ENGINEER/SURVEYOR:

LJA SURVEYING, INC.
6060 North Central Expressway, Suite 400, Dallas, Texas 75206
Phone 469.621.0710
T.B.P.E.L.S. Firm No. 10194382

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT, **BEAR CREEK COMMERCIAL PROPERTIES LP** ("OWNER"), ACTING BY AND THROUGH THE UNDERSIGNED, IT'S DULY AUTHORIZED AGENTS, DOES HEREBY ADOPT THIS PLAT DESIGNATING THE HEREIN ABOVE DESCRIBED PROPERTY AS **HERITAGE SQUARE**, AN ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND DOES HEREBY DEDICATE TO THE PUBLIC USE, INCLUDING THE USE BY BEAR CREEK SPECIAL UTILITY DISTRICT, FOREVER, THE STREETS AND EASEMENTS SHOWN HEREON, **BEAR CREEK COMMERCIAL PROPERTIES LP**, DOES HEREBY CERTIFY THE FOLLOWING:

1. THE STREETS, ALLEYS AND RIGHTS OF WAY ARE DEDICATED TO THE CITY OF LAVON FOR STREET AND ALLEY PURPOSES
2. ALL PUBLIC IMPROVEMENTS AND DEDICATIONS SHALL BE FREE AND CLEAR OF ALL DEBTS, LIENS, AND /OR ENCUMBRANCES.
3. THE EASEMENTS AS SHOWN ARE DEDICATED FOR THE PUBLIC USE, INCLUDING SPECIFICALLY FOR THE CITY OF LAVON OR BEAR CREEK SPECIAL UTILITY DISTRICT, FOREVER FOR THE PURPOSES INDICATED ON THE PLAT. THE WATER FACILITY EASEMENTS ARE FOR BEAR CREEK SPECIAL UTILITY DISTRICT USE ONLY. THE SEWER EASEMENTS ARE FOR CITY OF LAVON USE ONLY. THE DRAINAGE EASEMENTS (OFFSITE AND ONSITE) ARE TO BE MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION.
4. NO BUILDINGS, FENCES, TREES, SHRUBS OR OTHER IMPROVEMENTS OR GROWTH SHALL BE CONSTRUCTED OR PLACED UPON, OVER OR ACROSS THE EASEMENTS AS SHOWN, EXCEPT THAT LANDSCAPE IMPROVEMENTS MAY BE PLACED IN LANDSCAPE EASEMENTS IF APPROVED BY THE CITY OF LAVON.
5. THE CITY OF LAVON AND BEAR CREEK SPECIAL UTILITY DISTRICT IS NOT RESPONSIBLE FOR REPLACING ANY IMPROVEMENTS IN, UNDER OR OVER ANY EASEMENTS CAUSED BY MAINTENANCE OR REPAIR.
6. UTILITY EASEMENTS MAY ALSO BE USED FOR THE MUTUAL ACCOMMODATION OF ALL PUBLIC UTILITIES DESIRING TO USE OR USING THE SAME UNLESS THE EASEMENT LIMITS THE USE TO PARTICULAR UTILITIES , SAID USE BY PUBLIC UTILITIES BEING SUBORDINATE TO THE PUBLIC AND CITY OF LAVON.
7. THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL HAVE THE RIGHT TO REMOVE AND KEEP REMOVED ALL OR PART OF ANY BUILDINGS, FENCES, TREES SHRUBS OR OTHER IMPROVEMENTS OR GROWTHS WHICH MAY IN ANY WAY ENDANGER OR INTERFERE WITH CONSTRUCTION, MAINTENANCE, OR EFFICIENCY OF THEIR RESPECTIVE SYSTEMS IN THE EASEMENTS.
8. THE CITY OF LAVON, BEAR CREEK SPECIAL UTILITY DISTRICT, AND PUBLIC UTILITIES SHALL AT ALL TIMES HAVE THE FULL RIGHT OF INGRESS AND EGRESS TO OR FROM THEIR RESPECTIVE EASEMENTS FOR THE PURPOSE OF CONSTRUCTING, RECONSTRUCTING, INSPECTING, PATROLLING, MAINTAINING, READING METERS, AND ADDING TO OR REMOVING ALL OR PARTS OF THEIR RESPECTIVE SYSTEMS WITHOUT NECESS

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GRAND HERITAGE SQUARE DEVELOPMENT
TRAFFIC IMPACT ANALYSIS

LJA Project No. NT080-0022C

Scott Booth, PE, PTOE
LJA Engineering, Inc.

September 2026

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TBPELS F-1386
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www.LJA.com
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GRAND HERITAGE SQUARE DEVELOPMENT
TRAFFIC IMPACT ANALYSIS



September 30, 2026

LJA Project No. NT080-0022C

EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed Grand Heritage Square development in Lavon, Texas.

This development will consist of 176 town homes, 225 multi-family units, 75,000 square feet for gym/fitness centers, 170,000 square feet for a grocery store, 81,350 square feet for additional commercial/retail use, 55,000 square feet for a sporting goods store, 13,320 square feet for drive-in banks, 5,156 square feet for high volume fast food, 19,850 square feet for fast casual restaurants, 19,850 square feet for sit down restaurants, 2,040 square feet for fast food with drive through, and 5,250 square feet for a quick lubrication vehicle shop. Construction for this development is expected to be completed in 2030. The study horizon for this TIA is year 2035. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine if mitigation measures to address any resulting deficiencies are recommended.

The study area for this TIA includes the street network located within a mile of the proposed development's access points and includes the following intersections:

1. SH 205 at SH 78
2. Burleson Dr at SH 78
3. Grand Heritage at SH 78
4. Endeavour Blvd at SH 205

Future intersections include:

5. Drive A at SH 205
6. Drive B at SH 205
7. Drive C at SH 78
8. Drive D at SH 78
9. Drive E at Geren Drive
10. Drive F at Geren Drive
11. Endeavor Boulevard and Geren Drive
12. Drive G at CR 484
13. Endeavor Boulevard and Grand Heritage Boulevard

For this study, the AM and PM peak hours were analyzed for each of the following scenarios:

1. Existing conditions (2025)
2. Interim year (2027) – background traffic growth rate only
3. Interim year (2027) – all background traffic
4. Build-out year (2030) – all background traffic
5. Build-out year (2030) – combined traffic
6. Horizon year (2035) – all background traffic
7. Horizon year (2035) – combined traffic

Peak hour traffic and 24-hour link data were collected on December 6, 2022 and May 15, 2025. An average annualized growth rate of 4.0 percent was calculated using historical traffic data from the TxDOT and NCTCOG traffic count database. This growth rate was applied to the existing traffic volumes in order to determine the future background traffic volumes for the years 2027, 2030, and 2035.

With internal trip capture and pass-by trips applied, the proposed development is projected to add 24,188 daily vehicle trips with 1,366 vehicle trips (709 in 656 out) during the AM peak hour period and 985 vehicle trips (537 in 448 out) during the PM peak hour period These traffic volumes were distributed to the surrounding roadway network according to the existing travel patterns within the study area.

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 7th Edition* (HCM7). Level of Service analyses for intersections were completed using Synchro traffic analysis software.

Based on the study results, no improvements to Geren or CR 484 are necessary as part of the development.

The following is a list of recommended improvements based on future growth in background traffic volumes and development related traffic. The sharing of the cost for these improvements is to be addressed with the city separately from the TIA.

- Signalization of SH 205 at Endeavour Boulevard (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 120 seconds for both peak hours
- Signalization of Endeavour Boulevard and SH 205 (subject to Warrant Study and TxDOT approval)
- Increase the cycle length at Grand Heritage Boulevard and SH 78 to 150 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 120 seconds for both peak hours
- Increase the cycle length at SH 205 and SH 78 to 150 seconds for both peak hours
- Eastbound right turn lane on SH 78 at Burleson Drive

The following is a list of improvements recommended as a result of the development:

- Eastbound right-turn lane on SH 78 at Drive C
- Eastbound right-turn lane on SH 78 at Drive D
- Eastbound right-turn lane on SH 78 at Grand Heritage Boulevard
- Northbound right-turn lane on SH 205 at Endeavour Boulevard
- Northbound right-turn lane on SH 205 at Drive A
- Drive A should be two-lane approaches allowing for separate right and left-turn movements. Minimum length of two-lane approach is recommended to be 150 feet.

- Grand Heritage Boulevard should be a three-lane approach allowing for a dual left and through/right movement. Minimum length of three-lane approach is recommended to be 150 feet.

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August 13, 2026

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

Re: Heritage Square
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: August 6, 2026

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

PLANNING + DESIGN COMMENTS

1. Revise the Final Plat to relabel Lot CA4, Block A to CA1, Block A. This change should also be reflected on the Title Block.

2. Revise the Final Plat to relabel Lot 5, Block A, Lot 6, Block A, and Lot 7, Block A to Lot 4, Block A, Lot 5, Block A, and Lot 6, Block A. This change should also be reflected on the Title Block.

3. Revise the Final Plat to relabel Lot CA2, Block B to CA1, Block B.

4. Revise the Final Plat to relabel Lot 3, Block B and Lot 2, Block B. This change should also be reflected on the Title Block.

5. Revise the Final Plat to remove “Residential Lot” labels from Lot 1, Block D and Lot 3, Block B, as use will be determined at the time of Site Plan or Building Permit.

6. Revise the Title Block to reflect the following:

LOTS 1 – 5, CA1, BLOCK A;
LOTS 1- 2, CA1, BLOCK B;
LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
SITUATED IN
THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
CITY OF LAVON, COLLIN COUNTY, TEXAS
101.118 ACRES
16 LOTS;
2 COMMON AREAS

7. Revise General Note 4 to include the following:

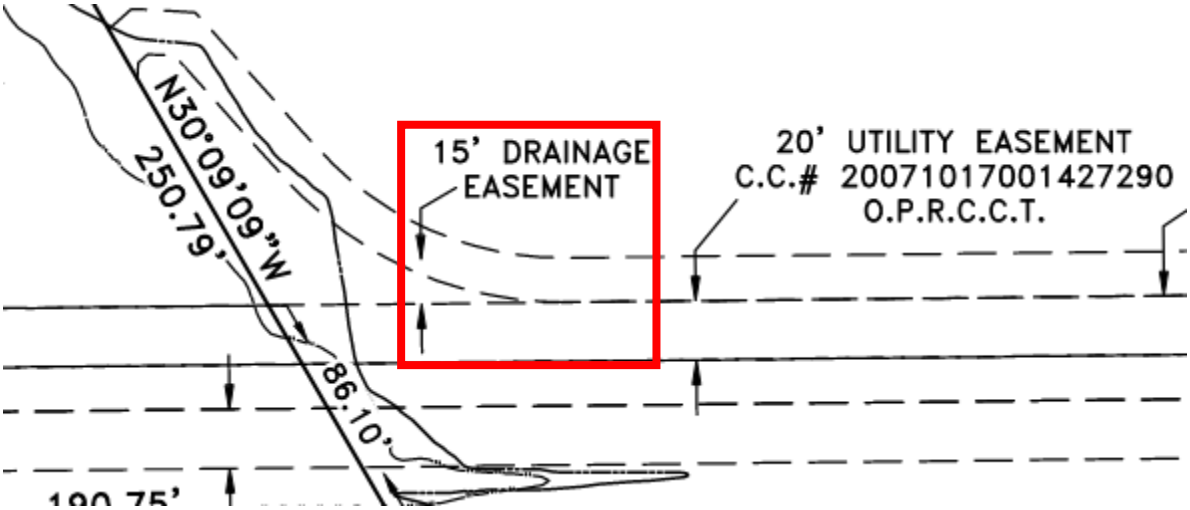
“All common areas shall be owned and maintained by a Property Owners’ Association (POA), common to the development, and shall be open for public recreation and pedestrian

access. Signage, pedestrian amenities, lighting, public art, and other furnishings within any common areas shall be owned and maintained by the POA."

8. Revise the General Notes to include the following addition:

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

9. Revise the position of the 15' Drainage Easement label and arrows to algin with the easement shown on the Final Plat

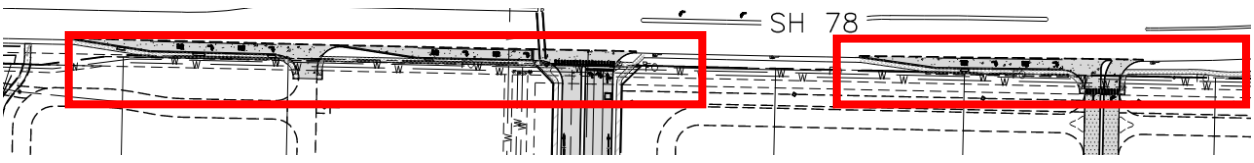


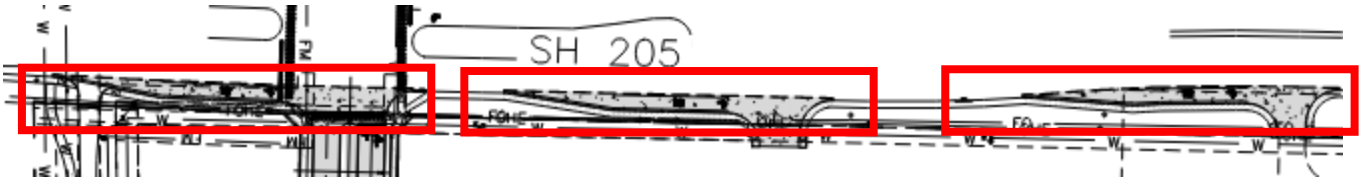
10. Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

11. Section Seven of the governing PD requires two dog waste stations. The Hardscape & Landscape Plan shows a total of one dog waste station. Revise the Hardscape & Landscape Plan to provide a minimum of two dog waste stations in the primary open space, between Subareas A and B-1.

12. Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

13. Deceleration lanes must be provided in a manner consistent with traffic-related impacts and engineering standards, including any necessary right-of-way, subject to the City Engineer's review.





14. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Studio Lead at LJA
Email: tmcleod@lja.com
Phone: 214.688.5814
On behalf of the City of Lavon, TX

Quality check by:

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

September 1, 2026

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

Re: Heritage Square, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated August 6, 2026, and Civil Plans dated August 6, 2026 as prepared by LJA Engineering, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. It should be understood by all parties that discussions on traffic analysis/improvements for this development are ongoing. Improvements to SH 78 have been discussed as well as background traffic growth, signal timing, Endeavour/Grand Heritage intersection, Geren/Endeavour issues, etc. These issues will be resolved as part of final plat and final plan preparation for the impacted areas. An updated or amended Traffic Impact Analysis (TIA) will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

FINAL PLAT

2. It is our understanding that the name of the development will be changed from Bear Creek Commercial to Heritage Square.

3. All street intersections should include a 30’ visibility triangle easement.

CIVIL PLANS

4. We recommend that City of Lavon General Notes be included in the plan set.

5. Sheet 4 – General Note 1 should be modified to reflect that City of Lavon establishes minimum standards. City Standards will govern in the event of a conflict.

6. Sheet 4 – General Note 1 – the phrase “…City of Lavon Texas Council of Governments …” should be rephrased.

7. Sheet 4 – General Note 27 – A copy of the geotechnical report should be provided to the City for its records.

8. Sheet 4 – Paving And Striping Note #2 – Minimum reinforcement shall be #4 bars @ 18” o.c.e.w.

9. Sheet 4 – Traffic Control Notes are the same as Paving and Striping Notes.

10. Sheet 5 – the demolition of Geren in the northeast corner of the property should include a note that Geren is to remain open to traffic until completion of Grand Heritage Blvd and Endeavour Blvd.

11. Paving Sheets – It appears that the deceleration lanes are to be a separate set of plans. This should be clearly identified on all sheets, if applicable. Limits of construction should be clearly identified. Note that unless the deceleration lanes are to be constructed under a separate contract, we prefer these plans to be incorporated into a single set of plans.

12. Sheet 6 – There are deceleration lanes on SH 205 & SH 78. These have been conceptually approved by TxDOT, but full plans need to be provided for permitting.

13. Sheet 7 – The use of curb leave outs for drainage should be discussed. It is not clear as to why the drainage cannot flow to the proposed inlets 8A1 & 8A2.

14. Sheet 7 – Inlet 8A2 is shown to be within the street pavement. This should be verified.

15. Paving Sheets – The sheets should be consistent when showing left turn lane striping.

16. Paving Sheets – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

17. Sheet 13 – 19 – It is not clear as to the purpose of several of these sheets since they show the deceleration lanes which is apparently a separate set of plans (see comment 11 above) and streets that are included on other sheets. If these are included, they should be clearly labeled and appropriate details be provided.

18. Sheet 13 – 19 – The proposed fire lane should include appropriate dimensions and details.

19. Sheet 15 – Details should be provided for the connection to Geren.

20. Sheet 20 – A copy of the geotechnical report should be provided to the City for its records.

21. Grading Plan – We recommend using a different linetype for the flood plain instead of the same one used for contours.

22. Sheet 22 & 24 – Provide a profile and sections of the ditch along Geren and Traditions.

23. Sheet 23 – A detail sheet should be provided for the area downstream of Endeavour, similar to Sheet 25 for the area upstream of Endeavour.

24. Sheet 23 – The slopes on the west side of the downstream area appear to be step. A section across this area is recommended.

25. Sheet 23 – It appears a proposed retaining wall is to be constructed. Elevation information should be provided.

26. Sheet 23 – There appear to be some lines that are not identified.

27. Sheet 23 – There does not appear to be any erosion control downstream of the culverts.

28. Sheet 23 – The elevations along the proposed trail should be provided.

29. Sheet 23 – Engineer should verify need for guardrails and/or handrails at Endeavour crossing and trails in this area.

30. Sheet 24 – There appears to be some lines that are not identified.

31. Sheet 25 – The elevations along the proposed trail should be provided.

32. Sheet 25 – There appears to be some lines that are not identified.

33. Sheet 26 – The Summary Table does not correlate with the drawing.

34. Sheet 27 – For clarity, headers should be provided at the top of each summary table.

35. Sheet 27 – For clarity, storm sewer pipelines should be labeled.

36. Sheet 27 – The Engineer should add Analysis Point C.

37. Sheet 31 – No erosion control is shown downstream of the outfall.

38. Sheet 32 – The Engineer should verify the use of a concentric connection at Sta 10+19.82.

39. Sheet 33 – Border is missing.

40. Sheet 33 – There appears to be some lines that are not identified.

41. Sheet 34 – The proposed rip-rap should include dimensions, rip-rap size, etc.

42. Sheet 35 – For clarity the adjacent property should be shown, identified and labeled.

43. Sheet 39 – No erosion control is shown downstream of the outfall.

44. Sheet 40 – No erosion control is shown downstream of the outfall.

45. Sheet 41 – No erosion control is shown downstream of the outfall.

46. Sheet 41 – Complete calculations on the pond, culverts, etc. should be provided.

47. Water Plans – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

48. Water Plans – These are to be reviewed by Bear Creek SUD and are not included in this review unless otherwise stated.

49. Sheet 55 – The note for connection ot an existing manhole should state that the connection will be by core of the existing manhole and use of A-Lok or equal connection. No grouting allowed.

50. Sheet 56 – End & Plug note should be added.

51. Sheet 57 – Drop manholes shall be 5’ diameter and include internal drops.

52. Sanitary Sewer Profiles – Note that pipe shall be SDR 26 PVC.

53. Sanitary Sewer Profiles – Where manholes are outside paved areas, the top manhole shall be 12” above final grade.

54. Sheet 61 – Drop manholes shall be 5’ diameter and include internal drops.

55. Sheet 62 – Drop manholes shall be 5’ diameter and include internal drops.

56. Sheet 64 – Add note that street lighting and street signs shall conform to City of Lavon Standards.

57. Sheet 64 – Engineer should provide verification that street lighting meets City Standards for illuminance and uniformity ratio.

58. Sheet 66 – Signage and striping should be shown for the transition area and connection to Traditions/CR 484 intersection.

59. Sheet 67 – Rock check dams or other structure should be provided at downstream area of outfalls to protect adjacent properties.

60. Sheet 67 – Erosion control should be provide for the ditches along Geren and Traditions.

61. Sheet 69 – Note that detail 8 on sheet DS-PV3 should be changed to 15’.

62. Landscape Plans are not included in this review.

This concludes our review of the above referenced Final Plat, Civil Plans. A copy of sheets, with markups, is provided for your convenience. These sheets should be considered typical in nature and NOT be considered a comprehensive markup set.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAVON General Services\9 - Review\Heritage Square (Bear Creek Comm)\Heritage Square - Final Plat - Rev 0.docx

FREEMAN-MILLICAN, INC.
ENGINEERS - ARCHITECTS - PLANNERS

September 14, 2026

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

Re: Heritage Square, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Drainage Study dated August, 2026, as prepared by LJA Engineering, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Our comments are as follows:

1. The drainage study includes the existing ditch/stream extending from SH 78 south to the property line. The stream does not have any current FEMA floodplain delineation. the stream eventually intersects with Bear Creek.

2. This area was previously studied in 2018.

3. The Table of Contents contains errors and/or missing sections.

4. A separate report, Aquatic Resources Delineation and Determination Report dated June, 2026 as prepared by LJA Environmental Services has been referenced in Appendix D. This report identifies 2 wetlands and jurisdictional streams ((Relatively Permanent Waters (RPW's)). Per the Engineer, the project is being designed to stay within the limits of NWP 14. This includes locating the detention pond adjacent to the jurisdictional waters and the wetlands are to remain undisturbed. The Endeavour Blvd Crossing is to be designed to NPW 14 requirements.

5. Areas UBC-3A, 4A, 5A & 6 should be modeled as "Commercial & Business" (Ref Exhibit 6).

6. Table B3 – Areas-3A, 4A, 5A & 6 Show open space. These areas are currently developed or soon to be developed and should be considered "Commercial & Business".

7. In Table B7 there is an Ultimate Flow column for the 100-yr flood. This should be defined.

8. The cross sections should be properly titled to include section numbers to correlate with the exhibits.

This concludes our review of the above referenced Drainage Study.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

F:\17024 - LAVON General Services\9 - Review\Heritage Square (Bear Creek Comm)\Heritage Square - Drainage Study - Rev 0.docx

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

October 01, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City planning and design comments dated August 13, 2026 from Tiffany McLeod and Abra Nusser, we have addressed your comments as follows.

Planning and Design Comments

1. Revise the Final Plat to relabel Lot CA4, Block A to CA1, Block A. This change should also be reflected on the Title Block.

   Response: The final plat and titleblock have been updated to reflect this change.

2. Revise the Final Plat to relabel Lot 5, Block A, Lot 6, Block A, and Lot 7, Block A to Lot 4, Block A, Lot 5, Block A, and Lot 6, Block A. This change should also be reflected on the Title Block.

   Response: The final plat and titleblock have been updated to reflect this change.

3. Revise the Final Plat to relabel Lot CA2, Block B to CA1, Block B.

   Response: The final plat has been updated to reflect this change.

4. Revise the Final Plat to relabel Lot 3, Block B and Lot 2, Block B. This change should also be reflected on the Title Block.

   Response: The final plat and titleblock have been updated to reflect this change.

5. Revise the Final Plat to remove “Residential Lot” labels from Lot 1, Block D and Lot 3, Block B, as use will be determined at the time of Site Plan or Building Permit.

   Response: The final plat has been updated to reflect this change.

6. Revise the Title Block to reflect the following:
   LOTS 1 – 5, CA1, BLOCK A;
   LOTS 1- 2, CA1, BLOCK B;
   LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
   SITUATED IN
   THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
   CITY OF LAVON, COLLIN COUNTY, TEXAS
   101.118 RES
   16 LOTS;
   2 COMMON AREAS

   Response: The titleblock has been updated to reflect this change.

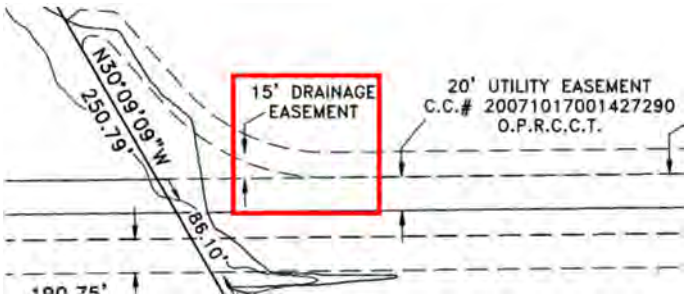
7. Revise General Note 4 to include the following:
   "All common areas shall be owned and maintained by a Property Owners' Association (POA), common to the development, and shall be open for public recreation and pedestrian access. Signage, pedestrian amenities, lighting, public art, and other furnishings within any common areas shall be owned and maintained by the POA."

   Response: General note 4 has been updated to reflect this change.

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

   Response: This note has been added to the general notes section.

9. Revise the position of the 15' Drainage Easement label and arrows to algin with the easement shown on the Final Plat.



   Response: This callout has been modified to properly align with the easement.

10. Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

Response: The landscape and hardscape plan has been updated to show a minimum of six benches along the trails. All trees dedicated for the benches have been updated to canopy trees.

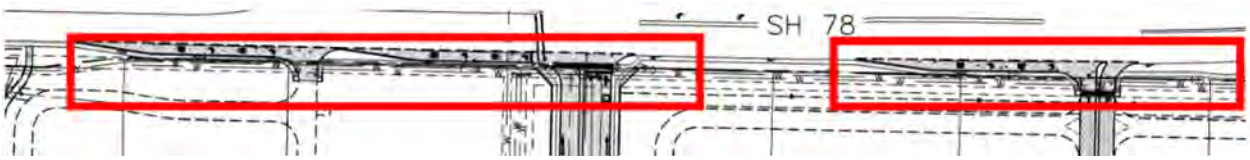
11. Section Seven of the governing PD requires two dog waste stations. The Hardscape & Landscape Plan shows a total of one dog waste station. Revise the Hardscape & Landscape Plan to provide a minimum of two dog waste stations in the primary open space, between Subareas A and B-1.

    Response: The landscape and hardscape plan has been updated to show a minimum of two dog waste stations in the primary open space.

12. Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

    Response: Dimensions have been added where possible, otherwise square footage of the easement has been provided instead.

13. Deceleration lanes must be provided in a manner consistent with traffic-related impacts and engineering standards, including any necessary right-of-way, subject to the City Engineer's review.



Response: No ROW dedication required per lates engineering review.

14. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

    Response: A comment response letter has been included with this resubmittal.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 1, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City engineering comments from Mark Hill dated September 1, 2026, we have addressed your comments as follows.

Engineering Comments

General

1. It should be understood by all parties that discussions on traffic analysis/improvements for this development are ongoing. Improvements to SH 78 have been discussed as well as background traffic growth, signal timing, Endeavour/Grand Heritage intersection, Geren/Endeavour issues, etc. These issues will be resolved as part of final plat and final plan preparation for the impacted areas. An updated or amended Traffic Impact Analysis (TIA) will be required as each lot develops to provide more accurate traffic generation numbers. This may require adjustment of current preliminary street and intersection layout/section.

   Response: Per discussions with the City, the TIA will be updated to incorporate currently known developments and updated background traffic conditions within the study area, and no additional TIA updates will be required during the ongoing review and development of the overall site. The updated TIA is included with this submittal. Any future TIA updates associated with individual lot development will be the responsibility of the individual lot developer.

Final Plat

2. It is our understanding that the name of the development will be changed from Bear Creek Commercial to Heritage Square.

   Response: Correct, the development is now called "Heritage Square".

3. All street intersections should include a 30' visibility triangle easement.

   Response: Per email coordination with Mark Hill on 09/11/2026, 30' visibility triangles have been added to the paving and landscape plans but not included on the final plat due to being within the City Right-of-Way.

Civil Plans

4. It is our understanding that the name of the development will be changed from Bear Creek Commercial to Heritage Square.

Response: Correct, the development is now called "Heritage Square".

5. Sheet 4 – General Note 1 should be modified to reflect that City of Lavon establishes minimum standards. City Standards will govern in the event of a conflict.

   Response: The general notes have been updated to reflect this change.

6. Sheet 4 – General Note 1 – the phrase "…City of Lavon Texas Council of Governments…" should be rephrased.

   Response: The general notes have been updated to reflect this change.

7. Sheet 4 – General Note 27 – A copy of the geotechnical report should be provided to the City for its records.

   Response: The Geotech Report has been included with this resubmittal.

8. Sheet 4 – Paving And Striping Note #2 – Minimum reinforcement shall be #4 bars @ 18" o.c.e.w.

   Response: The general notes have been updated to reflect this change.

9. Sheet 4 – Traffic Control Notes are the same as Paving and Striping Notes.

   Response: The duplicate notes have been removed from the traffic control notes section.

10. Sheet 5 – the demolition of Geren in the northeast corner of the property should include a note that Geren is to remain open to traffic until completion of Grand Heritage Blvd and Endeavour Blvd.

    Response: A note has been added to the demolition and existing conditions plan stating that Geren is to remain open until completion of Grand Heritage and Endeavour.

11. Paving Sheets – It appears that the deceleration lanes are to be a separate set of plans. This should be clearly identified on all sheets, if applicable. Limits of construction should be clearly identified. Note that unless the deceleration lanes are to be constructed under a separate contract, we prefer these plans to be incorporated into a single set of plans.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026. TxDOT plans now incorporated into set.

12. Sheet 6 – There are deceleration lanes on SH 205 & SH 78. These have been conceptually approved by TxDOT, but full plans need to be provided for permitting.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026. TxDOT plans now incorporated into set.

13. Sheet 7 – The use of curb leave outs for drainage should be discussed. It is not clear as to why the drainage cannot flow to the proposed inlets 8A1 & 8A2.

    Response: The curb leave-outs are necessary to maintain the required dry lane. A curb leave-out detail has been added to the plan set.

14. Sheet 7 – Inlet 8A2 is shown to be within the street pavement. This should be verified.

    Response: This is proposed as a three grate inlet, per email conversation with Mark Hill on 09/03/2026. The callout for this inlet has been updated accordingly.

15. Paving Sheets – The sheets should be consistent when showing left turn lane striping.

    Response: Noted, all sheets are showing left turn lane striping in the same manner.

16. Paving Sheets – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

    Response: This note has been added to the plans.

17. Sheet 13 – 19 – It is not clear as to the purpose of several of these sheets since they show the deceleration lanes which is apparently a separate set of plans (see comment 11 above) and streets that are included on other sheets. If these are included, they should be clearly labeled and appropriate details be provided.

    Response: The sheets has been reorganized for clarity and to better show design intent and scope.

18. Sheet 13 – 19 – The proposed fire lane should include appropriate dimensions and details.

    Response: Dimensions and detail added to fire lane.

19. Sheet 15 – Details should be provided for the connection to Geren.

    Response: Plan updated.

20. Sheet 20 – A copy of the geotechnical report should be provided to the City for its records.

    Response: The Geotech Report has been included with this resubmittal.

21. Grading Plan – We recommend using a different linetype for the flood plain instead of the same one used for contours.

    Response: Linetype revised and labeled for clarity.

22. Sheet 22 & 24 – Provide a profile and sections of the ditch along Geren and Traditions.

    Response: Profile and typical section added to plans. Note: due to the existing grade of Geren and Tradition, the resulting ditch is very flat 0.4% - 0.5%; the drainage area to this ditch is only the corresponding side of the ROW.

23. Sheet 23 – A detail sheet should be provided for the area downstream of Endeavour, similar to Sheet 25 for the area upstream of Endeavour.

    Response: Trail grading plans have been provided at increased scale to cover the detail in this area. A section added to downstream grading plan was added to the plan set.

24. Sheet 23 – The slopes on the west side of the downstream area appear to be steep. A section across this area is recommended.

    Response: Grading revised.

25. Sheet 23 – It appears a proposed retaining wall is to be constructed. Elevation information should be provided.

    Response: Grading revised. See trail grading plans for detail.

26. Sheet 23 – There appear to be some lines that are not identified.

    Response: Linework on grading sheets cleaned up and detailed areas provided.

27. Sheet 23 – There does not appear to be any erosion control downstream of the culverts.

    Response: Riprap has been added to this outfall.

28. Sheet 23 – The elevations along the proposed trail should be provided.

    Response: Separate trail sheets have been dedicated within the plan set to show trail elevations.

29. Sheet 23 – Engineer should verify need for guardrails and/or handrails at Endeavour crossing and trails in this area.

    Response: Based on TxDOT guardrail criteria (RDM 4.10.7., Table 4-20), a curbed road with speed limit of 30 does not require a guardrail with a clear area of at least 4' from face of curb, with 6' desired. Our parkway is 12.5' from ROW to FOC therefore no guardrail is needed or desired.

30. Sheet 24 – There appears to be some lines that are not identified.

    Response: Addressed.

31. Sheet 25 – The elevations along the proposed trail should be provided.

    Response: Separate trail sheets have been dedicated within the plan set to show trail elevations.

32. Sheet 25 – There appears to be some lines that are not identified.

    Response: Addressed.

33. Sheet 26 – The Summary Table does not correlate with the drawing.

    Response: The drainage area summary table has been updated to match the drainage areas shown in plan view.

34. Sheet 27 – For clarity, headers should be provided at the top of each summary table.

    Response: Column headers have been added to all of the drainage area summary tables.

35. Sheet 27 – For clarity, storm sewer pipelines should be labeled.

    Response: Pipelines have been labeled on the plans for clarity.

36. Sheet 27 – The Engineer should add Analysis Point C.

    Response: Analysis Point C has been added to the plans.

37. Sheet 31 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to the outfall.

38. Sheet 32 – The Engineer should verify the use of a concentric connection at Sta 10+19.82.

    Response: Profile revised.

39. Sheet 33 – Border is missing.

    Response: The border has been added to the sheet.

40. Sheet 33 – There appears to be some lines that are not identified.

    Response: Additional callouts have been added to the plans for clarity on this linework.

41. Sheet 34 – The proposed rip-rap should include dimensions, rip-rap size, etc.

    Response: Rip-rap dimensions and size have been added.

42. Sheet 35 – For clarity the adjacent property should be shown, identified and labeled.

    Response: The adjacent property has been labeled.

43. Sheet 39 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to this outfall.

44. Sheet 40 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to this outfall.

45. Sheet 41 – No erosion control is shown downstream of the outfall.

    Response: Riprap has been added to this outfall.

46. Sheet 41 – Complete calculations on the pond, culverts, etc. should be provided.

    Response: Please refer to the Heritage Square Drainage Study for the supporting hydrologic and hydraulic calculations, including the channel and culvert analyses. The retention pond is provided for aesthetic purposes and to satisfy the requirements of the PD; it is not required to provide the necessary stormwater storage. Required storage is provided within the graded channel, with the culverts controlling the downstream discharge. The retention pond plan is included in the construction plans to provide the information necessary for construction.

47. Water Plans – Add note that states that water valves shall not be placed within ADA ramps including ramp, flares and landings.

    Response: This note has been added to the plans.

48. Water Plans – These are to be reviewed by Bear Creek SUD and are not included in this review unless otherwise stated.

    Response: Noted, these plans have been submitted to Bear Creek SUD for their review.

49. Sheet 55 – The note for connection to an existing manhole should state that the connection will be by core of the existing manhole and use of A-Lok or equal connection. No grouting allowed.

    Response: Note added to plan sheet.

50. Sheet 56 – End & Plug note should be added.

    Response: This callout has been added to the plans.

51. Sheet 57 – Drop manholes shall be 5’ diameter and include internal drops.

    Response: Drop manholes have been updated to be 5’ internal drop manholes.

52. Sanitary Sewer Profiles – Note that pipe shall be SDR 26 PVC.

    Response: SDR-26 has been added to the pipe callouts within the profiles.

53. Sanitary Sewer Profiles – Where manholes are outside paved areas, the top manhole shall be 12” above final grade.

    Response: Manholes outside of paved areas have been raised to be one foot above final grade.

54. Sheet 61 – Drop manholes shall be 5’ diameter and include internal drops.

    Response: Drop manholes have been updated to be 5’ internal drop manholes.

55. Sheet 62 – Drop manholes shall be 5’ diameter and include internal drops.

    Response: Drop manholes have been updated to be 5’ internal drop manholes.

56. Sheet 64 – Add note that street lighting and street signs shall conform to City of Lavon Standards.

    Response: This note has been added to the plans.

57. Sheet 64 – Engineer should provide verification that street lighting meets City Standards for illuminance and uniformity ratio.

    Response: A photometrics plan has been provided with this resubmittal.

58. Sheet 66 – Signage and striping should be shown for the transition area and connection to Traditions/CR 484 intersection.

    Response: Goring added at transition.

59. Sheet 67 – Rock check dams or other structure should be provided at downstream area of outfalls to protect adjacent properties.

    Response: Rock Check dams have been added to the appropriate locations, as marked up by Mark Hill.

60. Sheet 67 – Erosion control should be provide for the ditches along Geren and Traditions.

    Response: Rock check dams and erosion control matting have been added to the plans for flows from the ditches along Geren and Traditions.

61. Sheet 69 – Note that detail 8 on sheet DS-PV3 should be changed to 15’.

    Response: This detail has been updated.

62. Landscape Plans are not included in this review.

    Response: Noted.

Plan Markups

63. All intersections to have a 30’ visibility easement.

    Response: Per an email from Mark Hill on 09/11/2026, 30’ visibility triangles have been added to the paving and landscape plans but not included on the final plat due to being within the City Right-of-Way.

64. Heritage Square?

    Response: Correct, the development is now called “Heritage Square”.

65. All intersections to have a 30’ visibility easement.

    Response: Per an email from Mark Hill on 09/11/2026, 30’ visibility triangles have been added to the paving and landscape plans but not included on the final plat due to being within the City Right-of-Way.

66. Heritage Square?

    Response: Correct, the development is now called “Heritage Square”.

67. City standards govern minimum requirements.

    Response: The general notes have been updated to reflect this intent.

68. Provide a copy to the City for its records.

    Response: The Geotech Report has been included with this resubmittal.

69. May be #4 depending upon which pavement section.

    Response: The note has been updated to reflect #4 bars.

70. Same as paving notes.

    Response: Duplicate notes have been removed from the traffic notes section.

71. Recommend including City of Lavon General notes.

    Response: The City of Lavon General notes have been added to the plan set.

72. Traffic must be maintained on Geren Road during construction.

    Response: A note has been added to the plans stating that Geren is to remain open until completion of Grand Heritage and Endeavour.

73. Deceleration lanes require TXDOT permit.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026.

74. Deceleration lanes require TXDOT permit.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026.

75. Why can’t flow go to inlet 8A1?

Response: The curb leave-outs are necessary to maintain the required dry lane. A curb leave-out detail has been added to the plan set.

76. Curb inlet is inside pavement area.

    Response: This is proposed as a three-grate inlet per City of Lavon Standards.

77. Be consistent on sheets on whether this striping is visible.

    Response: Noted, all sheets are showing left turn lane striping in the same manner.

78. Add note: Water valves shall not be placed within ADA ramps, including ramp, flares and landings.

    Response: This note has been added to the plans.

79. Provide detail (elevations, dimensions, etc.). Typical all deceleration lanes.

    Response: A separate TXDOT Plan set was provided to the City of Lavon with our last submission. Per an email from Mark Hill on 09/03/2026, the submittal was made to TXDOT by the City of Lavon on 09/04/2026.

80. Provide details.

    Response: Legend has been modified to provide clarity.

81. Provide details, dimensions, etc. for fire lanes.

    Response: Dimensions and detail added to fire lane

82. Add note that Geren cannot be closed until Endeavour and Grand Heritage Blvd are complete.

    Response: A note has been added to the plans stating that Geren is to remain open until completion of Grand Heritage and Endeavour.

83. Provide details.

    Response: Details added

84. Provide detail at street intersections.

    Response: Detail added at street intersections.

85. Provide copy of geotechnical report.

    Response: The Geotech Report has been included with this resubmittal.

86. Recommend different line type to differentiate between contour and floodplain limit.

    Response: Linetype revised and labeled.

87. Provide drainage ditch profile and typical section with 100-yr flood elevation shown.

    Response: Typical section and profile added.

88. Provide trail elevation information (see sheet 21).

    Response: Separate trail sheets have been dedicated within the plan set to show trail elevations.

89. Verify need for guardrails or handrails at Endeavour crossing and trails in this area.

    Response: Based on TxDOT guardrail criteria (RDM 4.10.7., Table 4-20), a curbed road with speed limit of 30 does not require a guardrail with a clear area of at least 4' from face of curb, with 6' desired. Our parkway is 12.5' from ROW to FOC therefore no guardrail is needed or desired.

90. Erosion control?

    Response: Riprap has been added to this outfall.

91. Provide section or slope information.

    Response: Plan updated

92. Provide retaining wall elevation information.

    Response: Plan updated

93. What is this line?

    Response: Plan revised

94. Not clear what is happening in this area.

    Response: Plan revised

95. What are these lines?

    Response: Plan revised

96. Provide detail of this area similar to sheet 25.

    Response: See trail grading plans for detail.

97. What are these lines?

    Response: New sheet created to provide additional detail of this area.

98. Provide drainage ditch profile and typical section with 100-yr flood elevation shown.

Response: Additional sheets with ditch profiles and typical sections have been added.

99. Provide trail elevation information (see sheet 21).

Response: Trail plan and profile sheets added.

100. What is this?

Response: This linework has been removed from the plans.

101. What is this line?

Response: Plan revised

102. Does not match drawing.

Response: The drainage area summary table has been updated to match the drainage areas shown in plan view.

103. Add column headers.

Response: Column headers have been added to all of the drainage area summary tables.

104. Label pipelines.

Response: Pipelines have been labeled on the plans for clarity.

105. Analysis Point C.

Response: Analysis Point C has been added to the plans.

106. Is rip-rap needed?

Response: Riprap has been added to this outfall.

107. Show normal pool elevation.

Response: This has been added to the profile view.

108. Border?

Response: The border has been added to this sheet.

109. What are these lines?

Response: Additional callouts have been added to the plan for clarity on this linework.

110. Provide dimensions, and size information on rip-rap.

Response: Rip-rap dimensions and size have been added.

111. Add length to rip-rap in profile view.

Response: Length of riprap has been added to all profile views.

112. Show and label property.

Response: The property has been labeled.

113. Rip-rap?

Response: Riprap has been added to this outfall.

114. Rip-rap?

Response: Riprap has been added to this outfall.

115. Rip-rap?

Response: Riprap has been added to this outfall.

116. Rip-rap?

Response: Riprap has been added to this outfall.

117. Rip-rap?

Response: Riprap has been added to this outfall.

118. Rip-rap?

Response: Riprap has been added to this outfall.

119. Rip-rap?

Response: Riprap has been added to this outfall.

120. Rip-rap?

Response: Riprap has been added to this outfall.

121. Provide pond calculations.

Response: Please refer to the Heritage Square Drainage Study for the supporting hydrologic and hydraulic calculations, including the channel and culvert analyses. The retention pond is provided for aesthetic purposes and to satisfy the requirements of the PD; it is not required to provide the necessary stormwater storage. Required storage is provided within the graded channel, with the culverts controlling the downstream discharge. The retention pond plan is included in the construction plans to provide the information necessary for construction.

122. Provide an overall water plan.

Response: This sheet has been added to the plans.

123. Add note: Water valves shall not be placed within ADA ramps, including ramp, flares, and landings.

Response: This note has been added to the plans.

124. Need note to state that connection to existing manhole shall be by core with A-Lok or equal connection. No grouting allowed.

Response: This note has been added to the plans.

125. 5’ internal drop MU per City Standards.

Response: This manhole has been updated to be a 5’ internal drop manhole.

126. SDR 26. Typical all pipe segments.

Response: SDR-26 has been added to the pipe callouts within the profiles.

127. SDR 26. Typical all pipe segments.

Response: SDR-26 has been added to the pipe callouts within the profiles.

128. Where manhole is outside of paved area, top manhole to be 12” above final grade.

Response: Manholes outside of paved areas have been raised to be one foot above final grade.

129. 5’ internal drop.

Response: This manhole has been updated to be a 5’ internal drop manhole.

130. 5’ internal drop.

Response: This manhole has been updated to be a 5’ internal drop manhole.

131. 5’ internal drop MH.

Response: This manhole has been updated to be a 5’ internal drop manhole.

132. 5’ dia internal drop MH.

Response: This manhole has been updated to be a 5’ internal drop manhole.

133. Street lighting and sign blades to meet City Standards.

Response: Street lighting per city standards, note 7 on striping and signage plan references city standard.

134. Signage for transition from 2 lanes to one lane.

Response: Signage added to plan

135. Double yellow centerline.

Response: Double yellow centerline added to plan

136. There is an existing stop sign for westbound.

Response: Existing stop sign noted on plan. Revise intersection to be 3-way stop.

137. Show transition striping.

Response: Goring added to plan

138. Stop sign for Southbound.

Response: Stop sign added to plan.

139. Existing stop sign for northbound.

Response: Existing stop sign added to plan.

140. Fix reference to City of Fort Worth in the notes section.

Response: This has been updated to read "City of Lavon".

141. Fix reference to Pard Agent in the notes section.

Response: Pard Agent reference removed.

142. Fix reference to Section 33-1 in the notes section.

Response: Note updated

143. Need rock check or other device to protect offsite.

Response: A rock check dam has been added to the plans.

144. Need rock check or other device to protect offsite.

Response: A rock check dam has been added to the plans.

145. Need rock check or other device to protect offsite.

Response: A rock check dam has been added to the plans.

146. Erosion control for ditch.

Response: Rock check dams and erosion control matting have been added to the plans for flows from the ditches along Geren and Traditions.

147. Recommend changing to 15’.

Response: This detail has been updated.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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

October 1, 2026

Ms. Kim Dobbs
City of Lavon
120 School Road
Lavon, TX 75166
Attn: Mark D Hill, P.E

Re: Response Letter for Case No.
Heritage Square Drainage Preliminary Plat – 1st Review
LJA Job No. NT800-0022GHS

Dear Mr. Hill:

In response to the City of Lavon comments dated September 14, 2026, we have addressed your comments as follows.

1. The drainage study includes the existing ditch/stream extending from SH 78 south to the property line. The stream does not have any current FEMA floodplain delineation. The stream eventually intersects with Bear Creek.

   Response: Correct, please see Exhibit A1 and A3 for confirmation.

2. This area was previously studied in 2018.

   Response: Acknowledged. The 2018 study details are included in the data collection section of the report.

3. The Table of Contents contains errors and/or missing sections.

   Response: Addressed. Table of Contents has been revised to match the content in the report.

4. A separate report, Aquatic Resources Delineation and Determination Report dated June, 2026 as prepared by LJA Environmental Services has been referenced in Appendix D. This report identifies 2 wetlands and jurisdictional streams ((Relatively Permanent Waters (RPW's)). Per the Engineer, the project is being designed to stay within the limits of NWP 14. This includes locating the detention pond adjacent to the jurisdictional waters and the wetlands are to remain undisturbed. The Endeavour Blvd Crossing is to be designed to NPW 14 requirements.

   Response: Correct.

5. Areas UBC-3A, 4A, 5A & 6 should be modeled as "Commercial & Business" (Ref Exhibit 6).

   Response: The land use areas mentioned above have been revised from "Open Space" to "Commercial and Business" in the existing conditions and proposed conditions model. The revised land use classifications are shown in Exhibits 5 and 6, located in Appendix A.

6. Table B3 – Areas-3A, 4A, 5A & 6 Show open space. These areas are currently developed or soon to be developed and should be considered “Commercial & Business”.

   Response: Addressed. The land use areas mentioned above have been revised from “Open Space” to “Commercial and Business” in the existing conditions and proposed conditions model. The revised land use classifications are displayed in the existing conditions and proposed conditions curve number calculations. (Appendix B, Tables B2 and B3)

7. In Table B7 there is an Ultimate Flow column for the 100-yr flood. This should be defined.

   Response: Addressed. The ultimate hydrology model as been included in Appendix B, along with the backup calculations.

8. The cross sections should be properly titled to include section numbers to correlate with the exhibits.

   Response: Addressed. The HEC-RAS cross section plot has been updated to include the river stations in the title in C3 of Appendix C.

We trust this additional information will allow further review and processing for approval. If you have any questions or require additional information, please contact Taylor Townsend at 214.451.0921. ttownsend@lja.com

Sincerely,

Taylor Townsend, PE,
Project Manger

TT/jdlr

Enclosures

CC: LJA Engineering – Abril Avila Enriquez, Larissa Knapp-Scott
Freeman-Millican, Inc – Mark Hill
City of Lavon – Kim Dobbs

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 5, 2026

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

Re: Heritage Square
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: October 1, 2026

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

PLANNING + DESIGN COMMENTS

1. **REPEAT COMMENT:** Revise the Title Block to reflect the following:

   Response: The title block has been updated to reflect this change.

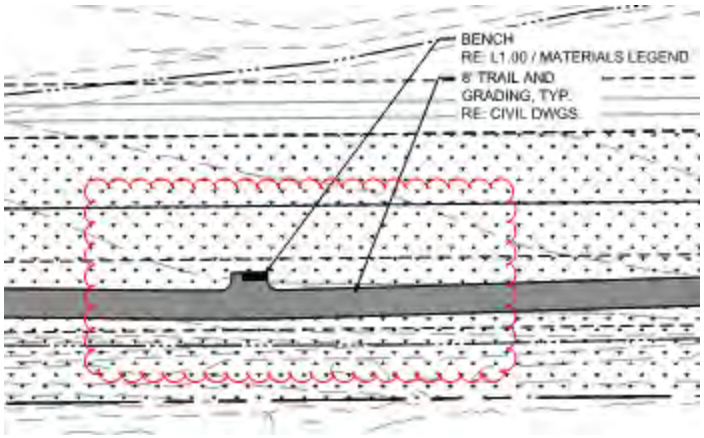
   Revise the Title Block to remove "RESIDENTIAL" and correct the number of Lots in Block A. See redline changes to the Title Block below:

   LOTS 1 – ~~56~~, CA1, BLOCK A;
   LOTS 1- 2, CA1, BLOCK B;
   LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
   SITUATED IN
   THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
   CITY OF LAVON, COLLIN COUNTY, TEXAS
   101.118 ACRES
   16 ~~RESIDENTIAL~~ LOTS & 2 COMMON AREA~~S~~ ~~LOTS~~

2. **REPEAT COMMENT:** Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

   Response: The landscape and hardscape plan has been updated to show a minimum of six benches along the trails. All trees dedicated for the benches have been updated to canopy trees.

   Revise Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade the each bench.

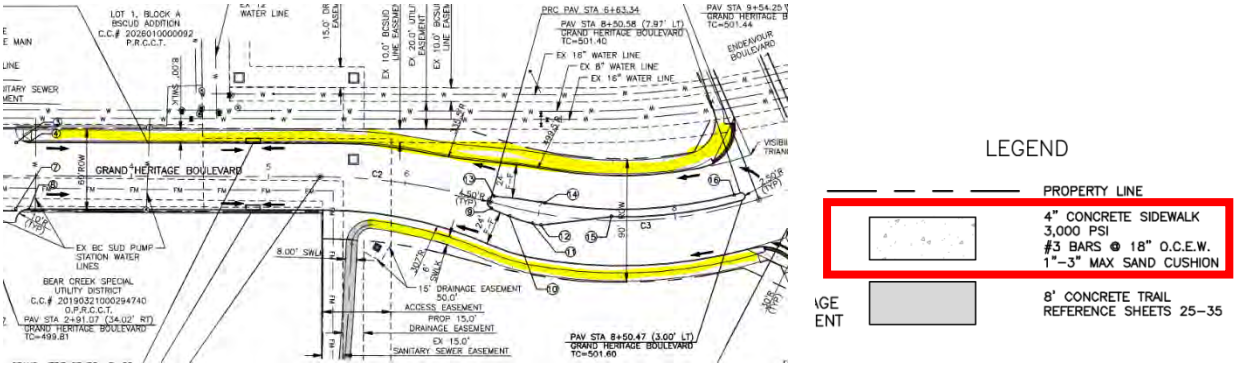


3. **REPEAT COMMENT:** Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

   Response: Dimensions have been added where possible, otherwise square footage of the easement has been provided instead.

   Revise the Final Plat and Paving Plan to detail the 6-foot sidewalks along the following roadways per the PD:

Required public sidewalks shall be constructed as follows:
a. 6 feet along State Highways (where re-construction is necessary to accommodate turn lane improvements)
b. 6 feet wide along Endeavor Boulevard
c. 6 feet wide on Grand Heritage Boulevard, north of Endeavor Boulevard
d. 6 feet wide on the west side of Grand Heritage Boulevard, south of Endeavor Boulevard
e. 6 feet wide on the east side of Grand Heritage Boulevard, south of Endeavor Boulevard
f. 6 feet wide along Geren Drive



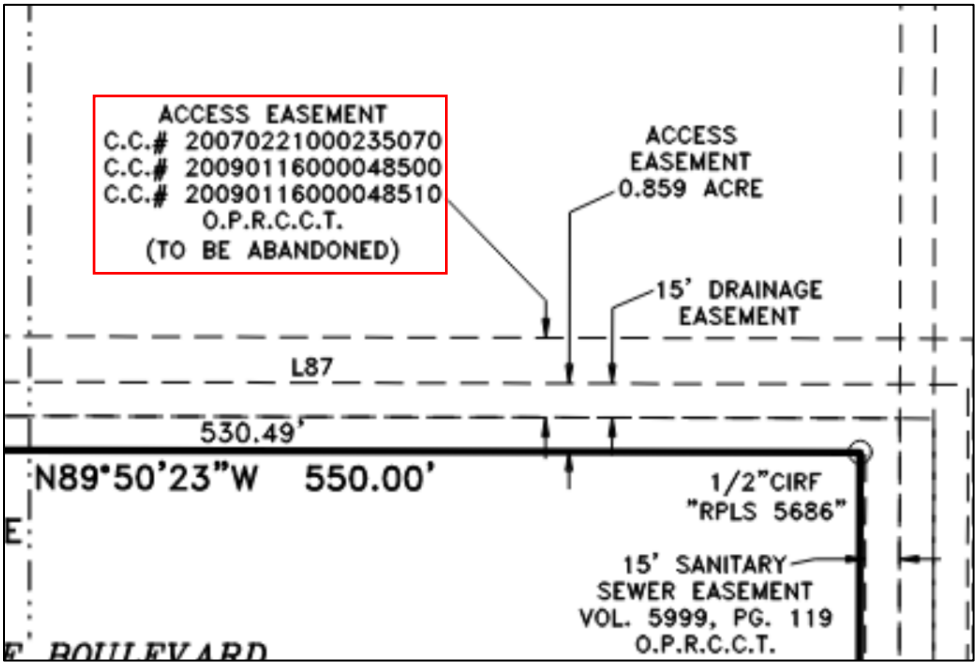
   Note an example on the Paving Plan, which details 4-foot sidewalks, as shown above:

4. Per the PD "A minimum of 10.24 acres of the PD District shall be devoted as publicly accessible privately owned or public parkland." It appears that the Parks and Open Space on the Final Plat are located within Common Area Lots and Access Easements. Revise the

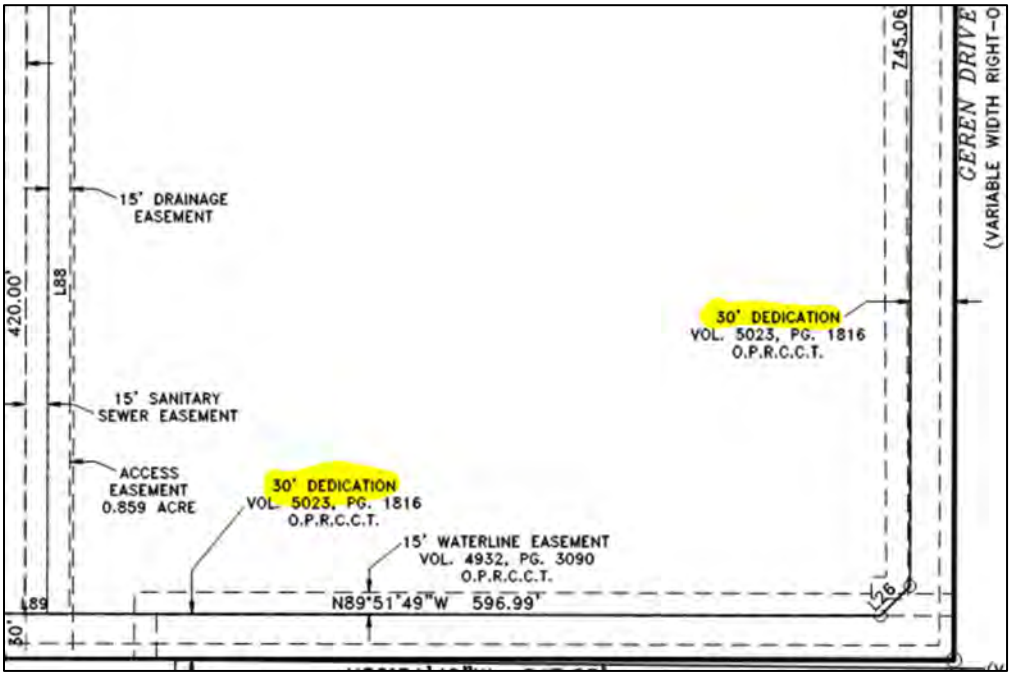
Access Easements areas, where trails/parks are proposed, to be in formally dedicated Common Areas to comply with the minimum parkland requirement.

5. Revise the Final Plat to add all existing and proposed easements associated with proposed Lot 6, Block A.

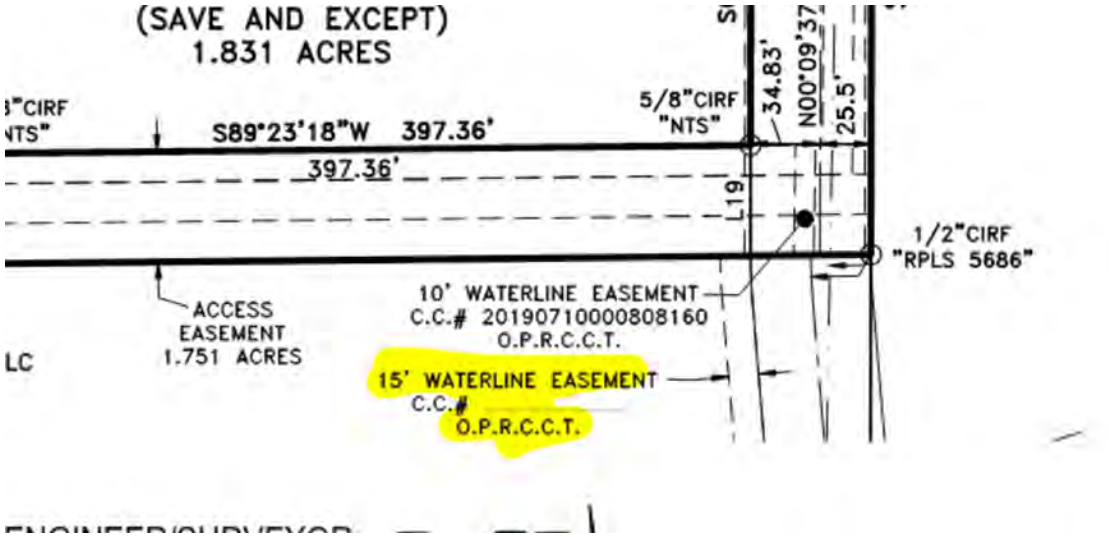
6. Should the three existing access easements be proposed to be abandoned by this plat, revise the Final Plat to update the label to state, “abandoned by this plat.” Please also coordinate with BCSUD to ensure they are informed of this change.



7. Revise the Plat to remove all previously dedicated right-of-way from the subject property:



8. Revise the Final Plat to provide the filling information for the off-site easement by separate instrument, as shown below:



9. Revise the Final Plat to add the subject property line and proposed lot lines to the legend to clarify linework.

10. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

Comments prepared and compiled by:

Tiffany McLeod, AICP
Studio Lead at LJA
Email: tmcleod@lja.com
Phone: 214.688.5814
On behalf of the City of Lavon, TX

Quality check by:

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

October 12, 2026

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

Re: Heritage Square, 19 Total Lots, 110.118 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated October 1, 2026, and revised Civil Plans dated October 1, 2026 as prepared by LJA Engineering, Inc. for the above referenced property. The property is generally on the southeast corner of SH 78 and SH 205 bounded by Geren Dr on the east and Traditions Dr on the south. Comments may be provided by the City Planner. FMI comments considered should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. A revised Traffic Impact Analysis (TIA) dated September 2026 as prepared by LJA Engineering, Inc. has been provided. This revision has updated the land use assumptions to more accurately represent the future development. The estimated total 24 hour trips is 22,890. The recommendations for improvements have not changed from the earlier TIA. This includes deceleration lanes on SH 78 & SH 205 and signalization for Endeavour Blvd & SH 205 intersection. **As each area develops, this TIA should be revised and updated to reflect the actual traffic generation related to the specific project.**

2. A sanitary sewer analysis for the development and adjacent areas has been provided. The analysis shows that the entire drainage basin conveyed to the Bear Creek WWTP increase of 0.114 MGD from earlier projections provided with the Grand Heritage Development. Due to recent flow restrictions placed upon the Bear Creek WWTP by TCEQ, the available capacity to receive sanitary sewer flows is limited. Any increase in flow could result in an overcapacity situation at the facility. As development occurs and actual flows are available, the additional flow projected will need to be analyzed to see if there is capacity to handle it. The City of Lavon is reexamining the entire sanitary sewer system to determine if there are other options available to help mitigate these TCEQ restrictions.

3. A Drainage Study dated October 1, 2026 as prepared by LJA Engineering, Inc. has been provided. The study covers the north-south waterway extending form SH 78 to the south boundary. This study establishes a 100-year flood boundary, which has been included ion the civil plans. Data has also been used for sizing of the detention ponds and culverts under Endeavour Blvd. The study shows that with the proposed improvements, the discharge to the adjacent property remains unchanged.

FINAL PLAT

4. All street intersections should include a 30’ visibility triangle easement. The major intersections show this to be provided within the proposed right-of-way, but the key

access connections on Grand Heritage and Geren should also include the 30’ visibility easement.

CIVIL PLANS

5. Sheet 9 – The plan appears to show all trees to be removed along the jurisdictional wetlands. This should be verified. If not, we recommend a more accurate presentation of tree removal areas.

6. Sheet 15 – Section B-B shows a line that is not labeled.

7. Sheet 16, 18, 23 & 24 – All street intersections should include a 30’ visibility triangle easement. The major intersections show this to be provided within the proposed right-of-way, but the key access connections on Grand Heritage and Geren should also include the 30’ visibility easement.

8. Sheet 17 – What appears to be an existing flowline at the south end of Grand Heritage should be removed or labeled for clarity.

9. Trail Sheets – The trail width should be clearly identified on each sheet.

10. Sheet 43 – We recommend providing flow arrows or similar to clearly show drainage in the area.

11. Sanitary Sewer Plans – The notes provide do not appear to be applicable.

12. Sheet 70 – A note should be added that states the existing manhole shall be cored with a PSX Positive Seal or equal. Grout is not allowed.

13. Sheet 79 – There is a square shown near the SH 78 intersection that is not labeled.

14. Sheet 79 – At the northbound driveway connection at SH 78 a Right Turn Only Sign (R3-5 style) should be added.

15. Sheet 79 & 81 – At all “All Way” or “3 Way” stops a R1-3 style sign should be added as appropriate.

16. Sheet 85 – The location of the proposed silt fence does not appear to address tree removal and trail construction.

17. Sheet 85 – The rock check dam on Traditions should be called out for clarity.

18. Sheet 88 – The leaveout should have a curb transition on the downstream end for traffic safety.

19. Sheet 88 – the leaveout opening width should be 4’ maximum.

20. Sheet 88 – Section A-A of the Flume Under Sidewalk detail should clarify what the dimension references.

21. Sheet 88 – It is not clear what note 5 of the Flume Under Sidewalk detail is referencing.

This concludes our review of the above referenced revised Final Plat and Civil Plans. A copy of sheets, with markups, is provided for your convenience. **We recommend APPROVAL of the Final Plat, with acknowledgment of items 1 and 2 above.** Civil plan comments should be addressed prior to any construction activities.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

F:\17024 - LAVON General Services\9 - Review\Heritage Square (Bear Creek Comm)\Heritage Square - Final Plat - Rev 1.docx

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 13, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City engineering comments dated October 12, 2026 from Mark Hill, we have addressed your comments as follows. Please note that Civil Plans addressing remaining comments will be submitted for review prior to construction.

General

1. A revised Traffic Impact Analysis (TIA) dated September 2026 as prepared by LJA Engineering, Inc. has been provided. This revision has updated the land use assumptions to more accurately represent the future development. The estimated total 24 hour trips is 22,890. The recommendations for improvements have not changed from the earlier TIA. This includes deceleration lanes on SH 78 & SH 205 and signalization for Endeavour Blvd & SH 205 intersection. **As each area develops, this TIA should be revised and updated to reflect the actual traffic generation related to the specific project.**

   Response: Noted.

2. A sanitary sewer analysis for the development and adjacent areas has been provided. The analysis shows that the entire drainage basin conveyed to the Bear Creek WWTP increase of 0.114 MGD from earlier projections provided with the Grand Heritage Development. Due to recent flow restrictions placed upon the Bear Creek WWTP by TCEQ, the available capacity to receive sanitary sewer flows is limited. Any increase in flow could result in an overcapacity situation at the facility. As development occurs and actual flows are available, the additional flow projected will need to be analyzed to see if there is capacity to handle it. The City of Lavon is reexamining the entire sanitary sewer system to determine if there are other options available to help mitigate these TCEQ restrictions.

   Response: Acknowledged. Please revise the referenced increase in projected flow from 0.114 MGD to 0.0114 MGD (11,400 GPD).

   The original Grand Heritage study projected a combined flow of 0.3127 MGD for Lines A, B, and E, compared to 0.3241 MGD in the current study, representing an increase of 0.0114 MGD.

   For reference, the original Grand Heritage study projected a total flow of 0.6723 MGD to the Bear Creek WWTP, compared to the permitted capacity of 0.7500 MGD. Incorporating the revised projections for Lines A, B, and E results in an updated total projected flow of 0.6837

MGD, which remains below the permitted plant capacity.

We understand that the City intends to continue monitoring actual wastewater flows and evaluating available treatment capacity as development occurs. No additional revisions to the sanitary sewer analysis are proposed at this time.

3. A Drainage Study dated October 1, 2026 as prepared by LJA Engineering, Inc. has been provided. The study covers the north-south waterway extending form SH 78 to the south boundary. This study establishes a 100-year flood boundary, which has been included ion the civil plans. Data has also been used for sizing of the detention ponds and culverts under Endeavour Blvd. The study shows that with the proposed improvements, the discharge to the adjacent property remains unchanged.

   Response: Acknowledged.

Final Plat

4. All street intersections should include a 30' visibility triangle easement. The major intersections show this to be provided within the proposed right-of-way, but the key access connections on Grand Heritage and Geren should also include the 30' visibility easement.

   Response: Additional 30' visibility triangle easements added.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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6060 North Central Expressway, Suite 400, Dallas, Texas 75206

October 13, 2026

City of Lavon
120 School Road
Lavon, Texas 75166
Attn: Kim Dobbs

Re: Response Letter for Heritage Square
LJA Job No. NT800-0022A

Dear Ms. Dobbs:

In response to the City planning and design comments dated October 06, 2026 from Tiffany McLeod and Abra Nusser, we have addressed your comments as follows.

Planning and Design Comments

1. REPEAT COMMENT: Revise the Title Block to reflect the following:

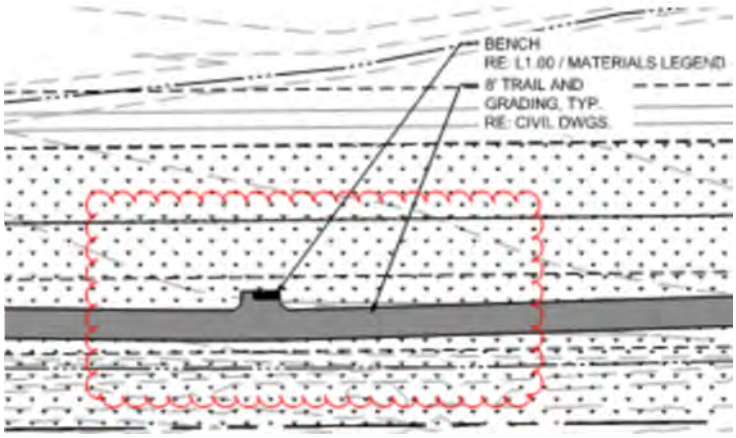
   Revise the Title Block to remove "RESIDENTIAL" and correct the number of Lots in Block A. See redline changes to the Title Block below:

   LOTS 1 – ~~56~~, CA1, BLOCK A;
   LOTS 1- 2, CA1, BLOCK B;
   LOTS 1 – 7, BLOCK C AND LOT 1, BLOCK D
   SITUATED IN
   THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO.121
   CITY OF LAVON, COLLIN COUNTY, TEXAS
   101.118 ACRES
   16 ~~RESIDENTIAL~~ LOTS & 2 COMMON AREAS ~~LOTS~~

   Response: The titleblock has been updated to reflect this change.

2. REPEAT COMMENT: Section Seven of the governing PD requires a minimum of six benches, along the pedestrian trails. The Hardscape & Landscape plan shows a total of five benches. Revise the Hardscape & Landscape Plan to provide a minimum of six benches along the pedestrian trails. Additionally, each bench must be shaded with a canopy tree. Revise the Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade each bench.

   Revise Sheet L1.03 of the Hardscape & Landscape Plan to provide a canopy tree to shade the each bench.

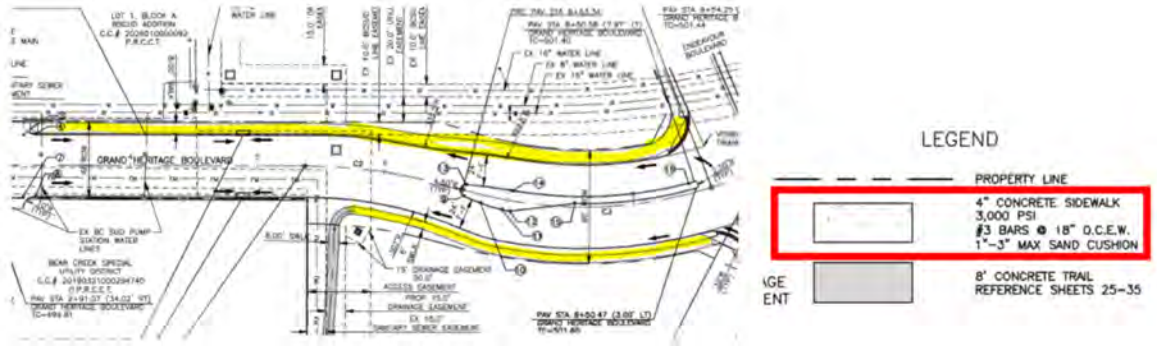


Response: This bench location has been relocated to add a canopy tree.

3. REPEAT COMMENT: Revise the Final Plat to provide dimensions for all proposed Sidewalk and Access Easement labels.

   Revise the Final Plat and Paving Plan to detail the 6-foot sidewalks along the following roadways per the PD:

> Required public sidewalks shall be constructed as follows:
> a. 6 feet along State Highways (where re-construction is necessary to accommodate turn lane improvements)
> b. 6 feet wide along Endeavor Boulevard
> c. 6 feet wide on Grand Heritage Boulevard, north of Endeavor Boulevard
> d. 6 feet wide on the west side of Grand Heritage Boulevard, south of Endeavor Boulevard
> e. 6 feet wide on the east side of Grand Heritage Boulevard, south of Endeavor Boulevard
> f. 6 feet wide along Geren Drive



Note an example on the Paving Plan, which details 4-foot sidewalks, as shown above:

Response: The legend detail specifies the sidewalk as four inches thick, not four feet wide. All sidewalks are proposed as six feet wide, which matches the PD.

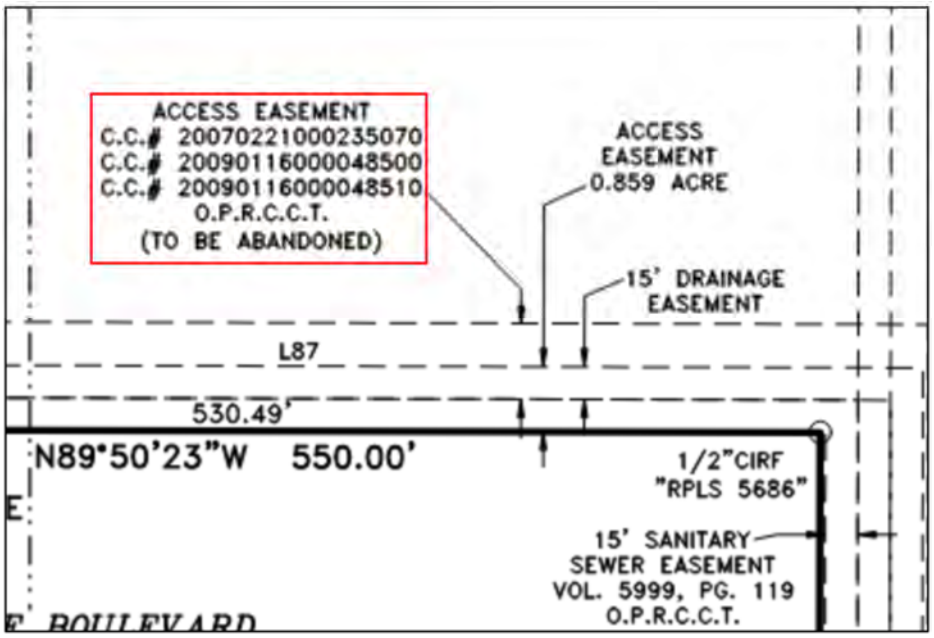
4. Per the PD "A minimum of 10.24 acres of the PD District shall be devoted as publicly accessible privately owned or public parkland." It appears that the Parks and Open Space on the Final Plat are located within Common Area Lots and Access Easements. Revise the Access Easements areas, where trails/parks are proposed, to be in formally dedicated Common Areas to comply with the minimum parkland requirement.

   Response: The linear parks meet the PD criteria as privately owned and publicly accessible. The easement has been revised to call these as "Park Pedestrian Access Easement" and a note has been added to the Final Plat that "All park easements shall be maintained by the property owner, and shall be open for public recreation and pedestrian access."

5. Revise the Final Plat to add all existing and proposed easements associated with proposed Lot 6, Block A.

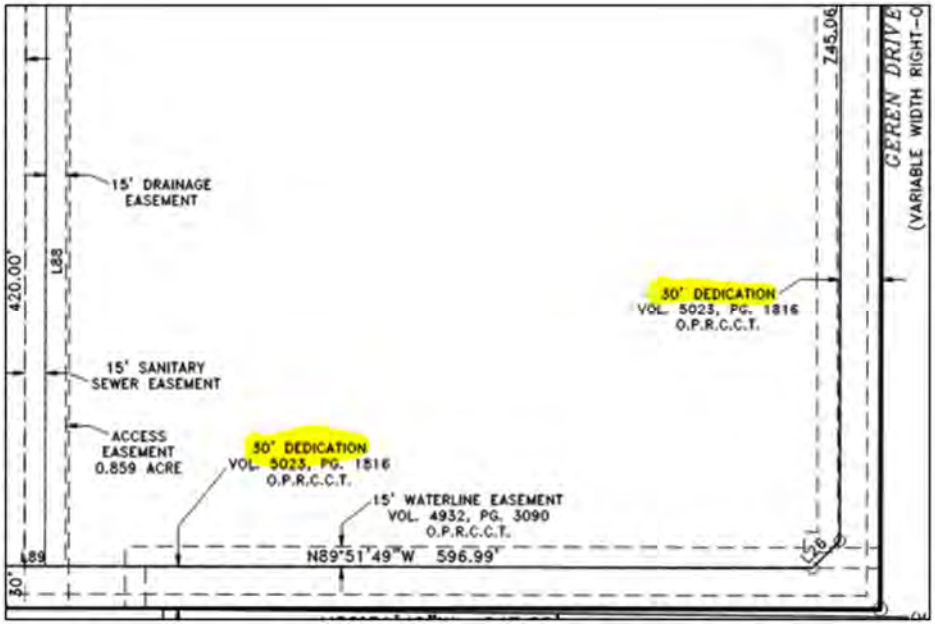
   Response: All known easements have been added to Lot 6, Block A. The developer on this lot has indicated that they are not far enough in their design to provide additional easements at this time. Any additional easements by the lot developer will be their responsibility.

6. Should the three existing access easements be proposed to be abandoned by this plat, revise the Final Plat to update the label to state, "abandoned by this plat." Please also coordinate with BCSUD to ensure they are informed of this change.



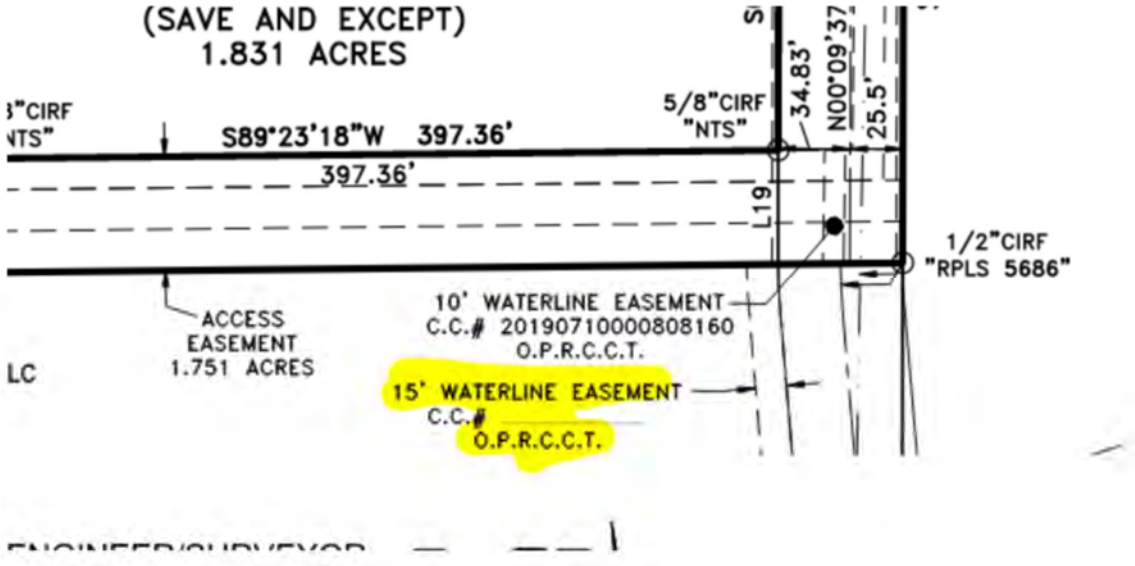
   Response: Easements granted by separate instrument need to be abandoned by separate instrument.

7. Revise the Plat to remove all previously dedicated right-of-way from the subject property:



Response: The 30' dedication by separate instrument recorded in V 5023, P 1861 will need to remain, it is a recorded easement granted to the City.

8. Revise the Final Plat to provide the filling information for the off-site easement by separate instrument, as shown below:



Response: Noted, once the proposed easement is recorded, that filing information will be added.

9. Revise the Final Plat to add the subject property line and proposed lot lines to the legend to clarify linework.

   Response: Linework has been added to the legend.

10. Upon resubmittal, please provide a Comment Response Letter indicating acknowledgement or clarification of how each comment has been addressed, as well as indicating any revisions made to the plans that were not specifically requested.

    Response: A comment response letter has been included with this resubmittal.

If you have any questions or require additional information, please contact me at 214-404-8588. We trust this additional information will allow further review and processing for approval.

Sincerely,

Jeff Bethke, PE
Sr. Project Engineer

JB/tm

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October 19, 2026

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

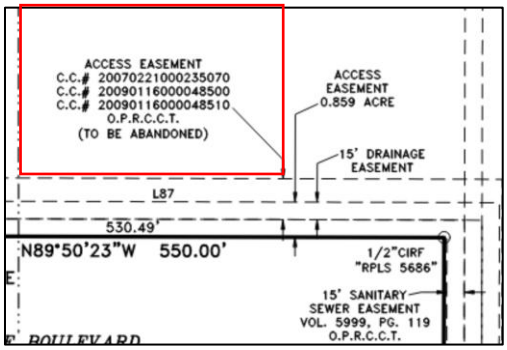
Re: Heritage Square
Final Plat Review
LJA Job No. NTP-3880
MyGov Submittal: October 13, 2026

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

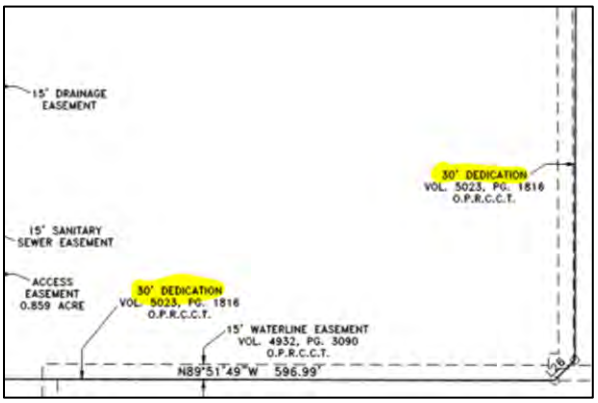
1. **Revise Note #8 to state the following "All park pedestrian easements shall be maintained by the property owner, and shall be open for public recreation and pedestrian access. For any property adjacent to a linear park or park common area, all fencing and walls, on the park side, shall be decorative iron, with the exception of potential masonry columns."**

2. **An approved Site Plan for Walmart, located on Lot 6, Block A, shows easements which are not included on the Final Plat. For example, the "Fire Lane, Mutual Access, and Utility Easements" are still not shown. Revise the Final Plat to include these easements.**

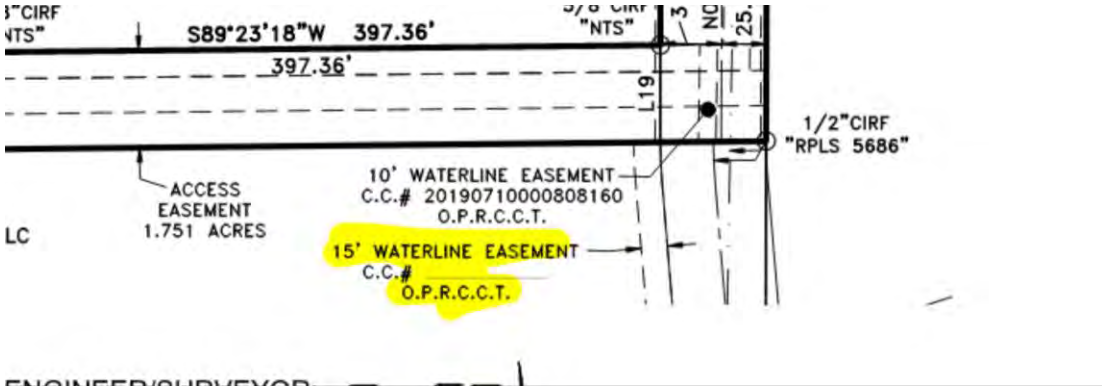
3. **Should the three existing access easements (shown below) be proposed to be abandoned by this plat, revise the Final Plat to update the label to state, "abandoned by this plat." Please also coordinate with BCSUD to ensure they are informed of this change. Comment will remain until addressed, either on this Plat or by separate instrument. If done by separate instrument, please provide the filling information.**



4. **Revise the Plat to remove all previously dedicated right-of-way from the subject property (as highlighted below). The filing information can remain, but the areas should be removed from the subject property, as they are public right-of-way.**



5. **Revise the Final Plat to provide the filing information for the off-site easement by separate instrument (as shown below). Comment will remain until addressed.**



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

Thank you,

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

CITY OF LAVON
Agenda Brief

MEETING: October 27, 2026 **ITEM: I**

Item:

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

City Council Actions:

Approve 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).

APPROVE 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.
MOTION: APPROVE THE CONSENT AGENDA.
MOTION MADE: DUMAS
SECONDED: COOK
APPROVED: UNANIMOUS

Public hearing, discussion and action regarding an application for a Conditional Use Permit as specified in the Lake Breeze Planned Development regulations and Article 9.03 Zoning, of the Code of Ordinances, Section 9.03.131 Retail District (R) (c)(4) for approval of a commercial building with a drive-through lane facing a public street at 616 Cedar St., on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

MOTION: DENY THE APPLICATION FOR A CONDITIONAL USE PERMIT AS SPECIFIED IN THE LAKE BREEZE PLANNED DEVELOPMENT REGULATIONS AND ARTICLE 9.03 ZONING, OF THE CODE OF ORDINANCES, SECTION 9.03.131 RETAIL DISTRICT (R) (C)(4) FOR APPROVAL OF A COMMERCIAL BUILDING WITH A DRIVE-THROUGH LANE FACING A PUBLIC STREET AT 616 CEDAR ST., ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH

78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: COOK
SECONDED: SHEPARD
DENY: UNANIMOUS

Discussion and action regarding the revised site plan and landscape plan of the Lavon Retail Project at 616 Cedar St. on Lot 4, Block F of the Replat of Lake Breeze Estates Block A, Lot 32C Addition on 1.22 acres out of the Samuel M. Rainer Survey, Abstract No. 740, northwest of the intersection of N. SH 78 and Cedar St./LakePointe Blvd., City of Lavon, Collin County, Texas (CCAD Property ID 2918093).

MOTION: DENY THE REVISED SITE PLAN AND LANDSCAPE PLAN OF THE LAVON RETAIL PROJECT AT 616 CEDAR ST. ON LOT 4, BLOCK F OF THE REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C ADDITION ON 1.22 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, NORTHWEST OF THE INTERSECTION OF N. SH 78 AND CEDAR ST./LAKEPOINTE BLVD., CITY OF LAVON, COLLIN COUNTY, TEXAS.
MOTION MADE: COOK
SECONDED: JACOB
DENY: UNANIMOUS

Public hearing, discussion and action regarding an application to amend the Elevon Planned Development District as provided by Ordinance No. 2022-10-03 for commercial and mixed use development, as amended, for non-residential development on 62.183 acres comprised of Land Use Parcel 2 (22.38 ac), Land Use Parcel 4 (21.03 ac) and portions of Land Use Parcels 3 (11.76 ac), 5 (3.05 ac) and 7 (3 ac), adjacent to Elevon Parkway in the vicinity of the intersection of Elevon Parkway and N. SH 78 and west of Inspiration Grove in the S. M Rainer Survey Abstract No. 740, City of Lavon, Collin County Texas, (CCAD Property ID's 2542828, 2868716, 2542829, 2882922 and 2918195).

MOTION: APPROVE ORDINANCE NO. 2026-10-01 AMENDING THE ELEVON PLANNED DEVELOPMENT DISTRICT AS PROVIDED BY ORDINANCE NO. 2022-10-03 FOR COMMERCIAL AND MIXED USE DEVELOPMENT, AS AMENDED, FOR NON-RESIDENTIAL DEVELOPMENT ON 62.183 ACRES COMPRISED OF LAND USE PARCEL 2 (22.38 AC), LAND USE PARCEL 4 (21.03 AC) AND PORTIONS OF LAND USE PARCELS 3 (11.76 AC), 5 (3.05 AC) AND 7 (3 AC), ADJACENT TO ELEVON PARKWAY IN THE VICINITY OF THE INTERSECTION OF ELEVON PARKWAY AND N. SH 78 AND WEST OF INSPIRATION GROVE IN THE S. M RAINER SURVEY ABSTRACT NO. 740, CITY OF LAVON, COLLIN COUNTY TEXAS.
MOTION MADE: SHEPARD
SECONDED: DUMAS
APPROVED: UNANIMOUS

Discussion and action regarding the site plan and landscape plan of a Whataburger commercial project on 1.283 acres on Commercial Tract Lot 1R, Block A, 78 Commercial East Addition at 597 S. SH 78, northwest of the intersection of S. SH 78 and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 2913476).

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF A WHATABURGER COMMERCIAL PROJECT ON 1.283 ACRES ON COMMERCIAL TRACT LOT 1R, BLOCK A, 78 COMMERCIAL EAST ADDITION AT 597 S. SH 78, NORTHWEST OF THE INTERSECTION OF S. SH 78 AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO FIRE MARSHAL, CITY PLANNER AND CITY ENGINEER APPROVAL.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS

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 225 S. Grand Heritage Blvd., also referred to as 840 S. SH 78, southeast of the intersection of SH 78 and SH 205, southwest of the intersection of S. 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).

MOTION: APPROVE 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 225 S. GRAND HERITAGE BLVD., ALSO REFERRED TO AS 840 S. SH 78, SOUTHEAST OF THE INTERSECTION OF SH 78 AND SH 205, SOUTHWEST OF THE INTERSECTION OF S. SH 78 AND GRAND HERITAGE BLVD., AND NORTHEAST OF THE INTERSECTION OF SH 205 AND ENDEAVOUR, CITY OF LAVON, COLLIN COUNTY, TEXAS, NOTING THE EXCLUSION OF DRONE DELIVERY FACILITIES, AND SUBJECT TO AN APPROVED FINAL PLAT.

MOTION MADE: COOK
SECONDED: JACOB
APPROVED: UNANIMOUS