



**AGENDA
SEPTEMBER 20, 2022
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
7:00 PM**

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT**
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION**
- 3. ITEMS OF INTEREST/COMMUNICATIONS**
Members may identify community events, functions, and other activities.
- 4. CITIZENS COMMENTS**
Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.
- 5. PROCLAMATION AND PRESENTATION**
National Night Out – October 4
Fire Prevention Week – October 9-15, 2022
- 6. CONSENT AGENDA**
Consent items are considered routine or non-controversial and will be voted on in one motion unless a separate discussion is requested by a member.
 - A. Approve the minutes of the September 6, 2022 meeting.
 - B. Approve Ordinance No. **2022-09-06** receiving the certification of the city secretary relating to the regular general election on November 8, 2022; finding that the candidates who have filed for City Council Place One and City Council Place Three are unopposed; declaring the results of the election of those places; finding and determining the meeting at which this ordinance is passed to be open to the public as required by law.
- 7. ITEMS FOR CONSIDERATION**
 - A. Receive presentation and discussion regarding a report regarding a Three-Pronged Approach to Smart Growth prepared by Dr. Hannah Lebovits and Jenifer Reiner, University of Texas at Arlington.
 - B. Discussion and action regarding acceptance of the public infrastructure for the Bear Creek Phase 4 Addition.
 - C. Discussion and action regarding acceptance of the public sanitary sewer infrastructure for the Elevon Section 1, Phase 1A and Phase 1B Additions.
 - D. Discussion and action regarding Resolution No. **2022-09-09**, authorizing the negotiation and award of a professional service provider contract for planning, design, and construction administration services in connection with the planning, design, and construction of a new 2, 3 or 4-lane roadway bridge to replace the existing crossing on CR 484 at Bear Creek in Lavon, Texas, and providing an effective date.
 - E. Discussion and action regarding the use of non-competitive procurement for the police department mobile data software as the new equipment must be compatible with existing equipment.
 - F. Discussion and action regarding the use of non-competitive procurement for the fire department emergency communications system upgrade as the new equipment must be compatible with existing equipment.

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 password: Guest2014

- G. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

8. DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A. Police Services – Service, activity, programs, and administration report – introduce new officers?
- B. Fire Services – Service, activity, programs, and administration report
- C. Public Works Services – Utilities, capital projects, public works, and street maintenance report
- D. Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; TxDOT Projects Report; and administration and staff reports

9. SET FUTURE MEETINGS AND AGENDA

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

October 4, 2022 Meeting – cancel for 50th Incorporation Anniversary and National Night Out

October 18, 2022 – Regular Meeting

10. PRESIDING OFFICER TO ADJOURN THE MEETING

- 1. Notice is hereby given that members of the City Council, Economic Development Corporation Board, Planning and Zoning Commission, and Parks and Recreation Board may attend the meeting.
- 2. The body reserves the right to meet in Executive Session closed to the public at any time in the course of this meeting to discuss matters listed on the agenda, as authorized by the Texas Open Meetings Act, Texas Government Code, Chapter 551, including §551.071 (private consultation with the attorney for the City); §551.072 (discussing purchase, exchange, lease or value of real property); §551.074 (discussing personnel or to hear complaints against personnel); and §551.087 (discussing economic development negotiations). Any decision held on such matters will be taken or conducted in Open Session following the conclusion of the Executive Session.

This is to certify that this Agenda was duly posted on the City's website at www.cityoflavon.com and at City Hall and on or before 6:00 PM on September 16, 2022.

/ Rae Norton /

Rae Norton, City Secretary



PROCLAMATION

City of Lavon, Texas

“National Night Out – October 4, 2022”

WHEREAS, National Association of Town Watch (NATW) is a non-profit organization dedicated to the development and promotion of various crime prevention programs; and

WHEREAS, NATW first introduced National Night Out in 1984 and for 38 years, National Night Out has gained significant recognition for its efforts to curb crime, drugs and violence in communities; and

WHEREAS, community partnerships between residents and public safety officers play a vital role in protecting residents' quality of life and safety as well as promote and protect property values in the City of Lavon; and

WHEREAS, on the evening of October 4, 2022, City of Lavon police officers and Lavon firefighters will gather with Lavon neighborhoods visiting with residents, sharing safety tips, fostering communication and cooperation, and establishing relationships;

NOW THEREFORE, be it proclaimed that Tuesday, October 4, 2022, shall be hereafter known as

National Night Out

in the City of Lavon and all citizens are called upon to continue helping to make our community a safer and more enjoyable place to live work and play by participating in National Night Out activities.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Lavon, Texas, to be affixed this 20th day of September 2022.

Vicki Sanson, Mayor



PROCLAMATION

City of Lavon, Texas

“Fire Prevention Week 2022”

WHEREAS, the City of Lavon is committed to ensuring the safety and security of all those living in and visiting Lavon; and

WHEREAS fire is a serious public safety concern both locally and nationally, and homes are the locations where people are at greatest risk from fire; and

WHEREAS, smoke alarms sense smoke well before you can, alerting you to danger in the event of fire in which you may have as little as 2 minutes to escape safely; and

WHEREAS, residents who have planned and practiced a home fire escape plan are more prepared and will therefore be more likely to survive a fire; and

WHEREAS, Lavon’s first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and

WHEREAS, the 2022 Fire Prevention Week theme™, **“Fire won’t wait. Plan your escape!!”** effectively serves to remind residents it is important to have a home fire escape plan.

NOW THEREFORE, be it proclaimed that October 9-15, 2022, shall be hereafter known as

Fire Prevention Week

throughout this city, and all residents of Lavon are urged to plan and practice a home fire escape for Fire Prevention Week 2022 and to support the many public safety activities and efforts of Lavon’s fire and emergency services.

IN WITNESS WHEREOF, I have hereunto set my hand and have caused the Seal of the City of Lavon, Texas, to be affixed this 20th day of September 2022.

Vicki Sanson, Mayor



**MINUTES
SEPTEMBER 6, 2022
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING
7:00 PM**

ATTENDING: VICKI SANSON, MAYOR
JOHN KELL, MAYOR PRO TEM, PLACE 1
MIKE COOK, PLACE 2
KAY WRIGHT, PLACE 3
TED DILL, PLACE 4
MINDI SERKLAND, PLACE 5

ABSENT: JOHN KELL, MAYOR PRO TEM, PLACE 1

1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 7:00 P.M. AND ANNOUNCED A QUORUM PRESENT.

2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND AN INVOCATION WAS DELIVERED.

3. ITEMS OF INTEREST/COMMUNICATIONS

- 50th Anniversary and NNO Celebration - October 4, 2022, at Boyd Farm.
- NTFB Peanut Butter Drive September 1-30, 2022. Drop off location at City Hall
- EDC Shop Lavon Coupon Promotion will run from November 15-December 15, 2022.
- National Drug Take Back 10-29-2022
- Congratulations to the Lavon Economic Development Corporation for receiving the IEDC Bronze Award for the Shop Lavon Program.

4. CITIZENS COMMENTS

There were none.

5. PROCLAMATION AND PRESENTATION:

Mayor Sanson presented a Proclamation recognizing National Preparedness Month.

Police Chief Mike Jones presented and introduced 1 new full time and 4 new reserve police officers and announced the promotion of Officer Carissa Vargas to Investigative Sergeant.

6. CONSENT AGENDA

- A. Approve the minutes of the August 16, 2022 meeting.**
- B. Approve the minutes of the August 29, 2022 meeting.**
- C. Receive Quarterly Investment Report.**
- D. Approve Resolution No. 2022-09-01 approving and authorizing the Mayor to sign deeds conveying 12.052 acres and 9.212 acres of land from MA Elevon 429, LLC to the City of Lavon as provided in the Elevon Development Agreement dated November 2, 2021, and providing for an effective date, subject to final plat approval.**
- E. Approve Resolution No. 2022-09-02 approving and authorizing the Mayor to execute a Contract Amendment to the Interlocal Jail Services Agreement with Collin County for jail services for a one (1) year period from October 1, 2022 to September 30, 2023; and providing for an effective date.**

- F. Approve Resolution No. 2022-09-03 approving and authorizing the Mayor to execute a contract with the Collin County Elections Administrator for Election Services related to the City's November 8, 2022 General and Special Election.
- G. Approve Resolution No. 2022-09-04 approving an amendment to the Utility Easement Agreement with Farmers Electric Cooperative approved by Resolution No. 2022-08-02 to refine the term of the easement.
- H. Approve Resolution No. 2022-09-05 approving and authorizing the Mayor to execute a one-year extension of the Interlocal Agreement with Collin County for fire inspection and fire plan review services for commercial buildings and subdivisions.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: COOK

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Kell)

7. ITEMS FOR CONSIDERATION

- A. Public hearing, discussion, and action regarding the application of First Assembly of God Church of Lavon for a variance to Section 4.05.008 Approved Signs and Standards (b)(1)(B) of the Code of Ordinances to construct a sign eight and one-half feet (8' 6") in height that is two and one-half feet (2' 6") higher than the maximum height permitted at 301 S. Main Street (Bus 78), Lavon, Collin County, Texas (CCAD Prop ID 1290864).

Presentation of application

City Administrator Kim Dobbs provided information regarding the request and introduced Pastor Jose Luis to answer questions.

PUBLIC HEARING to receive comments regarding the application

Mayor Sanson opened the public hearing at 7:21 p.m. and invited comments in favor or opposition of the request. There being no comments, Mayor Sanson closed the public hearing at 7:21 p.m.

Discussion and action regarding the application.

MOTION: APPROVE THE APPLICATION OF FIRST ASSEMBLY OF GOD CHURCH OF LAVON FOR A VARIANCE TO SECTION 4.05.008 APPROVED SIGNS AND STANDARDS (B)(1)(B) OF THE CODE OF ORDINANCES TO CONSTRUCT A SIGN EIGHT AND ONE-HALF FEET (8' 6") IN HEIGHT THAT IS TWO AND ONE-HALF FEET (2' 6") HIGHER THAN THE MAXIMUM HEIGHT PERMITTED AT 301 S. MAIN STREET (BUS 78), LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: COOK

SECONDED: SERKLAND

APPROVED: UNANIMOUS (Absent: Kell)

- B. Public hearing, discussion, and action regarding an ordinance of the City Council of the City of Lavon accepting and approving an Amended and Restated Service and Assessment Plan for the Lakepointe Public Improvement District; making a finding of special benefit to the property in Improvement Area #3 of the District; levying special assessments against property within Improvement Area #3 of the District and establishing a lien on such property; providing for payment of the assessments in accordance with Chapter 372, Texas Local Government Code, as amended; providing for the method of assessment and the payment of the assessments, providing penalties and interest on delinquent assessments, approving a Reimbursement Agreement, providing for severability, and providing an effective date.

Presentation of application

Mary Petty P-3 Works, LLC. provided information regarding the Service and Assessment Plan and levy process.

PUBLIC HEARING to receive comments regarding the request.

Mayor Sanson opened the public hearing at 7:26 p.m. and invited comments in favor of or opposition to the request. Thomas Meyer, 300 Armstrong, inquired about the Grand Heritage PID origination. There being no further comments, Mayor Sanson closed the public hearing at 7:28p.m.

Discussion and action regarding the request.

MOTION: APPROVE ORDINANCE NO. 2022-01-09 ACCEPTING AND APPROVING AN AMENDED AND RESTATED SERVICE AND ASSESSMENT PLAN FOR THE LAKEPOINTE PUBLIC IMPROVEMENT DISTRICT; MAKING A FINDING OF SPECIAL BENEFIT TO THE PROPERTY IN IMPROVEMENT AREA #3 OF THE DISTRICT; LEVYING SPECIAL ASSESSMENTS AGAINST PROPERTY WITHIN IMPROVEMENT AREA #3 OF THE DISTRICT AND ESTABLISHING A LIEN ON SUCH PROPERTY; PROVIDING FOR PAYMENT OF THE ASSESSMENTS IN ACCORDANCE WITH CHAPTER 372, TEXAS LOCAL GOVERNMENT CODE, AS AMENDED; PROVIDING FOR THE METHOD OF ASSESSMENT AND THE PAYMENT OF THE ASSESSMENTS, PROVIDING PENALTIES AND INTEREST ON DELINQUENT ASSESSMENTS, APPROVING A REIMBURSEMENT AGREEMENT, PROVIDING FOR SEVERABILITY, AND PROVIDING AN EFFECTIVE DATE, SUBJECT TO BOND COUNSEL APPROVAL.

MOTION MADE: DILL
SECONDED: SERKLAND
APPROVED: UNANIMOUS (Absent: Kell)

- C. Public hearing, discussion, and action regarding a proposed amendment to Article 9.03 Zoning Ordinance of the Code of Ordinances, amending Section 9.03.131 Retail District (B) Permitted Uses, (D) Area Requirements, and (E) Building Placement, Orientation and Site Design to provide building setback and landscape standards to encourage compatibility with adjacent single-family residential uses.**

PRESENTATION of amendment.

Ms. Dobbs provided details regarding the proposed amendment and the report from the Planning and Zoning Commission.

PUBLIC HEARING to receive comments regarding the amendment.

Mayor Sanson opened the public hearing at 7:32 p.m. and invited comments in favor or opposition of the request. Thomas Myers, 300 Armstrong, asked what businesses are currently looking to open in the City. There being no further comments, Mayor Sanson closed the public hearing at 7:33 p.m.

Discussion and action regarding the amendment.

MOTION: APPROVE ORDINANCE NO. 2022-09-02 TO AMEND ARTICLE 9.03 ZONING ORDINANCE OF THE CODE OF ORDINANCES, AMENDING SECTION 9.03.131 RETAIL DISTRICT (B) PERMITTED USES, (D) AREA REQUIREMENTS, AND (E) BUILDING PLACEMENT, ORIENTATION AND SITE DESIGN TO PROVIDE BUILDING SETBACK AND LANDSCAPE STANDARDS TO ENCOURAGE COMPATIBILITY WITH ADJACENT SINGLE-FAMILY RESIDENTIAL USES.

MOTION MADE: WRIGHT
SECONDED: COOK
APPROVED: UNANIMOUS (Absent: Kell)

- D. Public hearing, discussion, and action regarding an application to change the zoning district classification from Planned Development district (Ord. No. 2004-09-05 Residential and Commercial Planning Areas) to Retail (R) on 12.123 acres of land adjacent to Grand Heritage West C abutting Endeavor and Atlantis, southwest of the intersection of SH 78 and SH 205, Lavon, Collin County, TX (CCAD Property ID 2826862).**

PRESENTATION of request.

Ms. Dobbs provided details regarding the proposed amendment and the report from the Planning and Zoning Commission. John Blackburn, Petro-Hunt, 2101 Cedar Springs, provided details regarding the application.

PUBLIC HEARING to receive comments regarding the application.

Mayor Sanson opened the public hearing at 7:37 p.m. and invited comments in favor of or opposition to the request. Thomas Myers, 300 Armstrong, expressed concerns regarding drainage and privacy. There being no further comments, Mayor Sanson closed the public hearing at 7:40 p.m.

Discussion and action regarding the application.

MOTION: APPROVE ORDINANCE NO. 2022-09-03 TO APPROVE A CHANGE IN THE ZONING DISTRICT CLASSIFICATION FROM PLANNED DEVELOPMENT DISTRICT (ORD. NO. 2004-09-05 RESIDENTIAL AND COMMERCIAL PLANNING AREAS) TO RETAIL (R) ON 12.123 ACRES OF LAND ADJACENT TO GRAND HERITAGE WEST C ABUTTING ENDEAVOR AND ATLANTIS, SOUTHWEST OF THE INTERSECTION OF SH 78 AND SH 205, LAVON, COLLIN COUNTY, TX.

MOTION MADE: WRIGHT

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Kell)

- E. Public hearing, discussion, and action regarding an application for a conditional use permit for an alcohol: mixed beverage package store (off-premise consumption) at 440 S. SH 78, Suite 200, Lavon Business Park, Blk A, Lot 4R, Lavon, Collin County, TX (CCAD Property ID 2581656), requested by Lavon Beer & Wine.**

PRESENTATION of application.

Ms. Dobbs provided details regarding the proposed application and the report from the Planning and Zoning Commission. Applicant Elsa Neguse, Lavon Beer & Wine, provided further information.

PUBLIC HEARING to receive comments regarding the application.

Mayor Sanson opened the public hearing at 7:45 p.m. and invited comments in favor of or opposition to the request. Thomas Myers, 300 Armstrong, expressed concern regarding allowing too many liquor stores in the city. There being no further comments, Mayor Sanson closed the public hearing at 7:46 p.m.

Discussion and action regarding the application.

MOTION: APPROVE ORDINANCE NO. 2022-09-04 APPROVING A CONDITIONAL USE PERMIT FOR AN ALCOHOL: MIXED BEVERAGE PACKAGE STORE (OFF-PREMISE CONSUMPTION) AT 440 S. SH 78, SUITE 200, LAVON BUSINESS PARK, BLK A, LOT 4R, LAVON, COLLIN COUNTY, TX, REQUESTED BY LAVON BEER & WINE.

MOTION MADE: SERKLAND

SECONDED: WRIGHT

APPROVED: UNANIMOUS (Absent: Kell)

- F. Public hearing, discussion, and action regarding an application for a conditional use permit for an alcohol: mixed beverage package store (off-premise consumption) at 400 N. SH 78, Suite B, S M Rainer Survey, A-740, Lavon, Collin County, TX (CCAD Property ID 2841354), requested by Lavon Liquor.**

PRESENTATION of application.

Ms. Dobbs provided details regarding the proposed application and the report from the Planning and Zoning Commission. Applicant Sunny Sakaria, owner of Jacob's Liquor for Lavon Liquor, provided further information.

PUBLIC HEARING to receive comments regarding the application.

Mayor Sanson opened the public hearing at 7:51 p.m. and invited comments in favor or opposition of the request. Thomas Myers, 300 Armstrong, asked if the building could be cleaned up and re-stripe the parking lot. The applicant agreed to re-stripe the parking lot as a condition for approval. There being no further comments, Mayor Sanson closed the public hearing at 7:51 p.m.

Discussion and action regarding the application.

MOTION: APPROVE ORDINANCE NO. 2022-09-05 APPROVING A CONDITIONAL USE PERMIT FOR AN ALCOHOL: MIXED BEVERAGE PACKAGE STORE (OFF-PREMISE CONSUMPTION) AT 440 S. SH 78, SUITE 200, LAVON BUSINESS PARK, BLK A, LOT 4R, LAVON, COLLIN COUNTY, TX, REQUESTED BY LAVON LIQUOR WITH THE CONDITION THAT THE APPLICANT RE-STRIPE THE PARKING LOT.

MOTION MADE: WRIGHT
SECONDED: SERKLAND
APPROVED: UNANIMOUS (Absent: Kell)

- G. Discussion and action regarding the development plat of the Lavon Self Storage Addition consisting of one lot on 6 acres of land out of the W.A.S. Bohannon Survey, Abstract No. 121, at 10556 CR 484, located southwest of Traditions at Grand Heritage West, Collin County, Texas (CCAD Property ID 1284390).**

Ms. Dobbs provided information regarding the proposed application and the report from the Planning and Zoning Commission. Applicant Collen Meyer provided details regarding the plat and proposed project.

MOTION: APPROVE THE DEVELOPMENT PLAT OF THE LAVON SELF STORAGE ADDITION CONSISTING OF ONE LOT ON 6 ACRES OF LAND OUT OF THE W.A.S. BOHANNAN SURVEY, ABSTRACT NO. 121, AT 10556 CR 484, LOCATED SOUTHWEST OF TRADITIONS AT GRAND HERITAGE WEST, COLLIN COUNTY, TEXAS, SUBJECT TO CITY ENGINEER APPROVAL.

MOTION MADE: SERKLAND
SECONDED: DILL
APPROVED: UNANIMOUS (Absent: Kell)

- H. Discussion and action regarding the final plat of the Elevon West Commercial, Phase 1 Addition consisting of 2 lots on 29.076 acres of land out of the S. M. Rainer Survey, Abstract No. 740, including the Villas at Elevon, situated north of Moore. Ln., east of SH 78 and south of Bently Farms and Lakeridge Meadows, Lavon, Collin County, TX (CAD Property IDs 2850493 and 2851418).**

Ms. Dobbs provided information regarding the proposed application and the report from the Planning and Zoning Commission. Applicant Mayra Godinez, JBI Partners, detailed the plat and answered questions.

MOTION: APPROVE THE FINAL PLAT OF THE ELEVON WEST COMMERCIAL, PHASE 1 ADDITION CONSISTING OF 2 LOTS ON 29.076 ACRES OF LAND OUT OF THE S. M. RAINER SURVEY, ABSTRACT NO. 740, INCLUDING THE VILLAS AT ELEVON, SITUATED NORTH OF MOORE. LN., EAST OF SH 78 AND SOUTH OF BENTLY FARMS AND LAKERIDGE MEADOWS, LAVON, COLLIN COUNTY, TX, SUBJECT TO CITY ENGINEER'S APPROVAL.

MOTION MADE: SERKLAND
SECONDED: WRIGHT
APPROVED: UNANIMOUS (Absent: Kell)

- I. Discussion and action regarding the preliminary plat and the final plat of the Elevon Parkway West Addition consisting of 2 tracts and three lots on 42.557 acres of land out of the Samuel M. Rainer Survey, Abstract 740, City of Lavon, Texas, situated south and east of SH 78, in the vicinity of the intersection of Forder Ct. and Bois D Arc and west of Elevon, Section 2.**

Ms. Dobbs provided information regarding the proposed applications and the report from the Planning and Zoning Commission. Applicant Mayra Godinez, JBI Partners, provided additional information regarding the plats and answered questions.

MOTION: APPROVE THE PRELIMINARY PLAT AND THE FINAL PLAT OF THE ELEVON PARKWAY WEST ADDITION CONSISTING OF 2 TRACTS AND THREE LOTS ON 42.557 ACRES OF LAND OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT 740, CITY OF LAVON, TEXAS, SITUATED SOUTH AND EAST OF SH 78, IN THE VICINITY OF THE INTERSECTION OF FORDER CT. AND BOIS D ARC AND WEST OF ELEVON, SECTION 2, AND NOTE THE OWNER/DEVELOPER IS RESPONSIBLE FOR ALL TRAILS AND SIDEWALKS.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Kell)

- J. Discussion and action regarding Resolution No. 2022-09-06 approving and authorizing the Mayor to execute a Facilities Development Agreement with the developer of Bear Creek Phase 5 Addition; and providing an effective date.**

Ms. Dobbs provided information regarding the proposed Facilities Development Agreement. On behalf of the developer, Jim Douglas confirmed the agreement to be in acceptable form.

MOTION: APPROVE RESOLUTION NO. 2022-09-06 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A FACILITIES DEVELOPMENT AGREEMENT WITH THE DEVELOPER OF BEAR CREEK PHASE 5 ADDITION; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SERKLAND

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Kell)

- K. Discussion and action regarding the final plat of the Bear Creek Phase 5 Addition consisting of 147 residential lots and 1 non-residential lot on 27.406 acres of land out of the D. Anglin Survey, Abstract No. 2, located north of the intersection of Presidents Blvd. and CR 483, east of Crestridge Meadows, and west of CR 483, City of Lavon, Collin County, (CCAD Property ID 2630457).**

Ms. Dobbs provided information regarding the proposed application and the report from the Planning and Zoning Commission. Applicant Jim Douglas answered questions.

MOTION: APPROVE THE FINAL PLAT OF THE BEAR CREEK PHASE 5 ADDITION CONSISTING OF 147 RESIDENTIAL LOTS AND 1 NON-RESIDENTIAL LOT ON 27.406 ACRES OF LAND OUT OF THE D. ANGLIN SURVEY, ABSTRACT NO. 2, LOCATED NORTH OF THE INTERSECTION OF PRESIDENTS BLVD. AND CR 483, EAST OF CRESTRIDGE MEADOWS, AND WEST OF CR 483, CITY OF LAVON, COLLIN COUNTY, TX, SUBJECT TO THE CITY ENGINEER'S APPROVAL.

MOTION MADE: SERKLAND

SECONDED: WRIGHT

APPROVED: UNANIMOUS (Absent: Kell)

- L. Discussion and action regarding casting votes for Places 6-9 for the Board of Trustees of the Texas Municipal League Intergovernmental Risk Pool and authorize the Mayor to submit the Official Ballot.**

Ms. Dobbs reviewed the ballot and process for the election of Trustees.

MOTION: CAST VOTES FOR ALLISON HEYWARD, PL. 6, MARY DENNIS, PL. 7, CHRIS COFFMAN, PL. 8 AND OPAL MAULDIN-JONES, PL 9, FOR THE BOARD OF TRUSTEES OF THE TEXAS MUNICIPAL LEAGUE INTERGOVERNMENTAL RISK POOL AND AUTHORIZE THE MAYOR TO SUBMIT THE OFFICIAL BALLOT.

MOTION MADE: WRIGHT

SECONDED: DILL
APPROVED: UNANIMOUS (Absent: Kell)

M. Discussion and action regarding acceptance of the public infrastructure for Lake Breeze Addition.

City Engineer Mark Hill, Freeman Millican, Inc. provided information regarding the walk through. Developer representative Josh Oyer, PMB Construction, answered questions.

MOTION: APPROVE THE PUBLIC INFRASTRUCTURE FOR LAKE BREEZE ADDITION, SUBJECT TO CITY ENGINEER'S FINAL APPROVAL.

MOTION MADE: DILL
SECONDED: COOK
APPROVED: UNANIMOUS (Absent: Kell)

N. Discussion and action regarding the award of the construction contract for the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project and Resolution No. 2022-09-07 approving and authorizing the Mayor to execute a construction contract with Infra Construction, LLC in the amount of \$436,853.00 with 190 calendar days to construct; and providing an effective date.

Mr. Hill provided details regarding the project and award of the contract.

MOTION: APPROVE RESOLUTION NO. 2022-09-07 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION CONTRACT WITH INFRA CONSTRUCTION, LLC IN THE AMOUNT OF \$436,853.00 WITH 190 CALENDAR DAYS TO CONSTRUCT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: SERKLAND
SECONDED: WRIGHT
APPROVED: UNANIMOUS (Absent: Kell)

O. Discussion and action regarding the award of the construction contract for the City of Lavon Lake Road, Phase 1 (CIP-16) Construction Project and Resolution No. 2022-09-08 approving and authorizing the Mayor to execute a construction contract with Rebcon, LLC in the amount of \$1,541,362.00 with 210 calendar days to construct; and providing an effective date.

Mr. Hill provided details regarding the project and award of the contract.

MOTION: APPROVE RESOLUTION NO. 2022-09-08 APPROVING AND AUTHORIZING THE MAYOR TO EXECUTE A CONSTRUCTION CONTRACT WITH REBCON, LLC IN THE AMOUNT OF \$1,541,362.00 WITH 210 CALENDAR DAYS TO CONSTRUCT; AND PROVIDING AN EFFECTIVE DATE.

MOTION MADE: WRIGHT
SECONDED: COOK
APPROVED: UNANIMOUS (Absent: Kell)

P. Discussion and action regarding orders and regulations, programming, city facilities and operations related to COVID-19.

No action was taken.

8. SET FUTURE MEETINGS AND AGENDA.

September 20, 2022- Regular Meeting

October 4, 2022 – Regular Meeting canceled for 50th Incorporation Anniversary and National Night Out.

9. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 8:31 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 20th day of September 2022.

ATTEST:

Vicki Sanson, Mayor

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: September 20, 2022

ITEM: 6 – B

Item:

CONSENT AGENDA

Approve Ordinance No. 2022-09-06 receiving the certification of the city secretary relating to the regular general election on November 8, 2022; finding that the candidates who have filed for City Council Place One and City Council Place Three are unopposed; declaring the results of the election of those places; finding and determining the meeting at which this ordinance is passed to be open to the public as required by law.

Background:

For the November 8, 2022 General Election, City Council candidates John Kell in Place 1 and Kay Wright in Place 3 did not draw any opponents.

The Office of the Secretary of State provided the following information regarding unopposed candidates for local political subdivisions:

For general elections and special elections held by local political subdivisions (not counties):

Cities, School and Other Political Subdivisions: Senate Bill 1 requires that unopposed races for cities, schools and other local political subdivisions be declared elected and the elections for those offices be cancelled. However, the unopposed candidates may only be declared elected and the election for those offices must be cancelled only if there are no opposed at-large races within that election.

The authority responsible for preparing the ballot as designated by Section 52.002 of the Code **(not the county election officer)** shall deliver in writing the certification that certain candidates are unopposed. This certification must be delivered to the governing body of the local political subdivision **(not the commissioners court)**. The governing body of the local political subdivision must, by order or ordinance, declare the unopposed candidates elected pursuant to Section 2.053 of the Code. If the local political subdivision is contracting with the county to run their election, they **must** provide this information to their county election officer. These offices are NOT entered into TEAM and are NOT included in the county's certification of unopposed candidates. For more information regarding this process, local political subdivisions should review our cancellation outline ([Cancellation of Election](#)) and our advisory ([No. 2022-16 - Cancellation of Elections](#)).

Attachments: Proposed Ordinance No. 2022-09-06
Certification of Unopposed Candidates

CITY OF LAVON, TEXAS
ORDINANCE NO. 2022-09-06

Declaring Unopposed Candidates Elected – Nov. 8, 2022

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS RECEIVING THE CERTIFICATION OF THE CITY SECRETARY RELATING TO THE REGULAR GENERAL ELECTION ON NOVEMBER 8, 2022; FINDING THAT THE CANDIDATES WHO HAVE FILED FOR CITY COUNCIL PLACE ONE AND CITY COUNCIL PLACE THREE ARE UNOPPOSED; DECLARING THE RESULTS OF THE ELECTION OF THOSE PLACES; FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS PASSED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Lavon, Texas (“City”) is a Type A general-law municipality of the State of Texas; and

WHEREAS, the Texas Local Government Code provides a term of two years for elected officials of the City and that elections be held annually on an authorized uniform election date as provided by Chapter 41 of the Texas Election Code; and

WHEREAS, Chapter 41 of the Texas Election Code provides that the first Tuesday after the first Monday in November, being November 8, 2022, is an authorized uniform election date for municipal elections; and

WHEREAS, the City Secretary of the City of Lavon has certified to the City Council that only one person has applied for a place on the ballot for Place One and Place Three of the City Council; and

WHEREAS, pursuant to Chapter 2 Section 2.053 (a) et seq. of the Texas Election Code, the City Council can cancel a portion of the election of candidates whose names are to appear on the ballot in each Place are unopposed and may declare the results of the election.

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

Section 1. Certificate of City Secretary. That the Certificate of the City Secretary relating to the Regular General Election of November 8, 2022, be hereby received, and acknowledged by the City Council.

Section 2. Determination of Un-opposed Status. That it is hereby found and determined that John Kell, Place 1 and Kay Wright, Place 3 are the only candidates to have qualified for a place on the ballot in the General Election and no one has applied or qualified as a write-in candidate pursuant to the requirements of the Election Code. Therefore, the above-named individuals are unopposed for the seat in the place for which they have filed.

Section 3. Declaration of Election. That the City Council does hereby declare the following individuals to be duly elected to the above positions on the Lavon City Council.

Council Place One (1) -	John Kell
Council Place Three (3) -	Kay Wright

Section 4. Open Meetings Finding. That it is hereby found ad determined that the meeting at which time this Ordinance was passed was open to the public as required by law, and that public notice of the time, place and purposed of said meeting was given, as required by Article 551.041. Teas Government Code.

Section 5. Effective Date. That this Ordinance shall become effective immediately upon its passage.

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 20th day of September 2022.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

**CERTIFICATION OF UNOPPOSED CANDIDATES FOR
OTHER POLITICAL SUBDIVISIONS (NOT COUNTY)
CERTIFICACIÓN DE CANDIDATOS ÚNICOS
PARA OTRAS SUBDIVISIONES POLITICAS (NO EL CONDADO)**

To: Presiding Officer of Governing Body

Al: Presidente de la entidad gobernante

As the authority responsible for having the official ballot prepared, I hereby certify that the following candidates are unopposed for election to office for the election scheduled to be held on November 8, 2022

Como autoridad a cargo de la preparación de la boleta de votación oficial, por la presente certifico que los siguientes candidatos son candidatos únicos para elección para un cargo en la elección que se llevará a cabo el Noviembre 8, 2022

List offices and names of candidates:

Lista de cargos y nombres de los candidatos:

Office(s) Cargo(s)

City Council Place 1

City Council Place 3

Candidate(s) Candidato(s)

John Kell

Kay Wright

Rae Norton
Signature (Firma)

Rae Norton
Printed name (Nombre en letra de molde)

City Secretary
Title (Puesto)

9-16-22
Date of signing (Fecha de firma)



See reverse side for instructions
(Instrucciones en el reverso)

Instructions for certification of unopposed candidates:

The authority responsible for preparing the ballot must certify the unopposed status to the authority responsible for ordering the election. This document is filed with the presiding officer of the political subdivision. The governing body must meet, accept this certification, and issue an order or ordinance declaring the election cancelled and the unopposed candidates elected. To complete the cancellation process, a copy of the order or ordinance canceling the election must be posted on Election Day at each polling place that would have been used in the election. See sample Order of Cancellation and outlines for additional instructions.

An election* may be cancelled if:

- 1) The election is one in which a declaration of write-in candidacy is required; and
- 2) No opposed at-large race is on the ballot* within that election;*and
- 3) Each candidate whose name is to appear on the ballot* is unopposed, with some exceptions;

This means:

- In an all at-large election* (with no single-member districts), if there is one or more opposed at-large races, then all the races go on the ballot within that election.*
- In an election* in which any members of the governing body are elected from single-member districts, an election in a particular district may be cancelled if the candidate is unopposed and the election otherwise meets the above requirements (i.e., there is no at-large opposed race on the ballot).

Note: A general election (for full terms) or a special election (to fill a vacancy in an unexpired term) is considered a *separate election* with a *separate ballot* for purposes of these tests, even if held on the same election date. See our online Cancellation guide for details.

Instrucciones para la certificación de una elección con candidatos únicos:

La autoridad a cargo de preparar la boleta de votación debe certificar los candidatos únicos sin oposición a la autoridad encargada de ordenar la elección. Este documento se debe presentar al presidente de la subdivisión política. La entidad gobernante debe reunirse, aceptar esta certificación y emitir una orden o una ordenanza en la que declara la cancelación de la elección y la elección de los candidatos únicos sin oposición. Para completar el proceso de cancelación, se debe exhibir el Día de la Elección una copia de la orden u ordenanza de cancelación de la elección en todos los sitios de votación que se hubieran utilizado en la elección. Vea el ejemplo Orden de Cancelación y el resumen para más instrucciones.

Una elección* puede ser cancelada si:

- 1) *la elección es una en la que se requiere una declaración de candidatos por escrito en la boleta de votación; y,*
- 2) *no hay oposición para la carrera por acumulación en la boleta* de votación dentro de esa elección**
- 3) *Todos los candidatos cuyos nombres deben aparecer en la boleta* de votación no tienen oposición, con unas excepciones;*

Esto significa:

- *En una elección* por acumulación (sin ningún distrito con miembro único), si se encuentra una o más de una carrera por acumulación con oposición, entonces todas las carreras estarán en la boleta dentro de esa elección*.*
- *En una elección* en la que cualquiera de los miembros de la entidad gobernante se eligen de distritos con un solo miembro, se puede cancelar una elección en un distrito específico si hay oposición para el candidato y la elección cumple con los requisitos que anteceden (ej. no hay oposición para la carrera por acumulación en la boleta).*

Nota: Una elección general (con términos completos) o una elección especial (para llenar una vacante de un término no vencido) es considerada como una elección distinta con una boleta distinta con los propósitos de estas pruebas, aunque se lleven a cabo en la misma fecha electoral. Vea nuestra guía de cancelación en línea para más detalles.



CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 7 - A

Item:

Discussion and action regarding the construction documents for the Renovation/Expansion of Fire Department and Public Works facility as submitted by EIKON and approved by committee and authorization to allow AGCM to proceed with the CSP RFP for General Contractors to submit proposals.

Background:

Eikon Consulting Group provided a presentation on the status of the capital improvements plan (CIP) project for the expansion of the Fire Department and Public Works facility. The presentation included a draft lot layout and building footprint concepts. In May, the City Council provided direction regarding the proposed elevations of the buildings. The Fire Chief and Director of Public Works participated in the development of the elevations and support the proposed concepts.

Eikon Consulting Group and/or AGCM will attend the City Council meeting to present the submittal and answer questions.

Financial Consideration:

Any implications may be provided within the report and presentation.

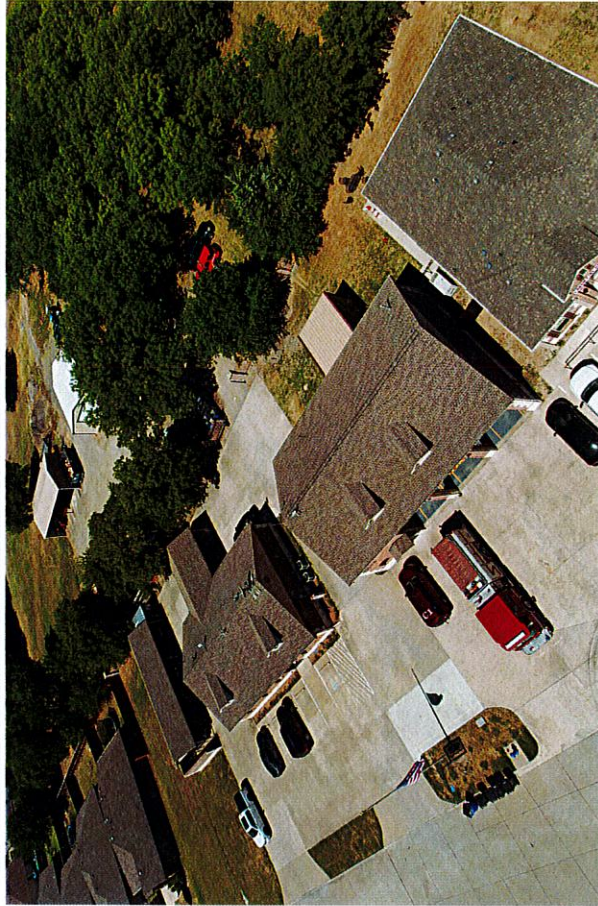
Staff Notes:

Approval will keep the project on schedule and is recommended.

Attachments: 1) Site Plan and Floor Plan
(additional details available upon request)

LAVON FIRE STATION
EXPANSION VOL. 1
ISSUED FOR PERMIT

501 LINCOLN AVENUE
LAVON, TX 75166



EIKON
EIKON CONSULTING GROUP, LLC
EIKONCG.COM

SANGER, TEXAS/PLANO, TEXAS/AUSTIN, TEXAS

CITY OF LAVON
120 School Rd., Lavon, TX 75166
Kim Dobbs
(972) 843-4220
kdobbs@lavontx.gov

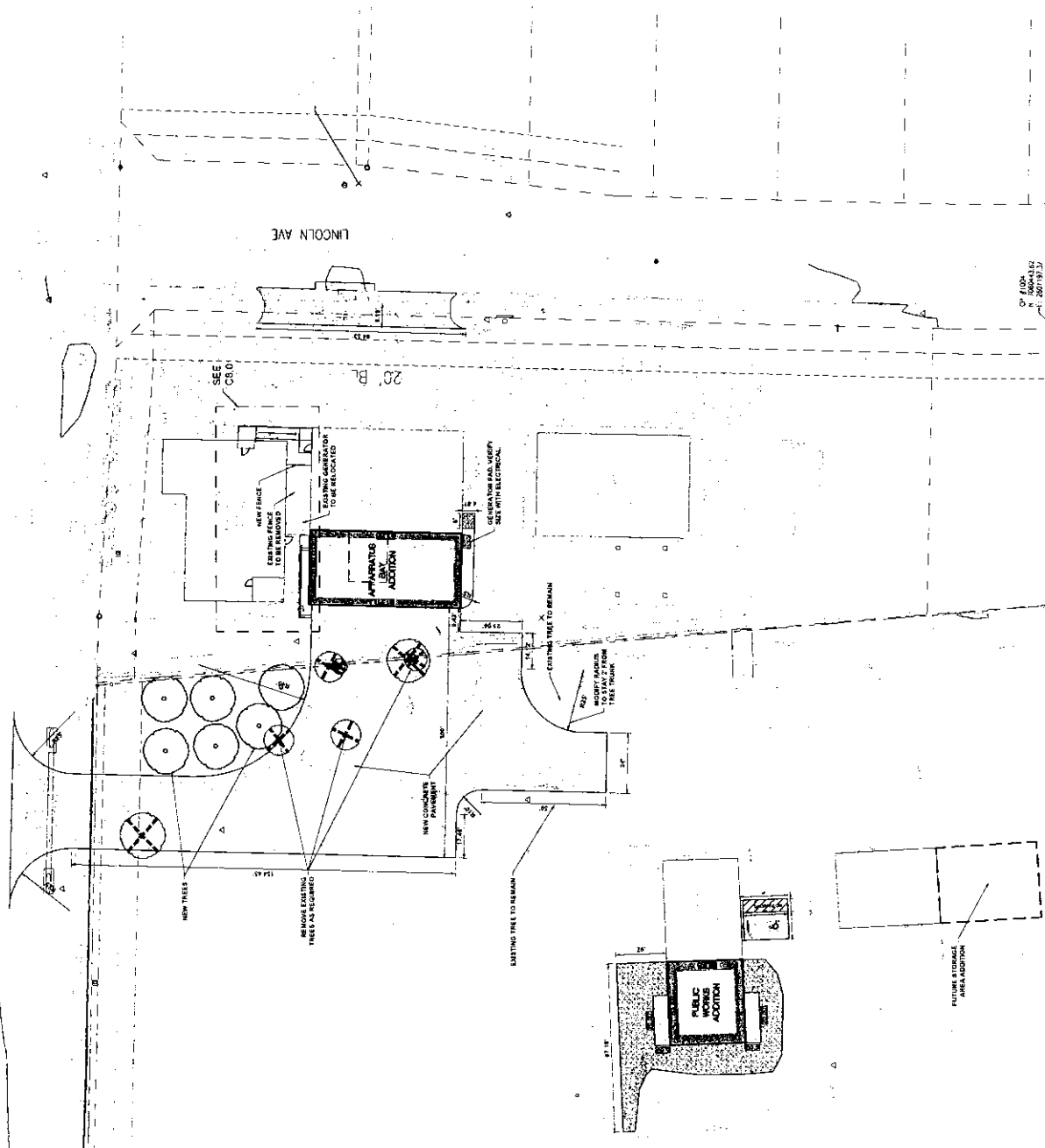
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CITY OF LAVON FIRE STATION
EXPANSION
VOL. 1
501 LINCOLN AVENUE
LAVON, TEXAS 75166

[illegible]

COVER SHEET

GO.1





CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 7 - B

Item:

Receive and discuss a report regarding a Three-Pronged Approach to Smart Growth prepared by Dr. Hannah Lebovits and Jenifer Reiner, University of Texas at Arlington.

Background:

On March 15, 2022, the City Council expressed support for participation in a research project and University of Texas at Arlington (UTA) Geisel Grant application relating to housing supply and risk reduction strategies for the City's future growth.

The grant application was successful and a research grant was awarded. Dr. Hannah Lebovits and Jennifer Reiner compiled data, performed research, conducted a site visit, analyzed the findings, and prepared recommendations. The project involved approximately 200 student and faculty hours.

The process included completion of a United States Environmental Protection Agency Smart Growth Assessment for Rural Communities. An informal roundtable discussion with City department directors was conducted regarding:

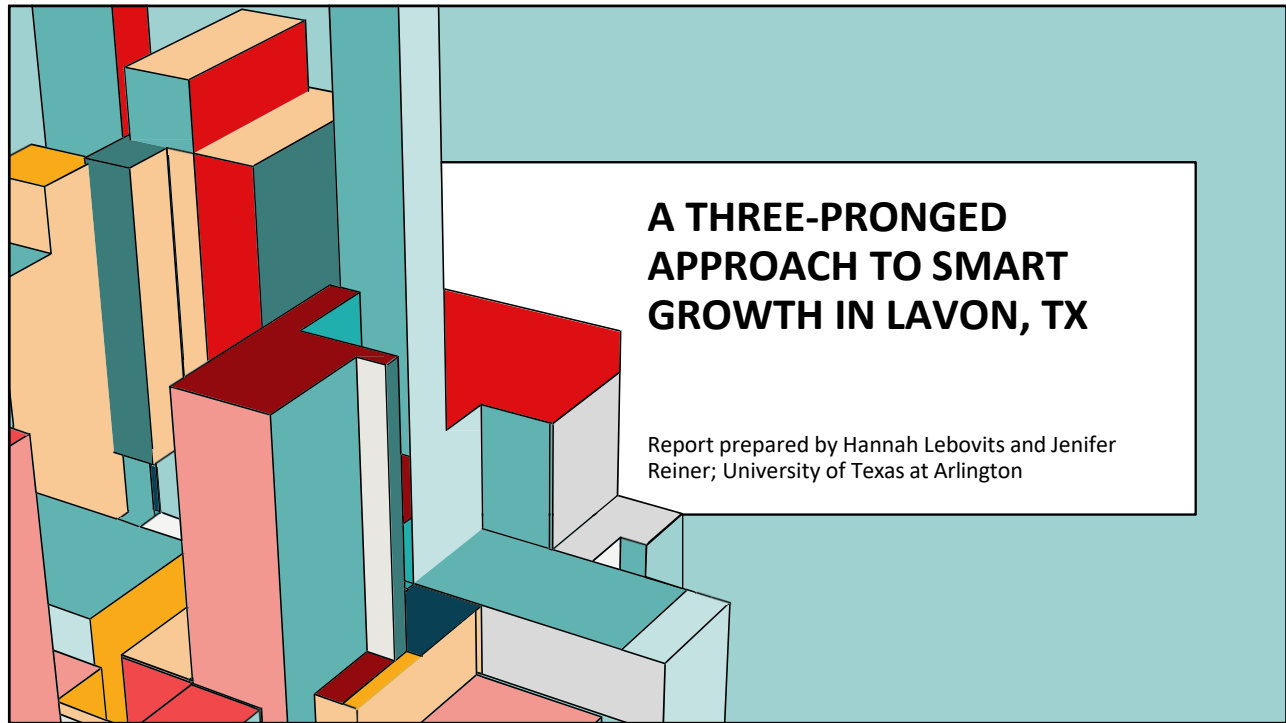
- greatest physical assets to the city (physical spaces, buildings, important sites etc)?
- reasons that residents move to Lavon, in your view?
- most significant housing opportunities that Lavon has in front of her, over the next ten years?
- in your role, what do you do to support those opportunities?
- barriers to efforts to support opportunities?
- most significant housing challenges that Lavon has in front of her, over the next ten years?
- in your role, what do you do to assist with those challenges?
- barriers do you face in your efforts to assist with challenges?

The report will present findings and recommended actions and strategies for the City Council's considerations.

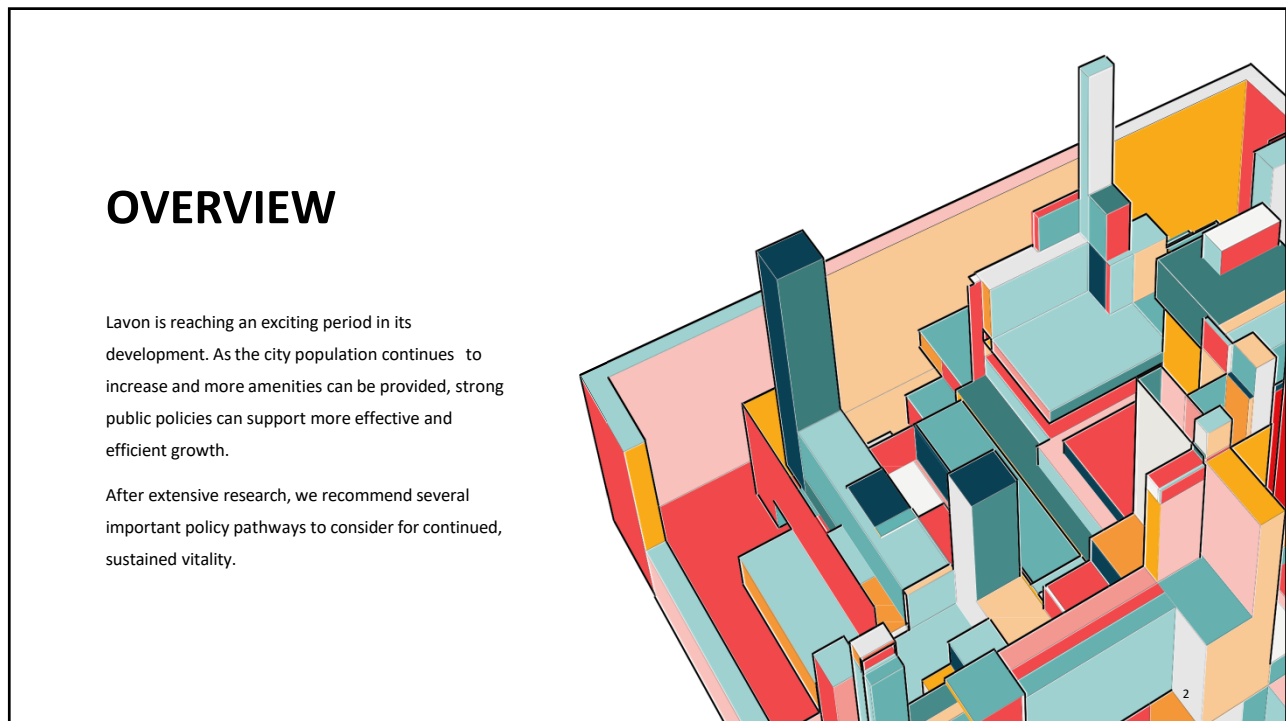
Financial Implication:

There was no cost to the City to participate in the application or grant process and there is no immediate financial implication. Costs associated with implementation steps and recommendations will be considered when the timing is appropriate.

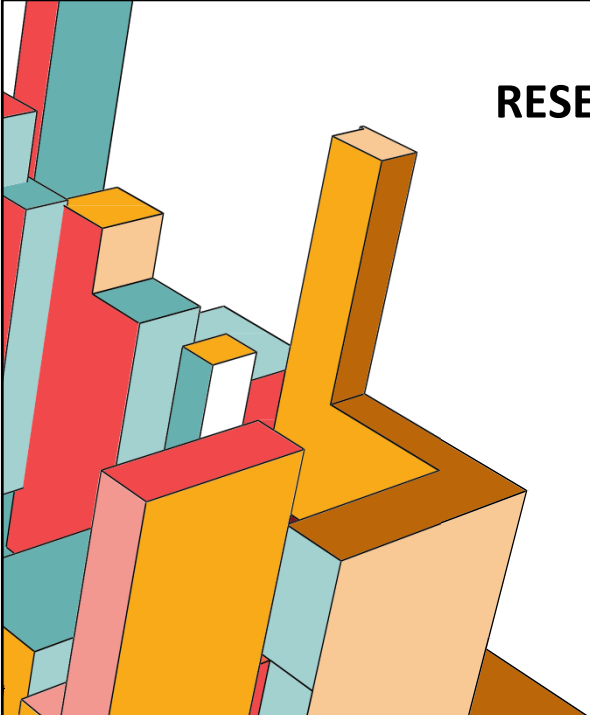
Attachments: 1) UTA Report
2) Resolution No. 2022-03-05



1



2



RESEARCH METHODOLOGY

- Quantitative Geographic Data
- Interviews and document analysis
- Site visits
- Policy analysis

3

3

A THREE-PRONGED APPROACH

PURSUE

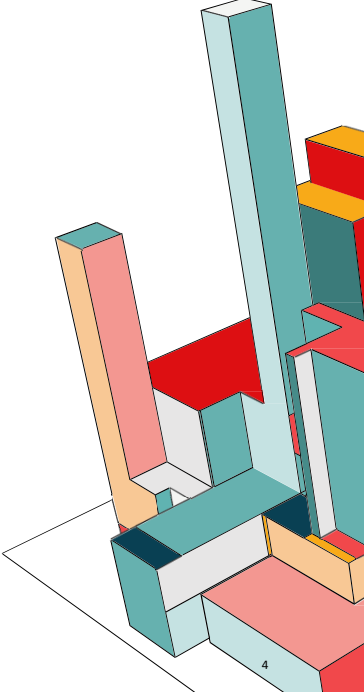
Policies that have yet to be adopted and should be considered over the next five to ten years

STEER

Policies that already in place and should be applied in a proactive fashion

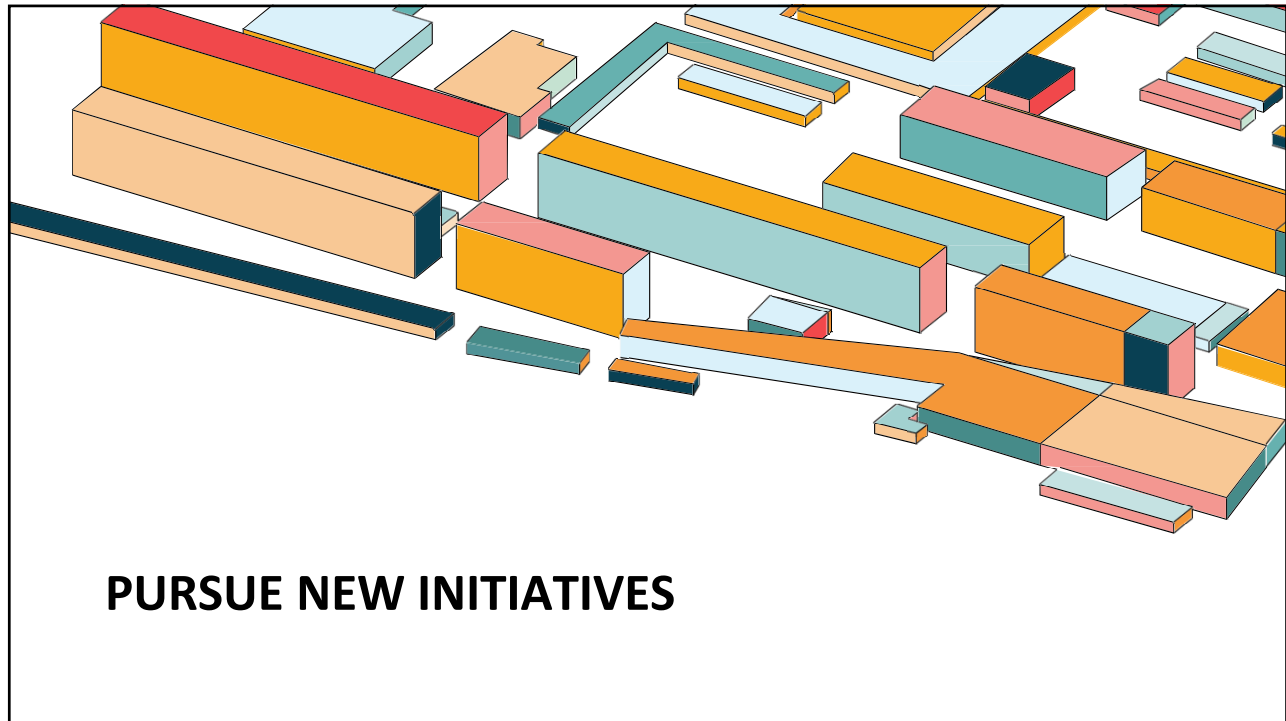
FACILITATE

Policies that can garner more community support and engagement



4

4



5



6

FACILITATE COMMUNITY HEALTH, WELLNESS, AND VITALITY

Construct community-wide plans and goals

Work with residents to create community visions for development, preservation, business development, family-friendly design, environmentally-sound practices

Co-create an events calendar

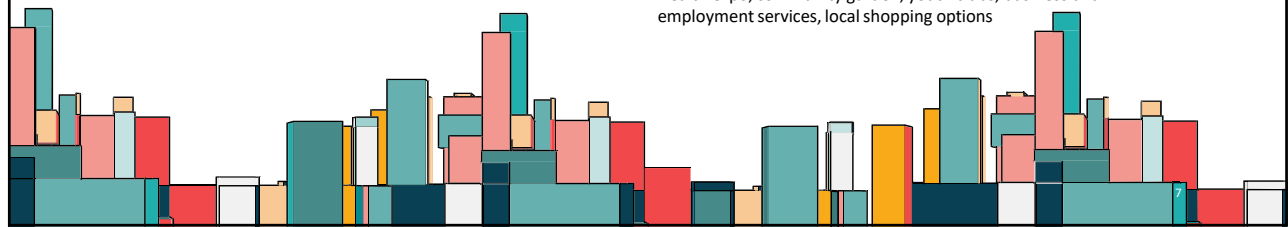
Give residents an opportunity to share the classes they might want, the festivals they'd like to see again, and the ways they want to learn from each other

Engage residents in efforts to measure community success

Walking and biking audits, housing and environmental sustainability education programs, use of 311 or similar technology, energy inventory, health and recreation needs assessment with local youth

Collaborate with residents and other agencies to fill local gaps

Health expo, community garden, youth clubs, business and employment services, local shopping options



7

EXAMPLE: HOUSING DEVELOPMENT – BUILD TO RENT

A focus on housing and neighborhood stability

- Ensure that the building and zoning codes will steer developers towards housing that is resilient and adds value to the existing housing stock.
- Promote development that also adds to the communal health, safety and welfare (town center, trees, compost bins, water collection, micro transit options etc)

A focus on resident stability

- Homeowner/Renter Education Classes
- Community meetings (Elected resident representatives)
- Permit shared spaces
- Design City Charter with these conditions in mind
- Apply existing local economic development practices equitably, to provide opportunities for renters

8

8

SHORT-TERM STRATEGIES



Identify Relevant Policies

Determine which policies are best for Lavon over the next five years



Cultivate Resident Connections

Update website, social media, and print exchanges to generate more partnership



Identify Immediate Auditing Needs

Choose five existing practices that should be reevaluated, at least two at the local level

9

9

LAVON'S FUTURE IS BRIGHT

Short-Term Development of Existing Relationships and Established Programs

OCTOBER 2022

Use National Night Out (NNO) to engage residents and attendees with a visual preference survey:

- Missing Middle Housing Types
- Urban agriculture / Farmer's Market
- Budget priorities (Main Street program, Hwy 78 landscape medians, Para- &/or Micro-transit)

SPRING BREAK 2023

Facilitate community and household "spring cleaning" programs, such as:

- Bike tune-up and riding lessons (Public safety)
- Flea market / garage sale at City Hall (Local Goodwill)
- Water heater maintenance (Building official / code enforcement)
- "Trash Bash" to pick up litter along lakes and in neighborhoods

SUMMER 2023

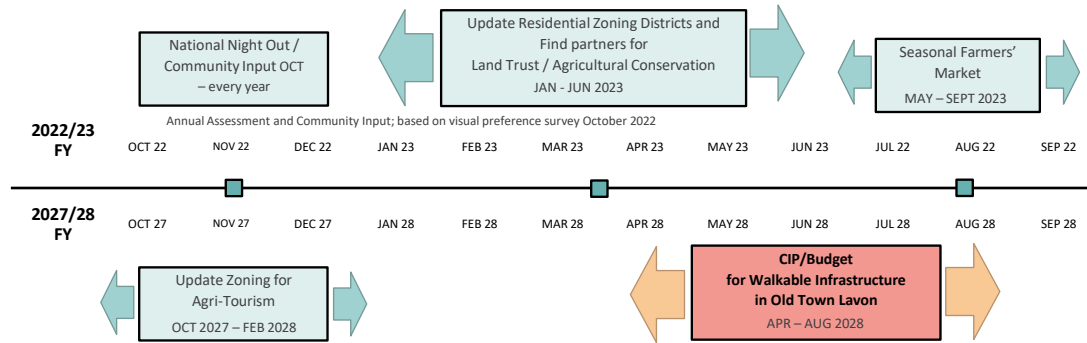
"Stay cool" programs and outreach, such as:

- Environmentally-friendly weatherization
- Foundation maintenance – use landscaping to beautify and water foundation
- Pool safety and swim lessons
- Living "Solar" improvements – plant a deciduous tree for shade in summer and sun in winter

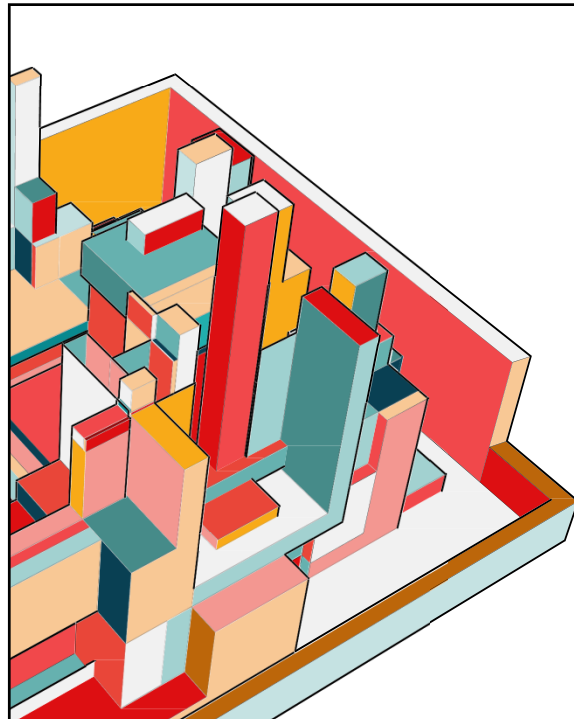
10

10

1-YR AND 5-YR GOALS



11



SUMMARY

Lavon is a city with an incredible amount of potential!

Through a strategic use of the three-pronged approach outlined here, the city will be on a strong trajectory to ensure continued success.

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CITY OF LAVON, TEXAS
RESOLUTION NO. 2022-03-05

Support for UTA Geisel Grant Application

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS EXPRESSING SUPPORT FOR PARTICIPATION IN A RESEARCH PROJECT AND UNIVERSITY OF TEXAS AT ARLINGTON GEISEL GRANT APPLICATION RELATING TO HOUSING SUPPLY AND RISK REDUCTION STRATEGIES FOR THE CITY'S FUTURE GROWTH.

WHEREAS, as a result of the generosity of the University of Texas at Arlington School of Urban and Public Affairs Emeritus Professor Dr. Paul Geisel, grants are competitively available to faculty in the College of Architecture, Planning and Public Affairs (CAPPA) to work with students and local communities in need, with a focus on working with small municipalities with limited resources on issues that affect the future of the community and residents; and

WHEREAS, the City of Lavon identified a regional and local trend of build-to-rent single family homes being developed and has an opportunity to participate in the program with a project focused on determining a risk-reduction strategy for the City's future growth and establishing principles to support stable and secure housing arrangements for the City's future; and

WHEREAS the City Council finds that participating in the program serves the best interest of the City and the public health, safety, and welfare of the City.


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

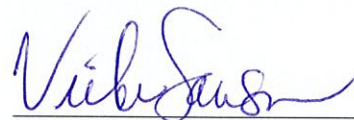
SECTION 1. The City Council of the City of Lavon does hereby express support for participation in the University of Texas at Arlington School of Public Affairs Geisel Grant program relating to housing supply and risk reduction strategies for the City's future growth.

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 15th day of March 2022.

ATTEST:


Rae Norton
City Secretary



Vicki Sanson
Mayor





CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 7 – C

Item:

Discussion and action regarding acceptance of the public infrastructure for the Bear Creek Phase 4 Addition.

Background:

The developer of the Bear Creek, Phase 4 Addition recently completed construction of the public infrastructure improvements. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication of the public infrastructure.

Code Excerpt

City of Lavon Code of Ordinances

Article 9.02 Subdivision Ordinance

Section 9.02.006 Record Drawings (as-built plans)

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

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

The City Engineer has recommended acceptance of the subdivision infrastructure subject to provisions outlined in his September 16, 2022 letter.

Financial Implication:

There is none.

Staff Notes:

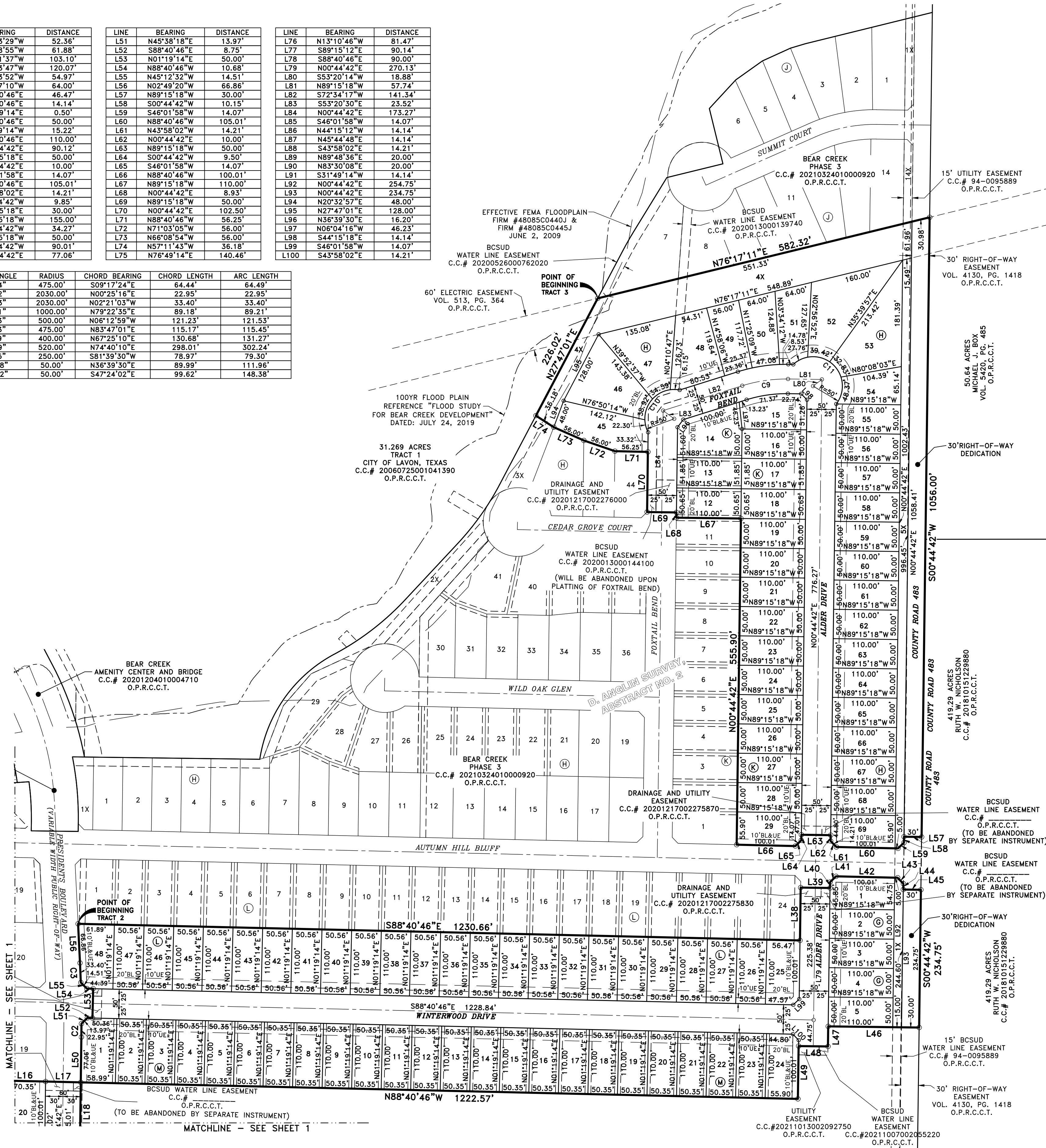
Acceptance of the dedication of infrastructure is recommended per the City Engineer's letter.

Attachments:

- 1) Final Plat
- 2) City Engineer Letter

LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE	LINE	BEARING	DISTANCE
L1	S89°15'12"E	130.00'	L26	S72°13'29"W	52.36'	L51	N45°38'18"E	13.97'	L76	N13°10'46"W	81.47'
L2	S00°44'48"W	30.65'	L27	S63°28'55"W	61.88'	L52	S88°40'46"E	8.75'	L77	S89°15'12"E	90.14'
L3	S89°15'12"E	50.00'	L28	S59°41'37"W	103.10'	L53	N01°19'14"E	50.00'	L78	S88°40'46"E	90.00'
L4	S00°44'48"W	90.00'	L29	S78°43'47"W	120.07'	L54	N88°40'46"W	10.68'	L79	N00°44'42"E	270.13'
L5	N89°54'24"E	70.01'	L30	S62°33'52"W	54.97'	L55	N45°12'52"W	14.51'	L80	S55°20'14"W	18.88'
L6	N85°58'30"E	58.27'	L31	S77°53'10"W	64.00'	L56	N02°49'20"W	66.86'	L81	N89°15'18"W	57.74'
L7	N77°24'21"E	53.91'	L32	S13°10'46"E	46.47'	L57	N89°15'18"W	30.00'	L82	S72°34'17"W	141.34'
L8	N72°56'39"E	67.10'	L33	S58°10'46"E	14.14'	L58	S00°44'42"W	10.15'	L83	S53°20'30"E	23.52'
L9	N68°37'26"E	80.54'	L34	N76°49'14"E	0.50'	L59	S46°01'58"W	14.07'	L84	N00°44'42"E	173.27'
L10	N60°38'27"E	52.26'	L35	S13°10'46"E	50.00'	L60	N88°40'46"W	105.01'	L85	S46°01'58"W	14.07'
L11	N65°19'28"E	53.54'	L36	S76°49'14"W	15.22'	L61	N43°58'02"W	14.21'	L86	N44°15'12"W	14.14'
L12	N69°36'04"E	62.67'	L37	S13°10'46"E	110.00'	L62	N00°44'42"E	10.00'	L87	N45°44'48"E	14.14'
L13	N75°21'04"E	52.66'	L38	N00°44'42"E	90.12'	L63	N89°15'18"W	50.00'	L88	S43°58'02"E	14.21'
L14	N79°13'45"E	57.50'	L39	S89°15'18"E	50.00'	L64	S00°44'42"W	9.50'	L89	N89°48'36"E	20.00'
L15	N84°24'37"E	52.85'	L40	N00°44'42"E	10.00'	L65	S46°01'58"W	14.07'	L90	N83°30'08"E	20.00'
L16	S88°42'57"E	70.35'	L41	N46°01'58"E	14.07'	L66	N88°40'46"W	100.01'	L91	S31°49'14"W	14.14'
L17	S88°40'46"E	60.00'	L42	S88°40'46"E	105.01'	L67	N89°15'18"W	110.00'	L92	N00°44'42"E	254.75'
L18	S00°44'42"W	100.01'	L43	S43°58'02"E	14.21'	L68	N00°44'42"E	8.93'	L93	N00°44'42"E	234.75'
L19	S43°58'02"E	14.21'	L44	S00°44'42"W	9.85'	L69	N89°15'18"W	50.00'	L94	N20°32'57"E	48.00'
L20	S00°44'42"W	50.00'	L45	S89°15'18"E	30.00'	L70	N00°44'42"E	102.50'	L95	N27°47'01"E	128.00'
L21	S46°01'58"W	14.07'	L46	N89°15'18"W	155.00'	L71	N88°40'46"W	56.25'	L96	N36°39'50"E	16.20'
L22	S00°44'42"W	100.01'	L47	S00°44'42"W	34.27'	L72	N71°03'05"W	56.00'	L97	N06°04'16"W	46.23'
L23	N88°41'05"W	60.00'	L48	N89°15'18"W	50.00'	L73	N66°08'54"W	56.00'	L98	S44°15'18"E	14.14'
L24	S88°38'27"W	67.76'	L49	S00°44'42"W	90.01'	L74	N57°11'43"W	36.18'	L99	S46°01'58"W	14.07'
L25	S80°18'19"W	57.08'	L50	N00°44'42"E	77.06'	L75	N76°49'14"E	140.46'	L100	S43°58'02"E	14.21'

CURVE	CENTRAL ANGLE	RADIUS	CHORD BEARING	CHORD LENGTH	ARC LENGTH
C1	07°46'44"	475.00'	S09°17'24"E	64.44'	64.49'
C2	00°38'52"	2030.00'	N00°25'16"E	22.95'	22.95'
C3	00°56'33"	2030.00'	N02°21'03"W	33.40'	33.40'
C4	05°06'41"	1000.00'	N79°22'35"E	89.18'	89.21'
C5	13°55'33"	500.00'	N06°12'59"W	121.23'	121.53'
C6	13°55'33"	475.00'	N83°47'01"E	115.17'	115.45'
C7	18°48'09"	400.00'	N67°25'10"E	130.68'	131.27'
C8	33°18'09"	520.00'	N74°40'10"E	298.01'	302.24'
C9	18°10'25"	250.00'	S81°39'30"W	78.97'	79.30'
C10	128°18'08"	50.00'	N36°39'30"E	89.99'	111.96'
C11	170°01'52"	50.00'	S47°24'02"E	99.62'	148.38'



GENERAL NOTES:

- BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83/2011) EPOCH 2010, DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORRS ARP (PID-DF8884) AND COLLIN CORRS ARP (PID-DF8882).
- FLOOD ZONE DESIGNATION FROM FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 48085C044J AND 48085C044J, DATED JUNE 02, 2009.
- 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.
- ALL CORNERS ARE SET WITH A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING", UNLESS OTHERWISE NOTED.
- 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 AS DETAIL "A". 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 COSTS AND EXPENSES INCURRED BY THE HOA FOR EFFECTING SUCH MAINTENANCE WORK, UNDER NO CIRCUMSTANCE WILL THE CITY 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.

**BEAR CREEK
PHASE 4
FINAL PLAT**
TRACT 1 - 10.894 ACRES
TRACT 2 - 8.768 ACRES
TRACT 3 - 9.806 ACRES
IN THE
D. ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS

**147 RESIDENTIAL LOTS AND
3 NON-RESIDENTIAL LOTS**
LOTS 20-38, BLOCK B; LOTS 1-19, BLOCK C;
LOTS 12-20, BLOCK D; LOTS 1-4, BLOCK E;
LOTS 1-5 & 1X, BLOCK G; LOTS 45-69 & 4X-5X, BLOCK H
LOTS 12-29, BLOCK K; LOTS 25-48, BLOCK L
& LOTS 1-24, BLOCK M

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

OWNER:
BLOOMFIELD HOMES, L.P.
1050 E. HWY 114, SUITE 210
SOUTHLAKE, TEXAS 76092
PHONE: (817) 416-1572

DEVELOPER:
DOUGLAS PROPERTIES, INC.
2309 K AVE, SUITE 100
PLANO, TEXAS 75074
PHONE: (972) 422-1658

- LEGEND**
- SSE SANITARY SEWER EASEMENT
 - WLE WATER LINE EASEMENT
 - MFE MINIMUM FINISHED FLOOR ELEVATION
 - BCSUD BEAR CREEK SPECIAL UTILITY DISTRICT
 - PDE PRIVATE DRAINAGE EASEMENT
 - DE DRAINAGE EASEMENT
 - D.R.C.C.T. DEED RECORDS, COLLIN COUNTY, TEXAS
 - P.R.C.C.T. PLAT RECORDS, COLLIN COUNTY, TEXAS
 - O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS

STATE OF TEXAS)
COUNTY OF COLLIN)

OWNER'S CERTIFICATE

TRACT 1

WHEREAS BLOOMFIELD HOMES, L.P. IS THE SOLE OWNER OF A 10.894 ACRE TRACT OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NO. 2 IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND BEING PART OF A 92.267 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180713000870110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 9.768 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83/2011EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF884) AND COLLIN CORS ARP (PID-DF882), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF LOT 11, BLOCK D OF BEAR CREEK, PHASE 3, AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021032401000920, OFFICIAL PUBLIC RECORDS, COLLING COUNTY, TEXAS, SAID POINT BEING ON THE EAST LINE OF A 75.249 ACRE TRACT OF LAND CONVEYED TO STARLIGHT HOMES TEXAS L.L.C., AS RECORDED IN COUNTY CLERK'S FILE NO. 2018051800069060, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID BEAR CREEK, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 89 DEGREES 15 MINUTES 12 SECONDS EAST, A DISTANCE OF 130.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 48 SECONDS WEST, A DISTANCE OF 30.65 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 15 MINUTES 12 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 48 SECONDS WEST, A DISTANCE OF 90.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 54 MINUTES 24 SECONDS EAST, A DISTANCE OF 70.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 85 DEGREES 58 MINUTES 30 SECONDS EAST, A DISTANCE OF 58.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 77 DEGREES 24 MINUTES 21 SECONDS EAST, A DISTANCE OF 53.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 438.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 72 DEGREES 56 MINUTES 39 SECONDS EAST, A DISTANCE OF 67.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 68 DEGREES 37 MINUTES 26 SECONDS EAST, A DISTANCE OF 80.54 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 60 DEGREES 38 MINUTES 27 SECONDS EAST, A DISTANCE OF 52.26 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 65 DEGREES 15 MINUTES 28 SECONDS EAST, A DISTANCE OF 53.54 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 69 DEGREES 31 MINUTES 04 SECONDS EAST, A DISTANCE OF 62.67 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 75 DEGREES 21 MINUTES 04 SECONDS EAST, A DISTANCE OF 52.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 79 DEGREES 13 MINUTES 45 SECONDS EAST, A DISTANCE OF 57.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 84 DEGREES 24 MINUTES 37 SECONDS EAST, A DISTANCE OF 52.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 42 MINUTES 37 SECONDS EAST, A DISTANCE OF 70.35 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, CONTINUING OVER AND ACROSS SAID 92.267 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 58 MINUTES 02 SECONDS EAST, A DISTANCE OF 14.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 14.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 100.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 41 MINUTES 05 SECONDS WEST, A DISTANCE OF 60.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 38 MINUTES 27 SECONDS WEST, A DISTANCE OF 67.76 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 80 DEGREES 18 MINUTES 19 SECONDS WEST, A DISTANCE OF 57.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 72 DEGREES 13 MINUTES 29 SECONDS WEST, A DISTANCE OF 52.36 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 63 DEGREES 28 MINUTES 55 SECONDS WEST, A DISTANCE OF 61.88 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 59 DEGREES 41 MINUTES 37 SECONDS WEST, A DISTANCE OF 103.10 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 590.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 78 DEGREES 43 MINUTES 47 SECONDS WEST, A DISTANCE OF 120.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 82 DEGREES 33 MINUTES 52 SECONDS WEST, A DISTANCE OF 54.91 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 77 DEGREES 57 MINUTES 10 SECONDS WEST, A DISTANCE OF 64.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 46 MINUTES 44 SECONDS, A RADIUS OF 475.00 FEET AND A LONG CHORD THAT BEARS SOUTH 09 DEGREES 17 MINUTES 24 SECONDS EAST, A DISTANCE OF 64.44 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 64.49 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 46.47 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 58 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 14.14 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 76 DEGREES 49 MINUTES 14 SECONDS EAST, A DISTANCE OF 0.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 79 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 15.22 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 13 DEGREES 10 MINUTES 46 SECONDS EAST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER ON THE SOUTH LINE OF SAID 92.267 ACRE TRACT AND THE NORTH LINE OF A CALLED 90.00 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO ROY BRIAN WEBB, AS RECORDED IN VOLUME 4761, PAGE 200, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, SOUTH 76 DEGREES 49 MINUTES 14 SECONDS WEST, A DISTANCE OF 248.79 FEET TO A 1/2 INCH IRON ROD FOUND FOR THE SOUTHWEST CORNER OF SAID 92.267 ACRE TRACT AND THE SOUTHEAST CORNER OF AFORESAID 75.249 ACRE TRACT;

THENCE, NORTH 00 DEGREES 44 MINUTES 48 SECONDS EAST, ALONG THE AFORESAID WEST LINE OF 92.267 ACRE TRACT AND AFORESAID EAST LINE OF 75.249 ACRE TRACT, A DISTANCE OF 748.08 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 10.894 ACRES, OR 474,522 SQUARE FEET OF LAND.

TRACT 2

WHEREAS BLOOMFIELD HOMES, L.P. IS THE SOLE OWNER OF A 8.768 ACRE TRACT OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NO. 2 IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND BEING PART OF A 92.267 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180713000870110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 8.768 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83/2011EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF884) AND COLLIN CORS ARP (PID-DF882), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF LOT 11, BLOCK L OF BEAR CREEK, PHASE 3, AN ADDITION TO THE CITY OF LAVON, AS RECORDED IN COUNTY CLERK'S FILE NO. 2021032401000920, OFFICIAL PUBLIC RECORDS, COLLING COUNTY, TEXAS;

THENCE, OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID BEAR CREEK, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 1230.66 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 90.12 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 46 DEGREES 01 MINUTES 58 SECONDS EAST, A DISTANCE OF 14.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 105.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 43 DEGREES 58 MINUTES 02 SECONDS EAST, A DISTANCE OF 14.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 9.85 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 89 DEGREES 15 MINUTES 18 SECONDS EAST, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SAID BEAR CREEK, PHASE 3, SAID POINT BEING ON THE EAST LINE OF SAID 92.267 ACRE TRACT AND THE WEST LINE OF A CALLED 419.29 ACRE TRACT OF LAND CONVEYED TO RUTH W. NICHOLSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20081015122980, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 483, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, ALONG SAID EAST LINE OF 92.267 ACRE TRACT, SAID WEST LINE OF 419.29 ACRE TRACT AND WITH SAID APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 483, A DISTANCE OF 234.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

THENCE, OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID BEAR CREEK, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 155.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 34.27 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 90.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 1222.57 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF AFORESAID BEAR CREEK, PHASE 3;

THENCE, CONTINUING OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE EAST LINE OF SAID BEAR CREEK, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

NORTH 00 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 77.06 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 00 DEGREES 38 MINUTES 52 SECONDS, A RADIUS OF 2030.00 FEET AND A LONG CHORD THAT BEARS NORTH 00 DEGREES 25 MINUTES 16 SECONDS EAST, A DISTANCE OF 22.95 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 22.95 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 38 MINUTES 18 SECONDS EAST, A DISTANCE OF 13.97 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 88 DEGREES 40 MINUTES 46 SECONDS EAST, A DISTANCE OF 8.75 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 01 DEGREES 19 MINUTES 14 SECONDS EAST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 10.68 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 45 DEGREES 12 MINUTES 32 SECONDS WEST, A DISTANCE OF 14.51 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 10 DEGREES 58 MINUTES 33 SECONDS, A RADIUS OF 2030.00 FEET AND A LONG CHORD THAT BEARS NORTH 02 DEGREES 21 MINUTES 03 SECONDS WEST, A DISTANCE OF 33.40 FEET;

ALONG SAID NON-TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 33.40 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 02 DEGREES 49 MINUTES 20 SECONDS WEST, A DISTANCE OF 66.86 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 8.768 ACRES, OR 381,932 SQUARE FEET OF LAND.

TRACT 3

WHEREAS BLOOMFIELD HOMES, L.P. IS THE SOLE OWNER OF A 9.806 ACRE TRACT OF LAND SITUATED IN THE D. ANGLIN SURVEY, ABSTRACT NO. 2 IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND BEING PART OF A 92.267 ACRE TRACT OF LAND, CONVEYED TO BLOOMFIELD HOMES, L.P., AS RECORDED IN COUNTY CLERK'S FILE NO. 20180713000870110, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID 9.806 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83/2011EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF884) AND COLLIN CORS ARP (PID-DF882), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHWEST CORNER OF LOT 7, BLOCK J OF BEAR CREEK, PHASE 3, A DISTANCE OF 582.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SAID BEAR CREEK, PHASE 3, SAID POINT BEING ON THE EAST LINE OF SAID 92.267 ACRE TRACT AND THE EAST LINE OF A CALLED 31.269 ACRE TRACT OF LAND CONVEYED AS "TRACT 1" TO THE CITY OF LAVON, TEXAS, AS RECORDED IN COUNTY CLERK'S FILE NO. 20060725001041390, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS;

THENCE, NORTH 76 DEGREES 17 MINUTES 11 SECONDS EAST, OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE SOUTH LINE OF SAID BEAR CREEK, PHASE 3, A DISTANCE OF 582.32 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A SOUTHEAST CORNER OF SAID BEAR CREEK, PHASE 3, SAID POINT BEING ON THE EAST LINE OF SAID 92.267 ACRE TRACT AND THE WEST LINE OF A CALLED 419.29 ACRE TRACT OF LAND CONVEYED TO RUTH W. NICHOLSON, AS RECORDED IN COUNTY CLERK'S FILE NO. 20081015122980, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS, SAID POINT BEING IN THE APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 483, (A VARIABLE WIDTH PRESCRIPTIVE RIGHT-OF-WAY);

THENCE, SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, ALONG SAID EAST LINE OF 92.267 ACRE TRACT, SAID WEST LINE OF 419.29 ACRE TRACT AND WITH SAID APPROXIMATE CENTERLINE OF COUNTY ROAD NO. 483, A DISTANCE OF 1059.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR A NORTHEAST CORNER OF SAID BEAR CREEK, PHASE 3;

THENCE, OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE NORTH LINE OF SAID BEAR CREEK, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 30.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 10.15 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 14.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 105.01 FEET TO A POINT FOR CORNER;

NORTH 43 DEGREES 58 MINUTES 02 SECONDS WEST, A DISTANCE OF 14.21 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 10.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 00 DEGREES 44 MINUTES 42 SECONDS WEST, A DISTANCE OF 9.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

SOUTH 46 DEGREES 01 MINUTES 58 SECONDS WEST, A DISTANCE OF 14.07 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 100.01 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK K OF SAID BEAR CREEK, PHASE 3;

THENCE, NORTH 00 DEGREES 44 MINUTES 42 SECONDS EAST, CONTINUING OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE EAST LINE OF SAID BEAR CREEK, PHASE 3, A DISTANCE OF 555.90 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTHEAST CORNER OF LOT 11, BLOCK K OF SAID BEAR CREEK, PHASE 3;

THENCE, CONTINUING OVER AND ACROSS SAID 92.267 ACRE TRACT AND ALONG THE NORTH LINE OF SAID BEAR CREEK, PHASE 3, THE FOLLOWING COURSES AND DISTANCES:

NORTH 89 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 110.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 8.93 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 89 DEGREES 15 MINUTES 18 SECONDS WEST, A DISTANCE OF 50.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 00 DEGREES 44 MINUTES 42 SECONDS EAST, A DISTANCE OF 102.50 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 88 DEGREES 40 MINUTES 46 SECONDS WEST, A DISTANCE OF 56.25 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 71 DEGREES 03 MINUTES 05 SECONDS WEST, A DISTANCE OF 56.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 66 DEGREES 08 MINUTES 54 SECONDS WEST, A DISTANCE OF 56.00 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR CORNER;

NORTH 57 DEGREES 11 MINUTES 43 SECONDS WEST, A DISTANCE OF 36.16 FEET TO A 5/8 INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "LJA SURVEYING" SET FOR THE NORTH CORNER OF LOT 3X, BLOCK H OF SAID BEAR CREEK, PHASE 3, SAID POINT BEING ON THE AFORESAID WEST LINE OF 92.267 ACRE TRACT AND THE AFORESAID EAST LINE OF 31.269 ACRE TRACT;

THENCE, NORTH 27 DEGREES 47 MINUTES 01 SECONDS EAST, ALONG SAID WEST LINE OF 92.267 ACRE TRACT AND SAID EAST LINE OF 31.269 ACRE TRACT, A DISTANCE OF 208.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 9.806 ACRES, OR 427,158 SQUARE FEET OF LAND.

SURVEYORS CERTIFICATE

I, MICHAEL J. BAITUP, OF LJA ENGINEERING 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
COUNTY

September 16, 2022

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

Re: Bear Creek, Phase 4
Final Acceptance

Dear Ms. Dobbs:

On Monday, September 12, 2022, a final walkthrough of the Development was conducted with representatives of the Developer, Contractor, and City Inspector. A "punch list" was created to identify items that required completion prior to final acceptance.

One remaining punch list item is the removal and replacement of full width cracked pavement. The Developer has stated that this will be addressed. All other items have been satisfactorily addressed.

All Maintenance bonds have been provided, with the exception of paving.

A copy of BCSUD acceptance has not been provided.

A copy of the abandonments of several easements has not been provided (Reference review letter dated August 20, 2021).

A copy of Record Drawings have not been provided.

We recommend acceptance of Bear Creek Phase 4, subject to completion of the items above. The above items should be completed prior to filing the Final Plat.

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

F:\17024 - LAV General Servies\9 - Review\Bear Creek 3-4-5\Bear Creek 4\Bear Creek 4 - Final Acceptance.docx



CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 7 – D

Item:

Discussion and action regarding acceptance of the public sanitary sewer infrastructure for the Elevon Section 1, Phase 1A and Phase 1B Additions.

Background:

The developer of the Elevon Section 1, Phase 1A and Phase 1B Additions recently completed construction of the public sanitary sewer infrastructure improvements. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication of the public infrastructure.

Code Excerpt

City of Lavon Code of Ordinances

Article 9.02 Subdivision Ordinance

Section 9.02.006 Record Drawings (as-built plans)

Prior to the acceptance of the subdivision and within thirty (30) days of the completion of the subdivision, the engineer for the developer shall submit to the City a complete set of reproducible construction drawings twenty-four by thirty-six inches (24" x 36") of the paving, drainage, water and sanitary sewer improvements with all changes made in the plans during construction and containing on each sheet and [an] "As Built" stamp bearing the signature of the engineer and the date.

Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

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

The City Engineer has recommended acceptance of the subdivision infrastructure subject to provisions outlined in his September 16, 2022 letter.

Financial Implication:

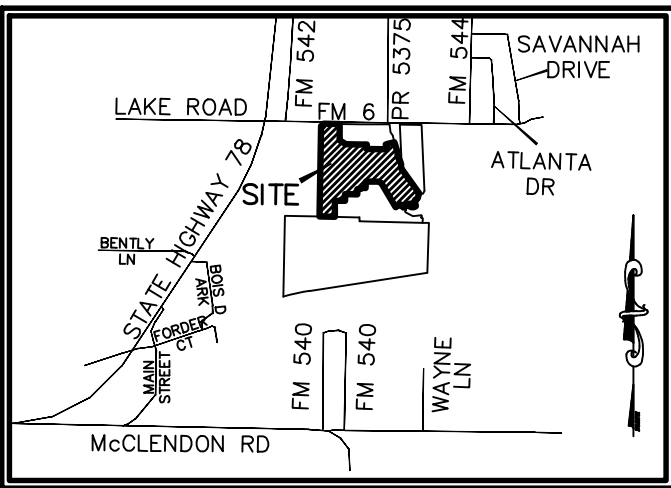
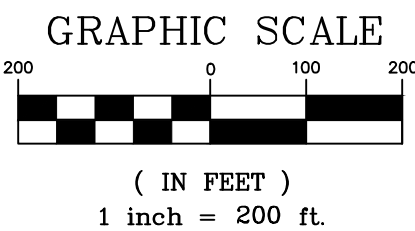
There is none.

Staff Notes:

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

Attachments:

- 1) Final Plats
- 2) City Engineer Letter



LOCATION MAP
(N.T.S.)

- NOTES:
- 1.) FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED.
 - 2.) THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
 - 3.) THE SUBJECT TRACT HAS FRONTAGE TO FARM-TO-MARKET ROAD NO. 6 VIA PHASE 1B FINAL PLAT.
 - 4.) SURVEY ASTRACHT LINES SHOWN HEREON ARE APPROXIMATE.
 - 5.) CITY ETJ LINES SHOWN HEREON PER BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITIES OF LAVON AND NEVADA DATED MAY 5TH, 2020.
 - 6.) ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY
 - 7.) ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" SET UNLESS OTHERWISE NOTED.
 - 8.) THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD).
 - 9.) 3' WALL MAINTENANCE EASEMENT IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION OF ELEVEN FOR BENEFIT OF THE ADJACENT HOMEOWNER FOR MAINTENANCE ALONG THE COMMON FENCE LINE OF ELEVEN AND LAKEPOINTE ADDITION.

NTMWD NOTES:

THE NTMWD EASEMENT RESTRICTS CONSTRUCTION OF PERMANENT STRUCTURES SUCH AS FOUNDATIONS, WALLS, POOLS AND PERMANENT STORAGE BUILDINGS. ITEMS SUCH AS DRIVEWAYS, FENCES/ POSTS NO DEEPER THAN TWO FEET BELOW ORIGINAL GROUND, SPINKLER SYSTEMS AND NORMAL LANDSCAPING PLANS/ (NO TREES) THAT ENCR OACH ON THE NTMWD EASEMENTS ARE ALLOWED. HOWEVER, THE NTMWD ASSUMES NO RESPONSIBILITY FOR DAMAGES RESULTING FROM THE NEED TO REPAIR OR MAINTAIN THE NTMWD PIPELINES. FUTHER, ANY COST FOR REPAIR FOR DAMAGE TO THE PIPELINES RESULTING FROM CONSTRUCTION BY THE DEVELOPER, CONTRACTOR OR OWNER WILL BE THE RESPONSIBILITY OF THE DEVELOPER, CONTRACTOR OR OWNER.

FINAL PLAT
ELEVEN, PHASE 1A

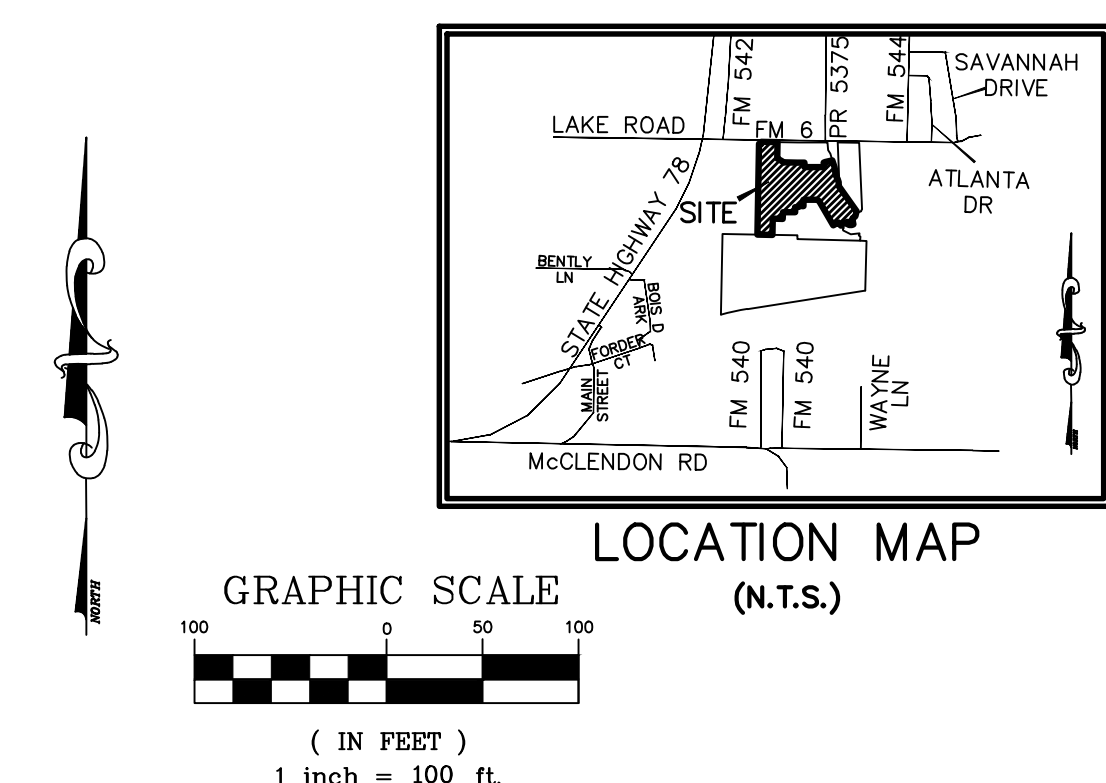
319 RESIDENTIAL LOTS
11 OPEN SPACE LOTS
PART OF ABSTON HILLS
MUNICIPAL UTILITY DISTRICT NO. 1-A

BEING 80.566 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA PARTNERS, LLC DEVELOPER
15443 Knoll Trail, Suite 130 (972) 715-6449
Dallas, Texas 75248
Contact: John Marlin

PETRO HUNT, LLC CURRENT OWNER
2101 Cedar Springs Rd, Suite 600 (214) 880-8595
Dallas, Texas 75201
Contact: Alan Bain

JBI PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000



FINAL PLAT

ELEVON, PHASE 1A

319 RESIDENTIAL LOTS
11 OPEN SPACE LOTS
PART OF ABSTON HILLS
MUNICIPAL UTILITY DISTRICT NO. 1-A

BEING 80.566 ACRES OUT OF
THE SAMUEL M. RAINIER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA PARTNERS, LLC	DEVELOPER
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15443 Knoll Trail, Suite 130 Dallas, Texas 75248 Contact: John Marlin	(972) 715-6449
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PETRO HUNT, LLC	CURRENT OWNER
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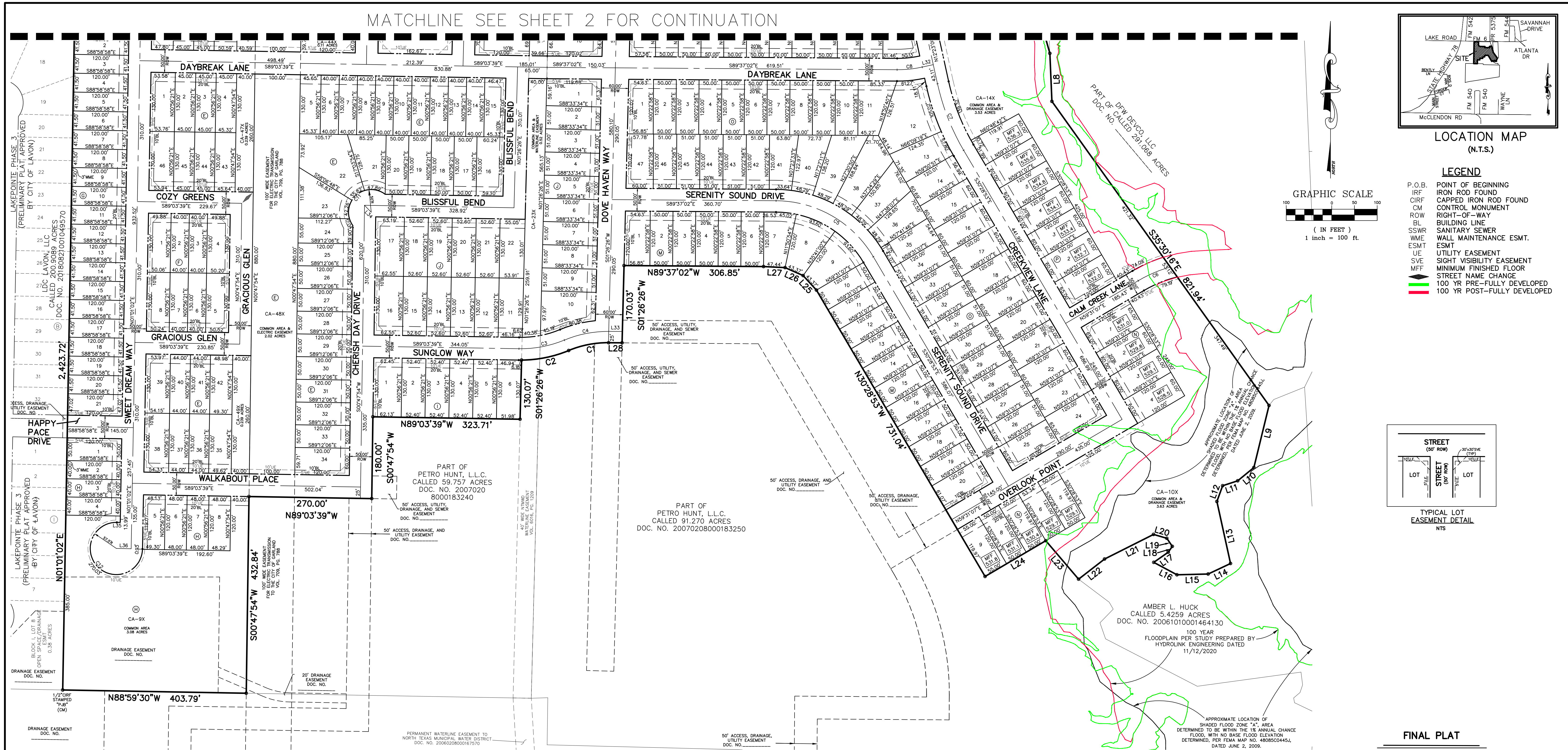
2101 Cedar Springs Rd, Suite 600 Dallas, Texas 75201 Contact: Alan Bain	(214) 880-8595
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JB1 PARTNERS, INC.	SURVEYOR/ENGINEER
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2121 Midway Road, Suite 300 Carrollton, Texas 75006 Contact: Chris Wall, P.E.	(972)248-7671
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TBPE No. F-438	TBPLS No. 10076000
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MATCHLINE SEE SHEET 2 FOR CONTINUATION



FINAL PLAT
ELEVON, PHASE 1A

319 RESIDENTIAL LOTS
11 OPEN SPACE LOTS
PART OF ABSTON HILLS
MUNICIPAL UTILITY DISTRICT NO. 1-A

BEING 80.566 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA PARTNERS, LLC DEVELOPER

15443 Knoll Trail, Suite 130 (972) 715-6449
Dallas, Texas 75248
Contact: John Marlin

PETRO HUNT, LLC CURRENT OWNER

2101 Cedar Springs Rd, Suite 600 (214) 880-8595
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Contact: Alan Bain

JBI PARTNERS, INC. SURVEYOR/ENGINEER

2121 Midway Road, Suite 300 (972) 248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076600

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	90.01'	022°55'16"	225.00'	45.62'	S78°55'20"W
C2	106.50'	022°11'24"	275.00'	53.93'	S78°33'24"W
C3	102.44'	023°28'38"	250.00'	51.95'	N79°12'02"E
C4	100.01'	022°55'16"	250.00'	50.68'	S78°55'20"W
C5	258.03'	059°08'08"	250.00'	141.83'	N60°02'57"W
C6	76.59'	014°37'39"	300.00'	38.50'	S66°49'56"W
C7	157.94'	018°05'53"	500.00'	79.63'	S21°25'57"E
C8	55.70'	012°45'58"	250.00'	27.97'	N83°59'59"E
C9	55.70'	012°45'58"	250.00'	27.97'	N83°59'59"E
C10	57.75'	066°10'27"	50.00'	32.58'	S02°59'04"E
C11	143.01'	163°52'50"	50.00'	353.10'	S45°52'08"W
C12	270.96'	270°00'00"	57.50'	57.50'	S43°58'58"E

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	S56°26'13"E	63.74'	L19	N34°10'25"W	21.67'
L2	N72°53'50"E	50.17'	L20	N73°54'50"W	30.35'
L3	S18°55'42"E	191.15'	L21	S63°18'21"W	120.38'
L4	S10°46'45"E	100.88'	L22	S52°12'16"W	72.38'
L5	S03°21'08"E	103.53'	L23	N40°24'03"W	111.22'
L6	S28°39'16"E	134.82'	L24	S59°31'07"W	155.00'
L7	S15°48'45"E	82.31'	L25	N42°23'56"W	43.37'
L8	S02°28'36"E	105.71'	L26	N66°14'03"W	43.37'
L9	S13°40'08"W	140.66'	L27	N87°05'09"W	47.44'
L10	S50°37'28"W	45.99'	L28	N89°37'02"W	29.54'
L11	S71°57'04"W	34.90'	L29	S89°03'08"E	60.52'
L12	S20°01'50"W	36.90'	L30	N01°03'03"E	58.65'
L13	S12°25'05"E	139.70'	L31	N77°37'00"E	25.00'
L14	S64°44'52"W	54.45'	L32	N77°37'00"E	25.00'
L15	S88°41'32"W	68.56'	L33	S89°37'02"E	30.01'
L16	N61°53'18"W	57.94'	L34	N44°05'32"W	21.25'
L17	N55°09'41"E	38.90'	L35	S88°58'58"E	7.50'
L18	N34°38'33"E	15.62'	L36	S88°58'58"E	32.50'

NOTES:

- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, A PORTION OF THIS PROPERTY IS WITHIN SHADED FLOOD ZONE "A", (AREAS DETERMINED TO BE WITHIN THE 1% ANNUAL CHANCE FLOOD (100-YEAR FLOOD), WITH NO BASE FLOOD ELEVATIONS DETERMINED.
- THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
- THE SUBJECT TRACT HAS FRONTAGE TO FARM-TO-MARKET ROAD NO. 6 VIA PHASE 1B FINAL PLAT.
- SURVEY ATRACT LINES SHOWN HEREON ARE APPROXIMATE.
- CITY ETJ LINES SHOWN HEREON PER BOUNDARY ADJUSTMENT AGREEMENT BETWEEN THE CITIES OF LAVON AND NEVADA DATED MAY 5TH, 2020.
- ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY
- ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" SET UNLESS OTHERWISE NOTED.
- THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD).
- 3" WALL MAINTENANCE EASEMENT IS DEDICATED TO THE HOMEOWNER'S ASSOCIATION OF ELEVON FOR BENEFIT OF THE ADJACENT HOMEOWNER FOR MAINTENANCE ALONG THE COMMON FENCE LINE OF ELEVON AND LAKEPOINTE ADDITION.

OWNER'S CERTIFICATE §

STATE OF TEXAS §

COUNTY OF COLLIN §

WHEREAS Petro Hunt, LLC is the owner of a parcel of land located in the City of Lavon ETJ, Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 59.757 acre tract of land described in deed to Petro Hunt, L.L.C., as recorded in Document Number 20070208000183240, Official Public Records of Collin County, Texas, and also being a part of that called 91.270 acre tract of land described in deed to Petro Hunt, L.L.C., as recorded in Document Number 20070208000183250, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a 4 inch bronze disk stamped '2268" found at the most northerly northwest corner of said 98.843 acre tract, said point being the northeast corner of that called parcel 4 – 0.0810 acre tract of land described in deed to the State of Texas as recorded in Document Number 20120802000949370, Official Public Records of Collin County, Texas, said point also being in the south right-of-way line of Farm-to-Market Road Number 6 (a variable width right-of-way);

THENCE South 89 degrees 03 minutes 39 seconds East, 433.75 feet along the north line of said 98.843 acre tract and south right-of-way line of Farm-to-Market Road Number 6 to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE South 00 degrees 47 minutes 54 seconds West, 440.59 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE South 59 degrees 53 minutes 50 seconds East, 133.48 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE South 56 degrees 26 minutes 13 seconds East, 63.74 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE South 89 degrees 03 minutes 39 seconds East, 371.87 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE South 89 degrees 37 minutes 02 seconds East, 186.78 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE South 01 degrees 26 minutes 26 seconds West, 120.02 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE South 89 degrees 37 minutes 02 seconds East, 539.55 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE North 12 degrees 23 minutes 00 seconds West, 130.01 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE North 72 degrees 53 minutes 50 seconds East, 50.17 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

THENCE North 77 degrees 37 minutes 00 seconds East, 185.29 feet to point for corner in a creek, said point being in the east line of said 98.843 acre tract, said point also being in the west line of that called 3.473 acre tract of land described in deed to Abigail Nchekwube as recorded in Document Number 20110519000516100, Official Public Records of Collin County, Texas;

THENCE along the common line of said 98.843 acre tract and said 3.473 acre tract and along the approximate centerline of the creek as follows:

South 18 degrees 55 minutes 42 seconds East, 191.15 feet to a point for corner;
South 10 degrees 46 minutes 45 seconds East, 100.88 feet to a point for corner;
South 03 degrees 21 minutes 08 seconds East, 103.53 feet to a point for corner;
South 28 degrees 39 minutes 16 seconds East, 134.82 feet to a point for corner;
South 15 degrees 48 minutes 45 seconds East, 82.31 feet to a point for corner, said point being the south corner of said 3.473 acre tract;

THENCE along the east line of said 98.843 acre tract as follows:

South 02 degrees 28 minutes 36 seconds East, 105.71 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
South 35 degrees 30 minutes 16 seconds East, 821.94 feet to a one-half inch iron rod found for corner, said point being in the west line of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas, said point also being in the approximate centerline of the creek;

THENCE along the common line of said 98.843 acre tract and said 5.4259 acre tract and the approximate centerline of the creek as follows:

South 13 degrees 40 minutes 08 seconds West, 140.66 feet to a point for corner;
South 50 degrees 37 minutes 28 seconds West, 45.99 feet to a point for corner;
South 71 degrees 57 minutes 04 seconds West, 34.90 feet to a point for corner;
South 20 degrees 01 minutes 50 seconds West, 36.90 feet to a point for corner;
South 12 degrees 25 minutes 05 seconds East, 139.70 feet to a point for corner;
South 64 degrees 44 minutes 52 seconds West, 54.45 feet to a point for corner;
South 68 degrees 41 minutes 32 seconds West, 68.56 feet to a point for corner;
North 61 degrees 53 minutes 18 seconds West, 57.94 feet to a point for corner;
North 55 degrees 09 minutes 41 seconds East, 38.90 feet to a point for corner;
North 34 degrees 38 minutes 33 seconds East, 15.62 feet to a point for corner;
North 34 degrees 10 minutes 25 seconds West, 21.67 feet to a point for corner;
North 73 degrees 54 minutes 50 seconds West, 30.35 feet to a point for corner;
South 63 degrees 18 minutes 21 seconds West, 120.38 feet to a point for corner;
South 52 degrees 12 minutes 16 seconds West, 72.38 feet to a point for corner;

THENCE along the south line of said 98.843 acre tract of land as follows:

North 40 degrees 24 minutes 03 seconds West, 111.22 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
South 59 degrees 31 minutes 07 seconds West, 155.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 30 degrees 28 minutes 53 seconds West, 731.04 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 42 degrees 23 minutes 56 seconds West, 43.37 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 66 degrees 14 minutes 03 seconds West, 43.37 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 87 degrees 05 minutes 09 seconds West, 47.44 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 89 degrees 37 minutes 02 seconds West, 306.85 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
South 01 degrees 26 minutes 26 seconds West, 170.03 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 89 degrees 37 minutes 02 seconds West, 29.54 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
Southwesterly, 90.01 feet along a curve to the left having a central angle of 22 degrees 55 minutes 16 seconds, a radius of 225.00 feet, a tangent of 45.62 feet and whose chord bears South 78 degrees 55 minutes 20 seconds West, 89.41 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
Southwesterly, 106.50 feet along a curve to the right having a central angle of 22 degrees 11 minutes 24 seconds, a radius of 275.00 feet, a tangent of 53.93 feet and whose chord bears South 78 degrees 33 minutes 24 seconds West, 105.84 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;

South 01 degrees 26 minutes 26 seconds West, 130.07 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 89 degrees 03 minutes 39 seconds East, 323.71 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
South 00 degrees 47 minutes 54 seconds West, 180.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
North 89 degrees 03 minutes 39 seconds West, 270.00 feet to a one-half inch iron rod with yellow cap stamped 'JBI" set for corner;
South 00 degrees 47 minutes 54 seconds West, 432.84 feet to a one-half inch iron with yellow cap stamped 'JBI" set for corner;
North 88 degrees 59 minutes 30 seconds West, 403.79 feet to a one-half inch iron rod with cap stamped 'PJB" found at the southwest corner of said 98.843 acre tract, said point being in the east line of that called 200.9089 acre tract as described in deed to LDC Lavon, L.L.C., as recorded in Document Number 20180821001049570, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 01 minutes 02 seconds East, 2,423.72 feet along the west line of said 98.843 acre tract and along the east line of said 200.9089 acre tract to a five-eighths inch iron rod with a 1xDOT three and one quarter inch aluminum cap found for corner, said point being the southwest corner of said 0.0810 acre tract;

THENCE along the south and east line of said 0.0810 acre tract as follows:

South 89 degrees 03 minutes 08 seconds East, 60.52 feet to a 4 inch bronze disk stamped '2267" found for corner;
North 01 degrees 03 minutes 03 seconds East, 58.65 feet to the POINT OF BEGINNING and containing 3,509,438square feet or 80.566 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.

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That PETRO HUNT, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON, PHASE 1A**, an addition to the City of Lavon ETJ, Collin County, Texas, and does hereby dedicate to Abston Hills Municipal Utility District No. 1-A, in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to exclusive use forever of The District, 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. At the discretion of The District and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements 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. Any public utility shall at all times have the right of ingress and egress to and from and upon any 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 procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within The City of Lavon Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of the City of Lavon ETJ, Collin County, Texas.

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

- All 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.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for the Abston Hills Municipal Utility District No. 1-A, City of Lavon, or BCSUD, forever for purposes indicated on this plat.
- The Abston Hills Municipal Utility District No. 1-A, City of Lavon, and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and Abston Hills Municipal Utility District No. 1-A, City of Lavon, and BCSUD.
- The Abston Hills Municipal Utility District No. 1-A, 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.
- The Abston Hills Municipal Utility District No. 1-A, 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.
- 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 PETRO HUNT, 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, Texas.

WITNESS MY HAND THIS ____ DAY OF _____, 2020.

BY: PETRO HUNT, LLC

BY: _____
Alan Bain, Vice-President
authorized Agent for PETRO HUNT, LLC

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/she 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 _____, 2020.

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's ETJ.

Dated this the ____ day of _____, 2020.

"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."

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



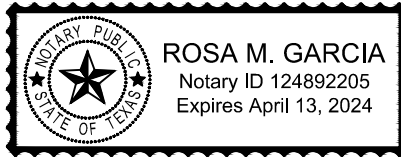
STATE OF TEXAS §

COUNTY OF _____ §

Before me, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared 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 _____, 2020.

Notary Public in and for the State of Texas



"Recommended For Approval"

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

"Approved For Preparation of Final Plat"

Mayor Date
City of Lavon,
Collin County, Texas

FINAL PLAT

ELEVON, PHASE 1A

319 RESIDENTIAL LOTS
11 OPEN SPACE LOTS
PART OF ABSTON HILLS
MUNICIPAL UTILITY DISTRICT NO. 1-A

BEING 80.566 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA PARTNERS, LLC **DEVELOPER**

15443 Knoll Trail, Suite 130 (972) 715-6449
Dallas, Texas 75248
Contact: John Marlin

PETRO HUNT, LLC **CURRENT OWNER**

2101 Cedar Springs Rd, Suite 600 (214) 880-8595
Dallas, Texas 75201
Contact: Alan Bain

JB PARTNERS, INC. **SURVEYOR/ENGINEER**

2121 Midway Road, Suite 300 (972)248-7676
Carrollton, Texas 75006
Contact: Chris Wall, P.E.
TBPE No. F-438 TBPLS No. 10076000

September 16, 2022

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

Re: Elevon Section 1, Phase 1A & 1B
Final Acceptance (Sanitary Sewer)

Dear Ms. Dobbs:

On Wednesday, September 7, 2022, a final walkthrough of the Development was conducted with representatives of the Developer, Contractor, City Inspector and City Engineer. A "punch list" was created to identify items that required completion prior to final acceptance. The final walkthrough only looked at Sanitary Sewer and drainage as related to the City's MS4. The sanitary sewer system is to be owned and maintained by the City of Lavon.

All punch list items have been satisfactorily addressed.

All Maintenance bonds have been provided.

A copy of BCSUD acceptance has not been provided.

A copy of Record Drawings have not been provided.

The Developer and City of Lavon are working on an agreement for collection of sanitary sewer tap fees and TV'ing of service connections.

We recommend acceptance of Elevon Section 1, Phase 1A & 1B (Sanitary Sewer), subject to completion of the items above. The above items should be completed prior to filing the Final Plat.

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

F:\17024 - LAV General Servies\9 - Review\Elevon\Section 1\Elevon Ph 1 - Final Acceptance.docx



CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 7 – E

Item:

Discussion and action regarding Resolution No. **2022-09-09**, authorizing the negotiation and award of a professional service provider contract for planning, design, and construction administration services in connection with the planning, design, and construction of a new 2, 3 or 4-lane roadway bridge to replace the existing crossing on CR 484 at Bear Creek in Lavon, Texas, and providing an effective date.

Background:

On July 19, 2022, the staff presented information to the City Council regarding the 2022 Collin County Call for Projects for 2018 bond funding. At that time, the City Council directed the staff to obtain engineering qualification statements for services associated with the CR 484 bridge replacement.

To recap the funding opportunity, Collin County cities have been invited to submit thoroughfare improvement projects for possible funding from Collin County's 2018 Bond Program. \$24 million is available from the Bond Program for distribution to cities.

Specific project criteria for maximum ranking include:

- Project on Collin County Thoroughfare Plan
- Safety and congestion
- City has adequate funding available for 20% match
- Appropriate approvals
- Widespread benefit beyond corporate limits
- Timeline with projected award by end of 2027
- City-County cooperative relationship

The application deadline is October 31, 2022.

Requests for Qualifications (RFQ) were solicited from professional engineering firms. Three qualified firms provided submittals. The Selection Review Committee reviewed and scored the submittals. The firm EST, Inc. received the highest score.

Financial Implication:

Replacement of the CR 484 bridge is an approved CIP project, CIP-6 and preliminary engineering will be required. If the grant is awarded and matching funds are required, the City Council may appropriate funds from the CIP budget.

Staff Notes:

It is recommended that the City Council authorize the negotiation and award of a professional service provider contract to EST, Inc. to provide professional engineering services for planning, design, and construction administration services in connection with the planning, design, and construction of a new 2, 3 or 4-lane roadway bridge to replace the existing crossing on CR 484 at Bear Creek in Lavon.

Attachment: 1) Proposed Resolution
2) Invitation to Submit Qualifications
3) Scoring Sheets are available upon request

CITY OF LAVON, TEXAS
RESOLUTION NO. 2022-09-09

CR 484 Bridge – Selection Engineering Services

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AUTHORIZING THE NEGOTIATION AND AWARD OF A PROFESSIONAL SERVICE PROVIDER CONTRACT FOR planning, design, and construction administration services in connection with the planning, design, and construction of a new 2, 3 or 4-lane roadway bridge to replace the existing crossing on CR 484 at Bear Creek in Lavon, Texas; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council identified a Capital Improvements Plan Project, CIP-6, for the replacement of the bridge on CR 484 over Bear Creek; and

WHEREAS, to identify qualified and responsive providers for engineering services related to the project, a Request for Qualifications (RFQ) process for engineering services has been completed; and

WHEREAS, the qualifications statements received by the due date have been reviewed to determine the most qualified and responsive provider for professional services;

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

SECTION 1. That EST, Inc. be selected for award of a professional service provider contract to provide planning, design, and construction administration services in connection with the planning, design, and construction of a new 2, 3 or 4-lane roadway bridge to replace the existing crossing on CR 484 at Bear Creek in Lavon, Texas.

SECTION 2. That any and all contracts or commitments made with the above-named service providers are dependent on the successful negotiation of a contract with the service provider

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

DULY PASSED and APPROVED by the City Council of the City of Lavon, Texas, on the 20th day of September 2022.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON, TEXAS
CR 484 Bridge

**REQUEST FOR STATEMENTS OF QUALIFICATIONS
FOR
ENGINEERING PLANNING, DESIGN AND CONSTRUCTION
ADMINISTRATION SERVICES**

Article I. GENERAL INFORMATION.

- 1.1 Request for Statement of Qualifications.** The City of Lavon, Texas (Lavon) is soliciting Statement of Qualifications (“SOQ”) from qualified engineering firms (“Firm” or “Respondent”) for planning, design and construction administration services in connection with the planning, design and construction of a new 2, 3 or 4-lane roadway bridge to replace the existing crossing on CR 484 at Bear Creek in Lavon, Texas.
- 1.2 Project Representative/Restriction on Communication.** Lavon designates the following person as its Representative for this Request for Qualifications (“RFQ”):

Kim Dobbs, City Administrator
E-Mail: kdobbs@lavontx.gov

Respondents shall direct all questions regarding this RFQ and the Project, in writing, solely to the Project Representative specified above. Telephone inquiries shall not be entertained. Respondents shall not contact members of the City Council or other employees of the City of Lavon. Should a Respondent contact a member of the City Council or other employee of the City of Lavon after issuance of the RFQ and before selection is made, the Respondent’s SOQ may be disqualified.

Article II. SCOPE OF SERVICES

- 2.1** The City of Lavon desires to enter into a contract with the most qualified engineer or engineering firm to act as the lead engineer for the Project, providing Project planning, preparation of design documents (including cost estimation), and construction administration.
- 2.2** During the Project Planning phase, a representative of the Firm shall attend all preliminary design meetings with the City of Lavon representatives and stakeholders to understand and confirm the Project objectives, Project timelines, a schedule for Project deliverables and a preliminary probable cost of work for the Project. This includes providing documents required for the 2022 Collin County Call for City Projects submission due on October 31, 2022. These documents include exhibits, estimated costs, description of project and input relating to required rating criteria information.
- 2.3** During the preparation of Design phase, the Firm shall work with the City of Lavon to perform design services, including preparation of construction documents for the project, including plans and specifications and other information that may be required for receiving sealed bids. Design phase services will be contingent upon successful application for funding from the Collin County’s 2018 Bond Program.
- 2.4** During the Construction Administration phase, the Firm shall work with the City of Lavon to perform services including viewing each shop drawing, sample or submittal by a contractor, submittals, drawings, and samples; preparing and reviewing changes to plans and specifications; visiting the construction site at intervals appropriate to the stage of construction; becoming generally familiar with, and keeping the City of Lavon informed about, the progress and quality of the portion of the construction completed; identifying any defects and deficiencies in the construction; determining generally whether the construction is being performed in a manner indicating that the Project, when fully completed, will be in accordance with the plans and specifications; and notifying the City of Lavon, in writing, with any substantial deviations from the plans and specifications that may prevent the Project from

being occupied or utilized for its intended use. Onsite inspection services will be provided by the City of Lavon.

Article III. QUALIFICATIONS.

- 3.1 Required Qualifications.** Firms submitting SOQ shall be represented by a professional Engineer licensed to practice in the State of Texas and able to provide a professional Engineer to attend meetings of any official nature concerning the Project, including but not limited to scope meetings, review meetings and other meetings as may be needed for the Project.
- 3.2 Selection Criteria and Weights.** Evaluation shall be based on the Respondent's SOQ provided in response to this RFQ. Within 15 days after the Deadline for Submissions, the City of Lavon's Evaluation Committee shall evaluate the submitted SOQ's and rank each SOQ submitted based on the following evaluation criteria and weights:

1	Qualifications, Team, and Experience. Demonstrated Firm experience in functional design of high quality and cost-effective new construction, with specific design experience in new construction of road bridges.	60 Points
2	Commitment to the Project, Success of the City of Lavon's Project and Availability. The Firm's overall plan for allocating personnel resources to the Project, including lead personnel and subconsultants to see the Project through to completion. Demonstrated availability of time to devote to the City of Lavon's Project, given current commitments of the Firm.	20 Points
3	Project Approach and Resources. Strong team work ethic and cooperation both within the Firm and outside of the Firm with contractors, consultants, and City of Lavon. A proven Firm and/or team capable of providing creative, functional, flexible, and technologically sound design solutions with an economy of means and within the Project budget. Capability of the Firm in the areas of support personnel, technical staff, and the spectrum of engineering services to be offered to the City of Lavon. The Firm's overall plan for meeting the City of Lavon's needs and requirements, engineering management ability and demonstrated ability to effectively serve its clients on prior projects.	20 Points

Article IV. FORM AND SUBMISSION OF SOQ.

- 4.1. SOQ's shall be submitted in sealed opaque envelopes plainly marked: "**RFQ- Engineering Services: Planning, Design and Construction Administration for City of Lavon's CR 484 Bridge**" and shall bear the name and address of the Respondent. SOQ's shall be received at the following Designated Location:

**City of Lavon City Hall
120 School Road
Lavon, Texas 75166**

**Questions are due no later than 2:00pm Monday, August 29, 2022.
SOQ's are due no later than 2:00pm on Thursday, September 1, 2022**

SOQ's submitted prior to the above time and date may be modified provided such modifications are sealed and received at the Designated Location prior to the Deadline for Submissions. SOQ's received after the Deadline for Submissions shall NOT be accepted and shall be returned unopened to the Respondent.

- 4.2. Questions shall be submitted electronically via email, to kdobbs@lavontx.gov. SOQ's shall be prepared simply and economically, providing a straightforward, concise description of the Respondent's ability to meet the requirements of this RFQ. Emphasis shall be on quality, completeness, clarity of content, responsiveness to the requirements, and understanding of the City of Lavon's needs
- 4.3. Respondents are expected to examine this RFQ carefully and understand the terms and conditions for providing the services listed herein and respond completely. FAILURE TO COMPLETE AND PROVIDE ANY OF THE ITEMS REQUIRED HEREIN MAY RESULT IN THE RESPONDENT'S SOQ BEING DEEMED NON-RESPONSIVE AND THEREFORE DISQUALIFIED FROM CONSIDERATION.
- 4.4. The SOQ's shall include all of the items described in Subsections 4.4.1 through 4.4.12, below, and shall be submitted in the order set forth below. Each section shall be separated by a tab or divider.
- 4.4.1 **COVER LETTER.** The Firm shall submit a cover letter, prepared on the letterhead of the Respondent, which provides: the legal name of the Firm, as listed with the Secretary of State, the County Assumed Name Records or other records; the name of the principal contact person authorized to commit the Respondent to a contractual agreement (including that person's address, telephone number, and email address); and a statement of interest in the Project.
- 4.4.2 **ENGINEER'S QUALIFICATIONS STATEMENT.** The Firm shall submit a Qualifications Statement with the following information:

1. Firm Information

- Official Name of Firm with Address
- Number of years operating under this firm name

- Identify Firm's principal place of business/corporate headquarters
 - Legal status of firm (sole proprietorship, partnership, corporation, LLC, etc.)
 - Number of full time employees
 - Number of full time licensed Engineers
2. Primary Contact (name, title, phone number, email address)
 3. Any previous name of Firm
 4. Affiliated Companies with Address
 5. Firm Registration Number

4.4.3 COMMITMENT AND AVAILABILITY [20 Points]. The Firm shall submit:

1. A summary of the relevant characteristics that distinguish the Respondent in its ability to provide the services requested by the City of Lavon;
2. A statement on the availability and commitment of the Firm to the Project, including attendance and active participation in required monthly Project meetings through design, and bi-weekly Project meetings through construction, unless more frequent meetings are necessary;
3. A list of the principal(s), professionals and subconsultants to be assigned to undertake the Project, describing their respective roles and the location of the office out of which the work will be primarily handled;
4. A list of all projects on which Respondent is currently engaged and the impact those projects may have on the staffing required on the Project;
5. A description of the reporting responsibilities of the team members and how the Firm will interface with City of Lavon Staff; and
6. A statement that proposed staff will be utilized on the Project in the positions proposed without substitution.

4.4.4 QUALIFICATIONS, TEAM, AND EXPERIENCE [60 Points]. The Firm shall submit:

1. A description of the Firm's background and experience in planning, design and administration of road bridge projects similar to the Project proposed herein and past experience with design of such, and an overview of the services the Firm proposes to provide the City of Lavon which address the Project specified;
2. An organizational chart and summary resumes of not more than one page per person on the capabilities, relevant experience, qualifications of the Firm management and each team member who would handle any of the requested services for the City of Lavon. Biographies should include the team member's name, title, and education, a brief overview of professional experience and licensure information, if any;
3. A description of qualifications for subconsultants the Firm proposes to use on the Project, including the location of their offices, capabilities, experience, qualifications of management and team member(s) who will work directly on the Project, including name, title, and education, a brief overview of professional experience and licensure information; and

4. A description of five (5) five road bridge projects of similar size and scope to the Project, on which the Firm acted as the design engineer and provided project administration, on which the Firm is currently working or has completed in the last five (5) years. For each, provide the following:
 - a. Project name and location;
 - b. Services provided;
 - c. Date of completion or project status;
 - d. Original budget and actual project costs for the project – provide any relevant information regarding a discrepancy;
 - e. Whether the project was completed on schedule (if not, provide a detailed explanation of the reasons the project was not completed on schedule);
 - f. Client name, address and telephone number(s) for contact persons that may provide information regarding the quality of the Firm's service on the project and the Firm's qualifications.

4.4.5. PROJECT APPROACH AND RESOURCES [20 Points]. The Firm shall submit:

1. A description of the Firm's overall approach to project administration, how the Firm views its role in protecting the interests of the City of Lavon, and an explanation of how this approach will benefit the City of Lavon;
2. A list of resources of the Firm that would be made available to the City of Lavon that would distinguish the Firm as most qualified to perform the design, administration and closeout of the Projects; and
3. A draft schedule of deliverables/design documents based on the Firm's current workload and understanding of the Project parameters.

4.4.6 CONFLICT OF INTEREST QUESTIONNAIRE. Chapter 176 of the Texas Local Government Code requires that persons, or their agents, who seek to contract for the sale or purchase of property, goods, or services with the City of Lavon shall file a completed Conflict of Interest Questionnaire ("CIQ") with the City of Lavon. The CIQ required by Chapter 176 of the Texas Local Government Code is attached hereto as **RFQ Exhibit "A"** and shall be completed and submitted as part of Respondent's SOQ. The Firm is encouraged to consult its own legal advisor for advice regarding the statute or CIQ.

4.4.7 NON-COLLUSION AFFIDAVIT. The Firm shall submit a completed, signed Non- Collusion Affidavit, attached hereto as **RFQ Exhibit "B"**.

4.4.8 ACKNOWLEDGEMENT OF ADDENDA. The Firm shall complete, sign and submit the Acknowledgement of Addenda Form, attached hereto as **RFQ Exhibit "C."** **This form is required ONLY if Addenda are issued in connection with this RFQ.**

4.4.9 SIGNATURE PAGE. The Firm shall complete, sign and submit Signature Page, attached hereto as **RFQ Exhibit "D."** The Signature Page shall be signed by a person, or persons, authorized to bind the Respondent. Responses signed by a person other than an officer of the company or partner of the Firm shall be accompanied by evidence of authority.

- 4.4 SOQ's may be withdrawn by written request that is received by the City of Lavon prior to the time fixed for opening ("Withdrawal Letter"). To withdraw its SOQ, the Firm shall submit two signed copies of the Withdrawal Letter to the City of Lavon in a sealed opaque envelope labeled, "Withdrawal Letter".
- 4.5 No SOQ's, or modification to SOQ's, shall be made orally or by telephone, e-mail, or facsimile transmission.
- 4.6 The City of Lavon reserves the right to request supplemental information of any Respondents to aid the City of Lavon in the evaluation process.
- 4.7 Time is of the essence, and the award of the contract to the successful Respondent is expressly conditioned upon (i) the Respondent's execution and delivery of the contract and evidence of insurance, within 10 calendar days after the successful Respondent is notified of the acceptance of its post-selection price Proposal; and (ii) the Respondent's timely fulfillment of all other preconditions expressly set forth in the contract. Should the Respondent fail to timely execute and deliver the Contract, evidence of insurance, or fail to timely fulfill any other such preconditions, the City of Lavon may, at its option and discretion, rescind the contract award and thereafter negotiate with and award the contract to the next ranked Respondent. The City of Lavon also may reject all SOQ's. A list of the insurance requirements is attached at Exhibit E.
- 4.8 By submission of its SOQ, the Respondent agrees to waive all rights to claims against the City of Lavon, employees, agents, officials, successors, assigns, representatives of the City of Lavon, for any damages whatsoever arising from the City of Lavon's or any person's or committee's evaluation of the Respondent's SOQ.
- 4.9 **Note: Texas Public Information Act:** The City of Lavon is subject to and fully complies with the Texas Public Information Act. During the selection process, the SOQ's submitted by Respondents are exempt from disclosure to the public under the Texas Public Information Act. The SOQ will however, upon the award of the contract, become public record subject to disclosure to any person who makes a proper request. Some of the information the Firm may provide in the SOQ may contain commercial or financial information that are deemed privileged or confidential by statute or may be of a nature which may cause substantial competitive harm to the Firm if disclosed to a third party. The Firm may be entitled to protect this information at the time a request is made for disclosure; however, the Firm shall assure that this information, if included in the SOQ, is marked as confidential prior to submission. Note that wholesale marking of the Firm's entire SOQ as "Confidential" or "Proprietary" shall not be effective to protect information. In the event information from Respondent's SOQ is requested, the City of Lavon shall use its best efforts to notify the Respondent of such request but shall have no duty to assert any claim to the Attorney General regarding the SOQ or parts thereof being subject to disclosure under the Act.

Article V. AWARD OF CONTRACT.

- 5.1. The City of Lavon reserves the right to reject any or all SOQ's. The City of Lavon shall have no contractual obligations to any Respondent, nor will any Respondent have any property interest or other right in the contract until the contract is fully and unconditionally executed and

delivered by all parties thereto, and all conditions to be fulfilled by the Respondent have either been so fulfilled by the Respondent or waived in writing by the City of Lavon.

5.2 The process followed for evaluation and award of the contract shall be substantially as follows:

- 5.2.1 Step 1 of Evaluation - SOQ's.** Within a reasonable time, not to exceed 15 days after the Deadline for Submission, a committee of the City of Lavon representatives to whom the task has been delegated by the City (the "Evaluation Committee"), shall evaluate each SOQ submitted in relation to all criteria set out in this RFQ and rank the SOQ's accordingly.
- 5.2.2 Step 2 of Evaluation – Interviews/Presentations.** Following the Evaluation Committee's ranking of the SOQ's, the Evaluation Committee may interview two or more of the highest ranked Respondents prior to determining its final ranking of the SOQ's. If the Evaluation Committee interviews a Respondent, that Respondent's SOQ shall not be re-scored by the Evaluation Committee, but the interviews may serve as a continuation of the SOQ evaluation, considering the same criteria and weights published herein. Interviews shall be limited to 45 minutes per Respondent, consisting of presentation by Respondent of 20 to 25 minutes, describing the Firm's qualifications and the proposed approach to the Project. The remaining time shall be available for the Evaluation Committee to ask questions of the presenting Respondent. Following the interviews, if any, the Evaluation Committee shall rank each of the finalist Respondents in order of qualifications. At the next regular or special called meeting of the City of Lavon's City Council, the Evaluation Committee's rankings shall be submitted to the City Council for approval at the September 20, 2022 City Council Meeting.
- 5.2.3** Utilizing the ranking as approved by the City Council, the City of Lavon or its designee shall attempt to negotiate an agreement for a reasonable price with the first ranked Respondent. If the City of Lavon is unable to negotiate a contract for a reasonable price with the first ranked Respondent, the City of Lavon shall, formally and in writing, end negotiations with that Respondent and proceed to the next ranked Respondent in the order of the selection ranking, until a Contract agreement is reached or until all SOQ's have been rejected.
- 5.2.4** Upon reaching an agreement as to the terms of the contract with the selected Firm, the City Administrator will send the agreement to City Council for approval at the October 4, 2022 City Council meeting. Upon approval by the City Council, the City Administrator will notify the selected Firm that the agreement has been approved and services shall commence. At such time as this notification occurs, and prior to providing work effort, the Firm shall furnish proof of insurance required by the contract, as provided in Exhibit E, in forms acceptable to the City of Lavon.

RFQ EXHIBIT A

CONFLICT OF INTEREST QUESTIONNAIRE For vendor doing business with local governmental entity		FORM CIQ
<p>This questionnaire reflects changes made to the law by H.B. 23, 84th Leg., Regular Session.</p> <p>This questionnaire is being filed in accordance with Chapter 176, Local Government Code, by a vendor who has a business relationship as defined by Section 176.001(1-a) with a local governmental entity and the vendor meets requirements under Section 176.006(a).</p> <p>By law this questionnaire must be filed with the records administrator of the local governmental entity not later than the 7th business day after the date the vendor becomes aware of facts that require the statement to be filed. See Section 176.006(a-1), Local Government Code.</p> <p>A vendor commits an offense if the vendor knowingly violates Section 176.006, Local Government Code. An offense under this section is a misdemeanor.</p>	<div style="border: 1px solid black; padding: 2px; text-align: center;">OFFICE USE ONLY</div> <div style="border: 1px solid black; padding: 2px;">Date Received:</div>	
<div style="border: 1px solid black; padding: 2px;"> 1 Name of vendor who has a business relationship with local governmental entity. </div>	<div style="border: 1px solid black; padding: 2px;"> 2 <input type="checkbox"/> Check this box if you are filing an update to a previously filed questionnaire. (The law requires that you file an updated completed questionnaire with the appropriate filing authority not later than the 7th business day after the date on which you became aware that the originally filed questionnaire was incomplete or inaccurate.) </div>	
<div style="border: 1px solid black; padding: 2px;"> 3 Name of local government officer about whom the information in this section is being disclosed. <div style="text-align: center; margin-bottom: 10px;"> <hr style="width: 200px; border: 0.5px solid black;"/> Name of Officer </div> <p>This section (item 3 including subparts A, B, C, & D) must be completed for each officer with whom the vendor has an employment or other business relationship as defined by Section 176.001(1-a), Local Government Code. Attach additional pages to this Form CIQ as necessary.</p> <p>A. Is the local government officer named in this section receiving or likely to receive taxable income, other than investment income, from the vendor?</p> <div style="margin-left: 40px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <p>B. Is the vendor receiving or likely to receive taxable income, other than investment income, from or at the direction of the local government officer named in this section AND the taxable income is not received from the local governmental entity?</p> <div style="margin-left: 40px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <p>C. Is the filer of this questionnaire employed by a corporation or other business entity with respect to which the local government officer serves as an officer or director, or holds an ownership interest of one percent or more?</p> <div style="margin-left: 40px;"> <input type="checkbox"/> Yes <input type="checkbox"/> No </div> <p>D. Describe each employment or business and family relationship with the local government officer named in this section.</p> </div>		
<div style="border: 1px solid black; padding: 2px;"> 4 <div style="display: flex; justify-content: space-between; margin-top: 20px;"> <div style="width: 45%;"> <hr style="width: 100%; border: 0.5px solid black;"/> Signature of vendor doing business with the governmental entity </div> <div style="width: 45%;"> <hr style="width: 100%; border: 0.5px solid black;"/> Date </div> </div> </div>		

Adopted 8/7/2015

RFQ EXHIBIT B
NON-COLLUSION STATEMENT

_____, being first duly sworn, deposes and says this:

(1) He is _____ of _____ (a partner or officer)
(the firm of, etc.)

the Respondent who has submitted the attached Statement of Qualifications.

(2) He is fully informed respecting the preparation and contents of the attached Statement of Qualifications and of all pertinent circumstances respecting such Statement of Qualifications.

(3) That Statement of Qualifications is genuine and is not a collusive or sham response.

(4) Neither the said Respondent nor any of its officers, partners, owners, agents, representatives, employees or parties in interest, including this affiant, has in any way colluded, conspired, connived or agreed, directly or indirectly, with another Respondent, firm or person, to submit a collusive or sham. Response in connection with the Contract for which the attached Statement of Qualifications has been submitted or to refrain from proposing in connection with such Contract, or has in any manner, directly or indirectly, sought by agreement or collusion, or communication or conferences, with any other Respondent, firm or person to secure through any collusion, conspiracy, connivance or unlawful agreement any advantage against the City of Lavon or any person interested in the proposed contract; and,

(5) The price or prices which will be offered if selected as the successful Respondent in connection with this Request for Qualifications will be fair and proper and will not tainted by any collusion, conspiracy, connivance or unlawful agreement on the part of the Respondent or any of its agents, representatives, owners, employees, or parties in interest, including this affiant.

(Respondent's Business Name): _____

(Respondent's Representative Signature): _____

(Respondent's Representative Title): _____

Subscribed and sworn to before me on this _____ day of _____, 2022

NOTARY PUBLIC, STATE OF TEXAS

RFQ EXHIBIT C
ACKNOWLEDGEMENT OF ADDENDA

I, _____, acknowledge receipt of the following Addendums to the Request for Qualifications for Engineering Services issued by City of Lavon, on behalf of the Respondent listed below:

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Addendum No. _____ Dated: _____

Respondent's Business Name: _____

Respondent's Representative Signature: _____

Respondent's Representative Title: _____

Date: _____

**RFQ EXHIBIT D
SIGNATURE PAGE AND DECLARATION OF COMPLIANCE**

Check (✓) the box that indicates business structure of Respondent.

☐ Individual/Sole Proprietorship ☐ Partnership or Joint Venture ☐ Corporation

☐ Other Entity (State Type) _____

The undersigned certifies that this person is _____ (title) of the Respondent entity named below that this person is authorized to sign this Statement of Qualifications (if a Corporation then by resolution with Certified Copy of resolution attached) for and on behalf of the entity, if any, named below, and that this person is authorized to execute same for and on behalf of and bind said entity to the terms and conditions provided for in the SOQ as required by this RFQ, and has the requisite authority to execute an Agreement on behalf of Respondent, if awarded, and that the 11-digit Comptroller's Taxpayer Number for the entity, if any, is:

11-digit Comptroller's Taxpayer Number

Employer Identification No.

Respondent Organization Name

By: _____

Printed Name: _____

Title: _____

By: _____

(If Respondent is a Joint Venture, an authorized signature from a representative of each party is required.)

Printed Name: _____

Title: _____

By signing this Signature Page and Declaration of Compliance, I do hereby declare that I have read the Request for Qualifications, on which our Qualifications Statement is submitted with full knowledge of the requirements, and do hereby agree to furnish all services in full accordance with the requirements outlined in the Request for Qualifications.

By signing and executing this Qualifications Statement, I further certify on behalf of my organization and represent to the City of Lavon that Respondent has not offered, conferred or agreed to confer any pecuniary benefit, as defined by **TEXAS PENAL CODE ANN. § 218**, or any other thing of value, as consideration for the receipt of information or any special treatment or advantage relating to this Qualifications Statement; the Respondent also certifies and represents that Respondent has not offered, conferred or agreed to confer a pecuniary benefit or other things of value as consideration for the recipient's decision, opinion, recommendation, vote or other exercise of discretion concerning this SOQ; the Respondent certifies and represents that Respondent has neither coerced nor attempted to influence the exercise of discretion by any officer, trustee, agent or employee of the City of Lavon concerning this Qualifications Statement on the basis of any consideration not authorized by law; the Respondent also certifies and represents that Respondent has not received any information not available to other Respondent so as to give the undersigned a preferential advantage with respect to this SOQ; the Respondent further certifies and represents that Respondent has not violated any state, federal or local law, regulation or ordinance relating to bribery, improper influence, collusion or the like and that Respondent will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or employee of the City of Lavon in return for the person having exercised the person's official discretion, power or duty with respect to this Qualifications Statement; the Respondent certifies and represents that it has not nor and will not in the future offer, confer, or agree to confer a pecuniary benefit or other thing of value to any officer, trustee, agent or employee of the City of Lavon in connection with information regarding this SOQ, the submission of this Qualifications Statement, the award or performance of a contract in connection with this RFQ.

EXHIBIT E
INSURANCE REQUIREMENTS

A. Before commencing work, Bidder shall, at its own expense, procure, pay for and maintain during the term of this Agreement the following insurance written by companies approved by the state of Texas with an A.M. Best rating of at least A and acceptable to the Lavon. Bidder shall furnish to the City of Lavon certificates of insurance executed by the insurer or its authorized agent stating coverages, limits, expiration dates and compliance with all applicable required provisions. Certificates shall reference the project/contract number. Subscriber has the right to a copy of the full policy. The City of Lavon shall be listed as an additional insured under all liability policies except for professional & automobile liability policies.

2. Workers' Compensation insurance with statutory limits; and Employers' Liability coverage with minimum limits for bodily injury: a) by accident, \$100,000 each accident, b) by disease, \$100,000 per employee with a per policy aggregate of \$500,000.

3. Business Automobile Liability insurance covering owned, hired and non-owned vehicles, with a minimum combined bodily injury and property damage limit of \$1,000,000 per occurrence.

4. Professional Liability (Errors and Omissions Liability) and Cyber Risk Insurance (including professional oversight liability), covering acts, errors, and omissions arising out of operations or services with minimum limits of \$1,000,000 per occurrence, \$2,000,000 annual aggregate.

NOTE: If the insurance is written on a claims-made form, coverage shall be continuous (by renewal or extended reporting period) for not less than thirty-six (36) months following completion of the contract and acceptance by the Lavon.

B. With reference to the foregoing required insurance, the consultant shall endorse applicable insurance policies as follows:

1. A waiver of subrogation endorsement shall be added to Respondent's workers' compensation policies to eliminate the potential that the workers' compensation insurer will subrogate against Lavon, its officials, employees, and officers and shall be contained in the Workers' Compensation insurance policy.

2. The City of Lavon, its officials, employees, consultants and officers shall be named as additional insureds on the Commercial General Liability policy, by using endorsement CG2026 or broader.

3. All insurance policies shall be endorsed to the effect that Lavon will receive at least thirty (30) days notice prior to cancellation, non-renewal, termination, or material change of the policies.

C. All insurance shall be purchased from an insurance company that meets a financial rating of at least A or better.

Other Insurance Provisions

1. The City of Lavon is to be named as an additional insured on the Commercial General Liability Insurance policy. These insurance policies shall contain the appropriate additional insured endorsement signed by a person authorized by the insurer to bid coverage on its behalf.

2. Insurance is to be placed with insurers with a Best rating of no less than A. The company must also be duly authorized to transact business in the State of Texas.
3. Workers' Compensation and Employers' Liability Coverage: Statutory. The insurer shall agree to waive all rights of subrogation against Lavon, its officials, employees and volunteers for losses arising from the activities under this contract.
4. Certificates of Insurance and Endorsements effecting coverage required by this clause shall be forwarded to the City Administrator upon award of the contract(s).
5. Insurance Certificate must be submitted and issued with Lavon listed as the certificate holder.
6. During the duration of any agreed contract, the Respondent shall maintain, at its sole cost and expense, Professional E&O Liability insurance with a minimum policy limit of \$1,000,000. The insurance policy must name the City of Lavon as an additional insured. Proof of insurance evidencing such coverage, in a form acceptable to the City, shall be furnished to the City prior to the commencement of any work for the City.



CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 7 – F

Item:

Discussion and action regarding the use of non-competitive procurement for the police department mobile data software as the new equipment must be compatible with existing equipment.

Background:

To date, the City of Lavon has received American Rescue Plan Act (ARPA) funding in the amount of \$462,289.27. The second tranche consisting of an additional \$462,289.26 is scheduled and in process to be distributed.

The city staff has reviewed priorities as provided within the ARPA and Coronavirus Local Fiscal Recovery Fund (CLFRF) funding guidelines. The City's professional grant administrator Traylor & Associates and staff have reviewed specific eligible public safety projects.

The Police Department has presented a project for mobile data software and equipment. The Integrated Computer Systems, Inc. (ICS) mobile data software would allow officers to receive direct dispatch information from Collin County Sheriff's Office Dispatch center. The system will not only allow officers to receive warnings on potential Covid exposure risks earlier in the call, but it will also allow the officers to look up location and person history to determine if there is a past threat at the location – including Covid history.

The mobile data software and equipment are proprietary and ICS is the sole source provider.

Financial Implication:

The project cost is estimated to be \$49,808.80 and \$16,898.20. Funding is available in the ARPA-CLFRF fund. Future software maintenance costs will be provided for in the annual budget.

Staff Notes:

Approval of the use of non-competitive procurement for the police department mobile data software is recommended as the new equipment must be compatible with existing equipment.

Attachments:

- 1) Sole Source Letter
- 2) ICS PD Project Quote

September 2nd, 2022

J. Michael Jones
Lavon PD Chief of Police
501 Lincoln Ave
Lavon, TX 75166

This letter serves as a sole source document for software products manufactured by Integrated Computer Systems, Inc (ICS).

ICS provides specialized software products to public safety agencies and is the sole source for those products. The Lavon Police Department and Lavon Fire Department look to add functionality and specialization for their public safety needs that only ICS can provide. The following list of ICS products are exclusive to ICS:

ICS CAD (can include the following add on modules)

- ICS Vehicle Towing
- ICS Rotation
- ICS Text Paging
- ICS Document Locator
- ICS Alarm and False Alarm Billing/Tracking
- 911 Gateway
- ICS TLETS/NCIC TCPIP
- ICS Racial Profiling
- ICS Level 1,2 & 3 Mapping
- ICS GPS/AVL Mapping
- ICS Aerial Photography Imaging Display
- ICS Closest To Dispatching (CTD)

CTD Notes:

- 1) The formulas used to calculate the optimum unit(s) to recommend are ICS proprietary mathematical algorithms.
- 2) ICS does not integrate with any 3rd party CTD software vendors. This software is an integral part of ICS's unit recommendation algorithms.

ICS Mobile / MDC (can include the following add on modules)

- ICS CAD/MDC CFS
- ICS Racial Profiling
- ICS Document Locator
- ICS Text Paging
- ICS GPS/AVL
- ICS Magnetic Driver License Scanning Software
- ICS MDC Level 1 Mapping software
- ICS Vehicle Towing

- ICS Navigation Software

ICS Incident Command & Control

ICS RMS (can include the following module)

- ICS Arrest
- ICS Booking
- ICS Citation
- ICS Incident
- ICS Field Intelligence
- ICS Law
- ICS Warrant
- ICS Registration
- ICS Animal Control
- ICS Electronic Case Submittal
- ICS Permits
- ICS Case Management
- ICS Master Name
- ICS Master Property
- ICS Master Vehicle
- ICS Master Location
- ICS Mug Shot Capture
- ICS Line-up
- ICS Property Room
- ICS Enhanced Property Room with Inventory Tracking and Bar Coding
- ICS Personnel
- ICS Jail Booking / Management
- ICS Accident Reporting
- ICS Beat Management
- ICS Comp Stat Reporting
- ICS Crime Analysis
- ICS Drone Module
- ICS K-9
- ICS Animal Control

ICS Fire (can include the following modules)

- ICS Building Permits
- ICS Inspection

ICS Interfaces and other products

- ICS ESO Client Interface
- ICS USDD Client Interface
- ICS – CFS API
- ICS Citation Interface

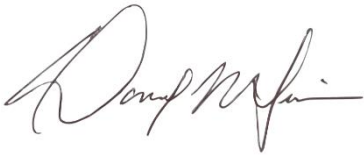
- ICS Live Scan Interface
- ICS Jail Records Vine Interface
- ICS Ticket Writer API
- ICS Ticket Writer Racial Profiling API
- ICS Pro QA API
- ICS Emergidata API
- ICS Intelli-Query
- ICS Management Console

ICS is the author of the above listed software and are sold exclusively through ICS. No other company resells or provides either the software products or annual maintenance for ICS software.

Therefore, ICS qualifies for a sole source exemption to Texas competitive bid laws since ICS software falls under the copyright laws.

Thank you for your interest in ICS products. Please don't hesitate to contact me if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel M Sullivan". The signature is fluid and cursive, with a large initial "D" and "M".

Daniel M Sullivan
Executive Vice President, Sales

**Integrated Computer Systems**

3499 FM 1461
McKinney, TX 75071
214-544-0022

QUOTATION

Number: ICSQ2475-03

Date: Aug 31, 2022

Your Sales Consultant	Bill To	Contact
 940-536-0268 drew.mardis@icspublicsafety.com	Lavon Police Department Mike Jones 501 Lincoln Ave Lavon, TX 75166 972.853.2916 mjones@lavontx.gov	Lavon Police Department Mike Jones 501 Lincoln Ave Lavon, TX 75166 972.853.2916 mjones@lavontx.gov

MDC's (x10 = 6 Admin/Desktops & 7 Patrol/Mobiles) & Basic RMS for Admin Only

Expiration Date	P.O. Number	Requested Install Date	Terms
10/31/2022			Net 30

Product and Description	Qty	List \$	Disc Price	Extended	SAP3
Required Interface w/ CCSO for CFS Data:					
INT-CAD-XML: CAD XML Exports CAD and related GEO data in XML format.	1	25,000.00			3750.00
MDC Software:					
MDC: Mobile Data Client Full-function, in-field, integrated call processing software (licensed by workstation)	7	3,700.00	3,145.00	22,015.00	3885.00
MDC-NCIC: Mobile NCIC/TLETS Allows field units to process NCIC/TLETS requests.	7	500.00	425.00	2,975.00	525.00
MDC-RAP: Mobile Racial Profiling Enter and verify racial profiling data on mobile devices.	7	200.00	170.00	1,190.00	210.00
MDC-MAP-INIT: Mobile Basic Mapping Map highlights the exact call location. No vehicle GPS data available. See product details for prerequisites.	1	1,500.00	1,275.00	1,275.00	220.00
MDC-MAP-SUB: Mobile Basic Mapping Map highlights the exact call location. Subsequent license for users after purchase of MDC-MAP-INIT.	6	150.00	127.50	765.00	138.00
MDC-MAP-GPS-INIT: Mobile Advanced Mapping Advanced mapping with GPS plots active calls (using their exact latitude and longitude) and units (by their GPS/AVL device). See product details for prerequisites.	1	5,000.00	4,250.00	4,250.00	150.00
MDC-MAP-GPS-SUB: Mobile Advanced Mapping Advanced mapping with GPS plots active calls (using their exact latitude and longitude) and units (by their GPS/AVL device). See product details for prerequisites.	6	1,000.00	850.00	5,100.00	900.00

Upon approval by your agency, this document will become a purchase agreement by and between LICENSEE and Integrated Computer Systems Inc., located at 3499 FM 1461, McKinney, Texas 75071, and is subject to all terms and conditions or user license agreements executed at an earlier date.

Product and Description	Qty	List \$	Disc Price	Extended	SAP3
MDC-ADMIN: Mobile Data Client Full-function, Admin office-based, integrated call processing software (licensed by workstation) SubTotal: RMS Software: LRM: Law Records Management for Admin Law Records Management for Admin Reporting ATH-RPTS: Reports module Enterprise Athena Reports Module SubTotal: Training & Services: TRN-SYS-MGR: Training for the System Manager Train IT manager(s) on the proper procedures required to manage a public safety network and its related systems. TRN-MDC: Training on Mobile Data Client Train users on the operation and benefits of the ICS Mobile Data Client (MDC). SVC-TRAIN: One Hour of Technical Services, Support/training Specialist Training for Basic Admin RMS setup and Athena Reports Module SVC-TECH-I: One Hour of Technical Services, Level I technician SVC-PM: Project Management Services (hourly rate) Project Management Services SubTotal:	6	2,220.00	943.50	5,661.00	6000.00
				43,231.00	
	2	1,234.00	1,048.90	2,097.80	370.20
	2	500.00	425.00	850.00	750.00
				2,947.80	
	1	780.00	780.00	780.00	
	1	780.00	780.00	780.00	
	2	195.00	195.00	390.00	
	4	225.00	225.00	900.00	
	4	195.00	195.00	780.00	
				3,630.00	

1) ICS will install the above software on customers server and customers IT department will install the software on the selected MDCs.
2) Customer is responsible for all hardware, network, operating software infrastructure including wireless communications.
3) Customer will contact Collin County for network access.
4) Customer to supply all required maps in ICS approved formats.
5) No hardware maintenance is provide in this quote.
6) Training at ICS training facility in McKinney, Texas is included in price.
7) Unless otherwise stated CAD, MDC and Jail software is licensed by workstation. All other Athena Law Records products are licensed by user.
8) Software Assurance Plan (SAP) prices are the annual warranty, improvement & update costs associated with maintaining the software and are charged at the beginning of Year 2 and beyond. Year 1 SAP is included in the Total Acquisition Costs. -->

Sub-total	89,618.00
Less discount	39,809.20-
Distribution	0.00
Total	\$49,808.80

Deposit with order	24,904.40
Software Assurance Plan (SAP 3) per Yr	\$16,898.20
(Annual maintenance plan starts in Year 2)	

Signature or valid purchase order number

Upon approval by your agency, this document will become a purchase agreement by and between LICENSEE and Integrated Computer Systems Inc., located at 3499 FM 1461, McKinney, Texas 75071, and is subject to all terms and conditions or user license agreements executed at an earlier date.



CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 7 – G

Item:

Discussion and action regarding the use of non-competitive procurement for the fire department emergency communications system upgrade as the new equipment must be compatible with existing equipment.

Background:

To date, the City of Lavon has received American Rescue Plan Act (ARPA) funding in the amount of \$462,289.27. The second tranche consisting of an additional \$462,289.26 is scheduled and in process to be distributed.

The city staff has reviewed priorities as provided within the ARPA and Coronavirus Local Fiscal Recovery Fund (CLFRF) funding guidelines. The City's professional grant administrator Traylor & Associates and staff have reviewed specific eligible public safety projects.

The Fire Department has presented a project for an emergency communications system upgrade. The Integrated Computer Systems, Inc. (ICS) upgrade will significantly improve communication between the Fire Department, dispatch, and the caller. In addition to providing for real-time call details, the software allows the Fire Department to notate special alerts on residences that can later be referenced on follow-up calls if and when necessary.

The software and equipment are proprietary and ICS is the sole source provider.

Financial Implication:

The project cost is estimated to be \$22,237.50 and \$3,109.00. Funding is available in the ARPA-CLFRF fund. Future software maintenance costs will be provided for in the annual budget.

Staff Notes:

Approval of the use of non-competitive procurement for the fire department emergency communications system upgrade is recommended as the new equipment must be compatible with existing equipment.

Attachments:

- 1) Sole Source Letter
- 2) ICS FD Project Quote

September 2nd, 2022

Danny Anthony
Lavon FD Chief
501 Lincoln Ave
Lavon, TX 75166

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- ICS Case Management
- ICS Master Name
- ICS Master Property
- ICS Master Vehicle
- ICS Master Location
- ICS Mug Shot Capture
- ICS Line-up
- ICS Property Room
- ICS Enhanced Property Room with Inventory Tracking and Bar Coding
- ICS Personnel
- ICS Jail Booking / Management
- ICS Accident Reporting
- ICS Beat Management
- ICS Comp Stat Reporting
- ICS Crime Analysis
- ICS Drone Module
- ICS K-9
- ICS Animal Control

ICS Fire (can include the following modules)

- ICS Building Permits
- ICS Inspection

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- ICS USDD Client Interface
- ICS – CFS API
- ICS Citation Interface

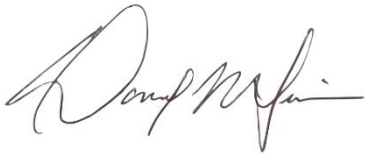
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Thank you for your interest in ICS products. Please don't hesitate to contact me if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read "Daniel M Sullivan". The signature is fluid and cursive, with a large initial "D" and "M".

Daniel M Sullivan
Executive Vice President, Sales

**Integrated Computer Systems**

3499 FM 1461

McKinney, TX 75071

214-544-0022

QUOTATION

Number: ICSQ2349-01

Date: Jun 21, 2022

Your Sales Consultant	Bill To	Contact
<i>Drew Mardis</i> 940-536-0268 drew.mardis@icspublicsafety.com	Lavon Volunteer Fire Dept. Trevor Davis 501-A Lincoln Ave. Lavon, TX 75166 (214) 504-6719 trevor.davis@lavonvfd.org	Lavon Volunteer Fire Dept. Trevor Davis 501-A Lincoln Ave. Lavon, TX 75166 (214) 504-6719 trevor.davis@lavonvfd.org

4 MDC Licenses

Expiration Date	P.O. Number	Requested Install Date	Terms
10/31/2022			Net 30 days

Product and Description	Qty	List \$	Disc Price	Extended	SAP3
MDC: Mobile Data Client Full-function, in-field, integrated call processing software (licensed by workstation)	4	3,700.00	3,145.00	12,580.00	2220.00
MDC-MAP-INIT: Mobile Basic Mapping Map highlights the exact call location. No vehicle GPS data available. See product details for prerequisites.	1	1,500.00	1,275.00	1,275.00	220.00
MDC-MAP-SUB: Mobile Basic Mapping Map highlights the exact call location. Subsequent license for users after purchase of MDC-MAP-INIT.	3	150.00	127.50	382.50	69.00
MDC-MAP-GPS-INIT: Mobile Advanced Mapping Advanced mapping with GPS plots active calls (using their exact latitude and longitude) and units (by their GPS/AVL device). See product details for prerequisites.	1	5,000.00	4,250.00	4,250.00	150.00
MDC-MAP-GPS-SUB: Mobile Advanced Mapping Advanced mapping with GPS plots active calls (using their exact latitude and longitude) and units (by their GPS/AVL device). See product details for prerequisites.	3	1,000.00	850.00	2,550.00	450.00
TRN-MDC: Training on Mobile Data Client Train users on the operation and benefits of the ICS Mobile Data Client (MDC).	1	780.00	780.00	780.00	
SVC-TECH-I: One Hour of Technical Services, Level I technician	1	225.00	225.00	225.00	
SVC-PM: Project Management Services (hourly rate) Project Management Services	1	195.00	195.00	195.00	

Upon approval by your agency, this document will become a purchase agreement by and between LICENSEE and Integrated Computer Systems Inc., located at 3499 FM 1461, McKinney, Texas 75071, and is subject to all terms and conditions or user license agreements executed at an earlier date.

06/21/22 22:47:51

Product and Description	Qty	List \$	Disc Price	Extended	SAP3
Optional:					
MDC-MAP-NAV-INIT: Mobile Navigation Advanced mapping with navigation draws a route and provides turn-by-turn directions. See product details for prerequisites.		5,500.00	4,675.00		
MDC-MAP-NAV-SUB: Mobile Navigation Advanced mapping with navigation draws a route and provides turn-by-turn directions. See product details for prerequisites.		850.00	722.50		

1) Software will be installed on MDC's by customer's IT staff.

2) Customer will contact Collin County for network access.

3) Training will be done at ICS training facility in McKinney.

4) Customer to supply all required maps in ICS approved formats.

5) Customer is responsible for all hardware, OS software, and network services.

6) No hardware maintenance is provide in this quote.

7) Unless otherwise stated CAD, MDC and Jail software is licensed by workstation. All other Athena Law Records products are licensed by user.

8) Software Assurance Plan (SAP) prices are the annual warranty, improvement & update costs associated with maintaining the software and are charged at the beginning of Year 2 and beyond. Year 1 SAP is included in the Total Acquisition Costs. -->

Sub-total	25,950.00
Less discount	3,712.50-
Distribution	0.00
Total	\$22,237.50

Software Assurance Plan (SAP 3) per Yr	\$3,109.00
(Annual maintenance starts in Year 2)	

Signature or valid purchase order number

Upon approval by your agency, this document will become a purchase agreement by and between LICENSEE and Integrated Computer Systems Inc., located at 3499 FM 1461, McKinney, Texas 75071, and is subject to all terms and conditions or user license agreements executed at an earlier date.

06/21/22 22:47:51



CITY OF LAVON

Agenda Brief

MEETING: September 20, 2022

ITEM: 8

Item:

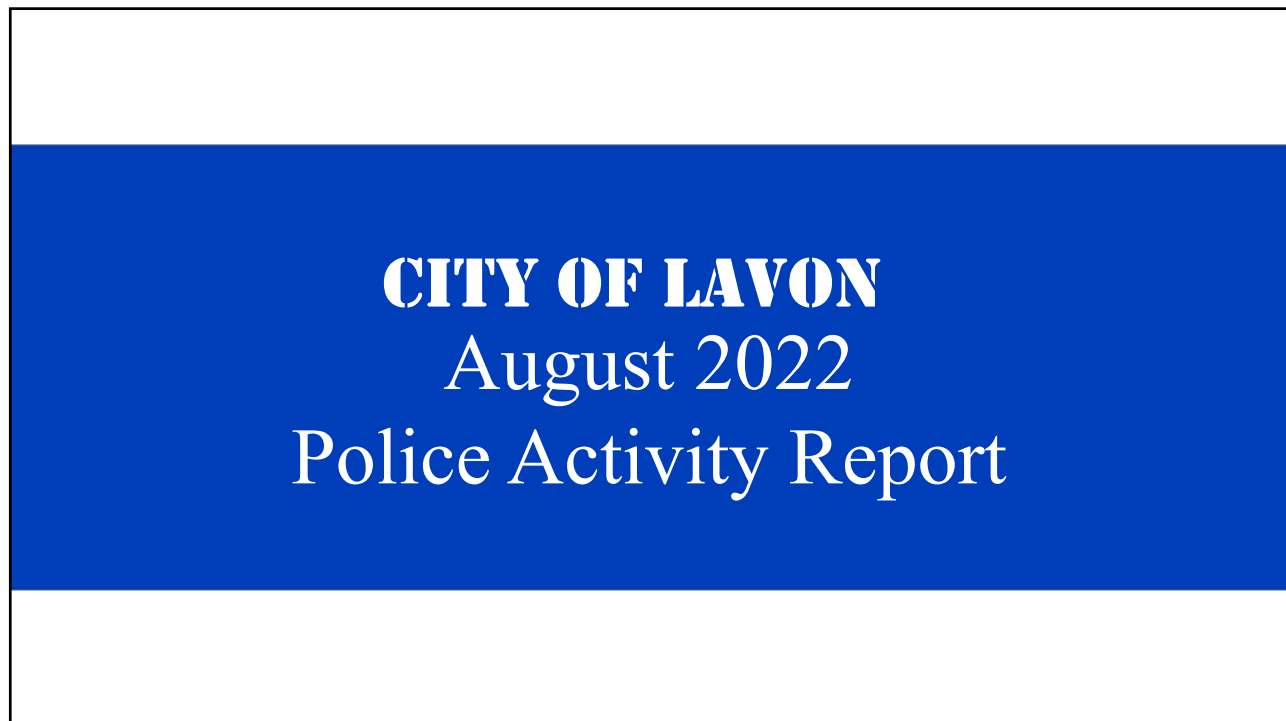
DEPARTMENT REPORTS

Members may receive and discuss the reports.

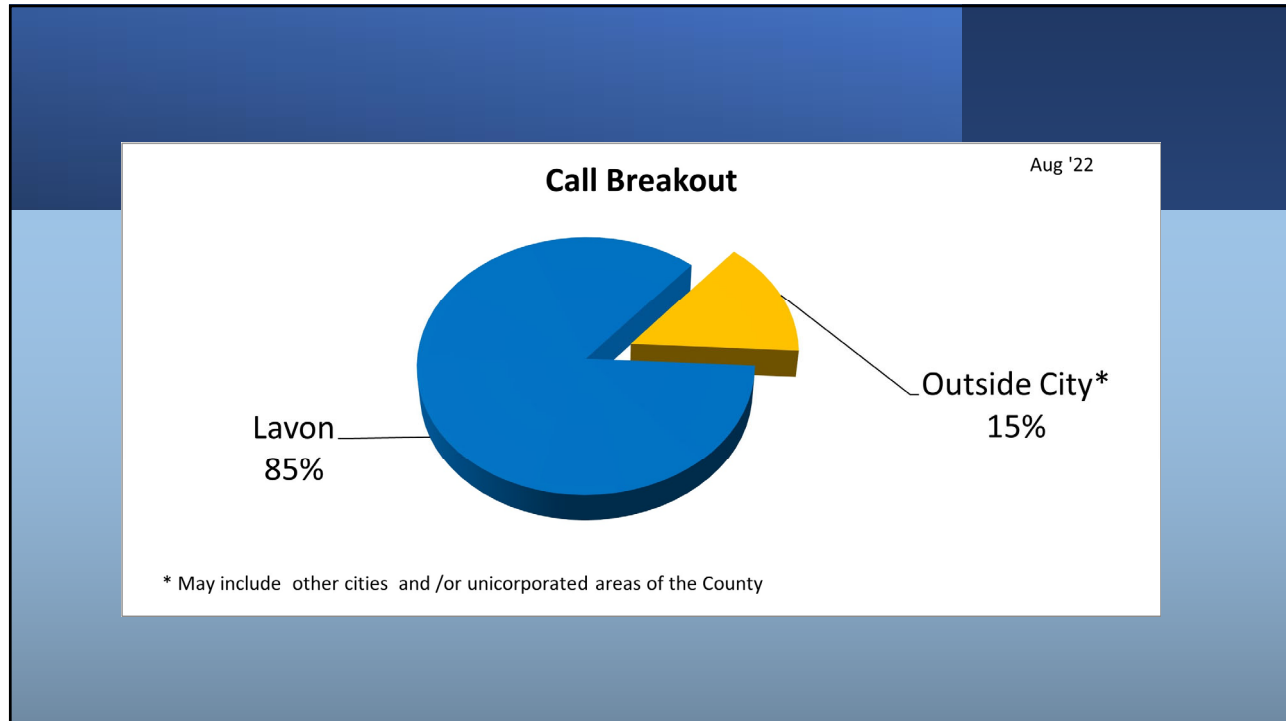
- A.** Police Services – Service, activity, programs, and administration report
- B.** Fire Services – Service, activity, programs, and administration report
- C.** Public Works Services – Utilities, capital projects, public works, and street maintenance report
- D.** Administration Services – Building Permits; CWD Service; Collin County Tax Collection; Sales Tax; Financial Report, TxDOT Projects Report; Home Rule Charter Commission progress report, and administration and staff reports



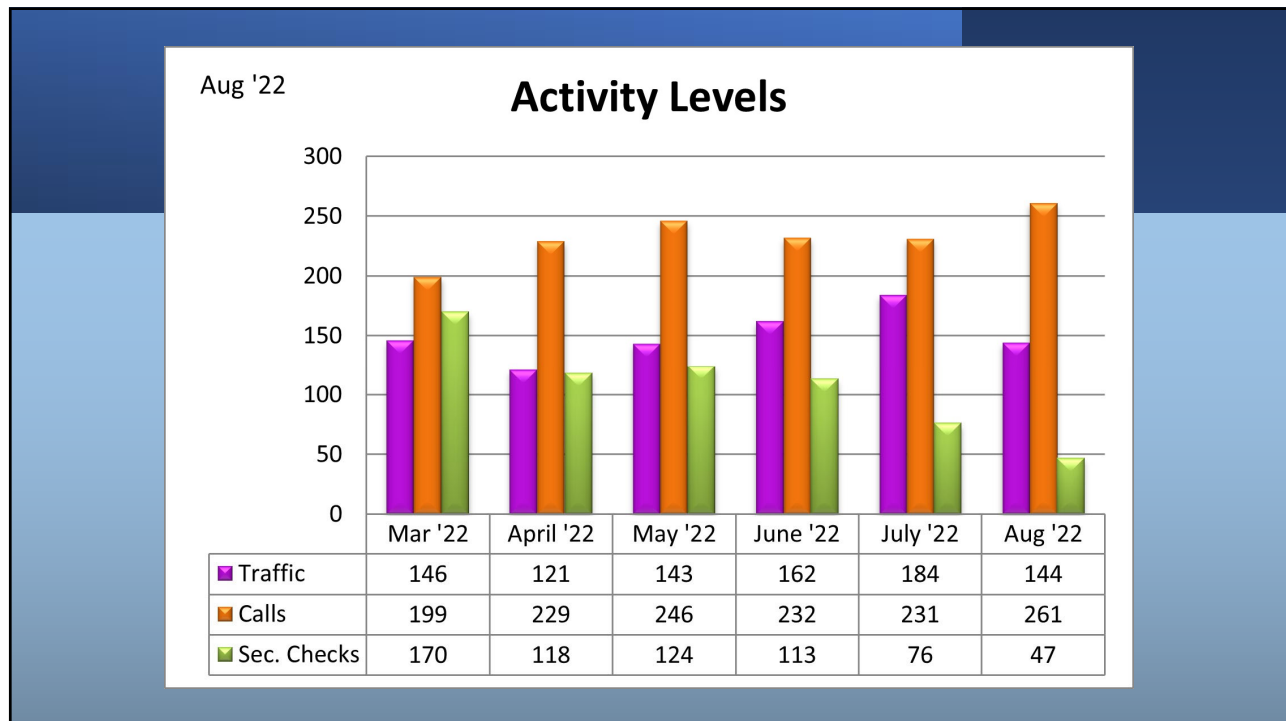
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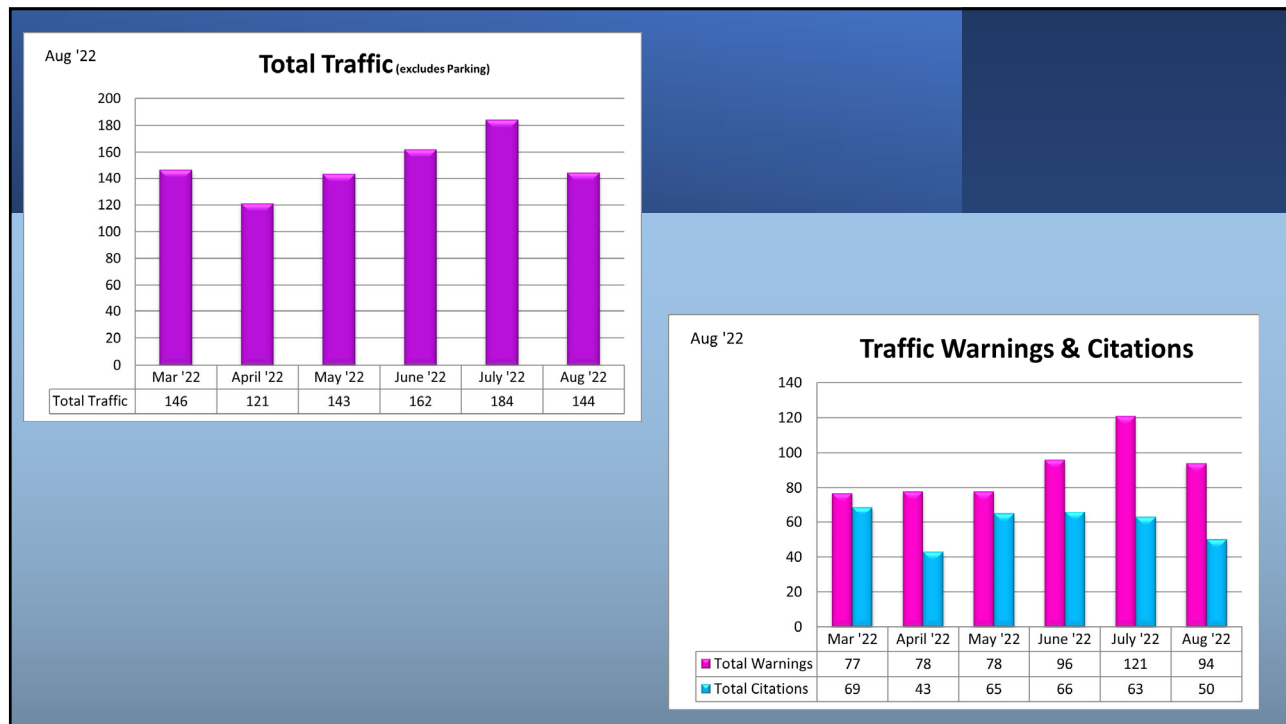
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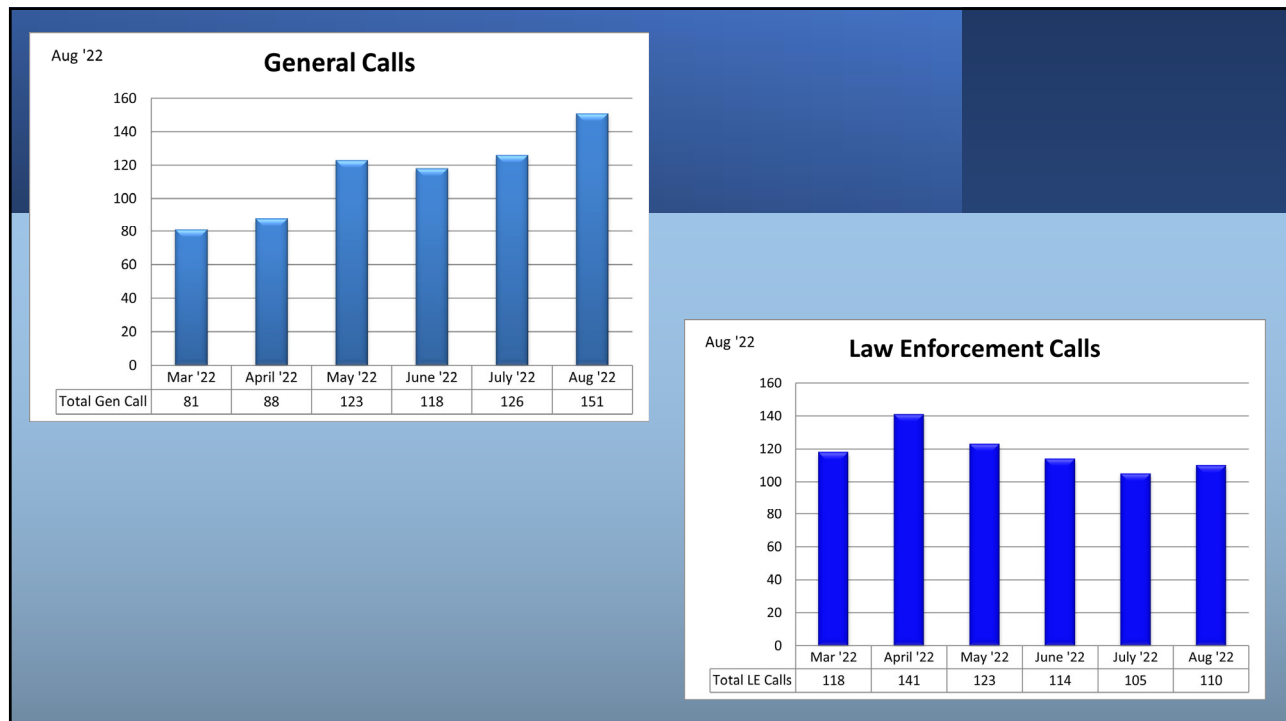
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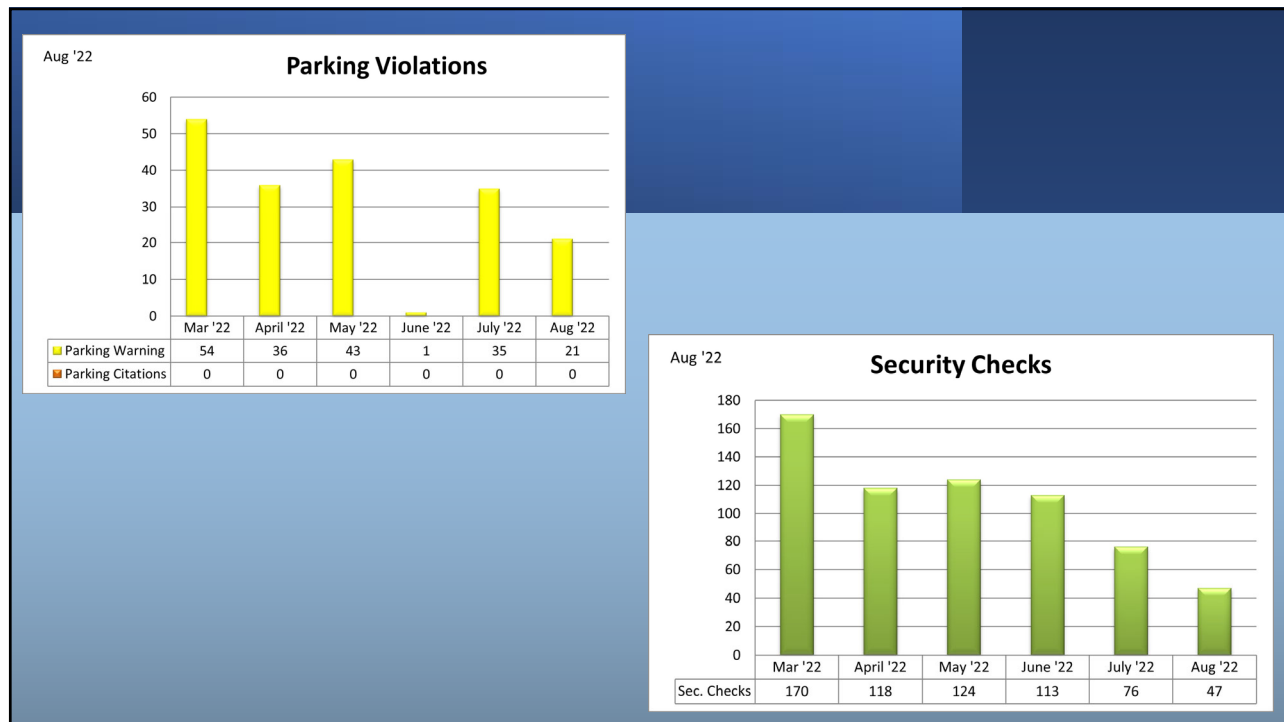
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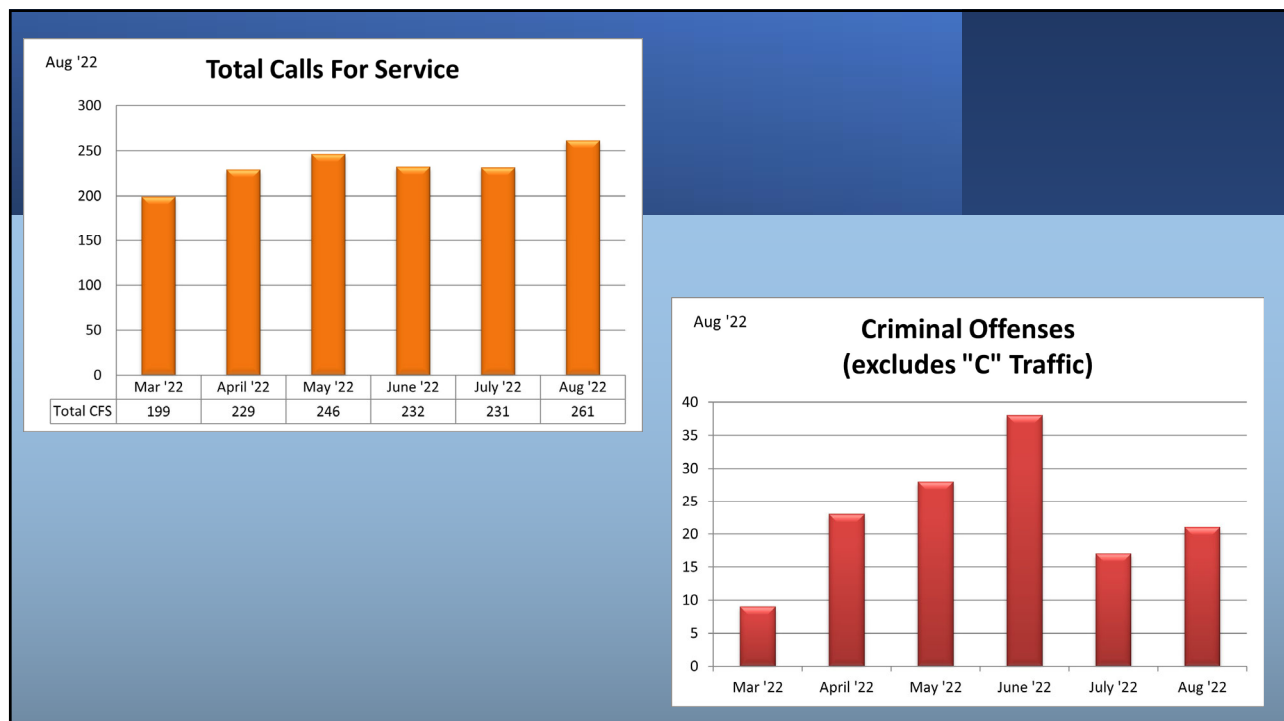
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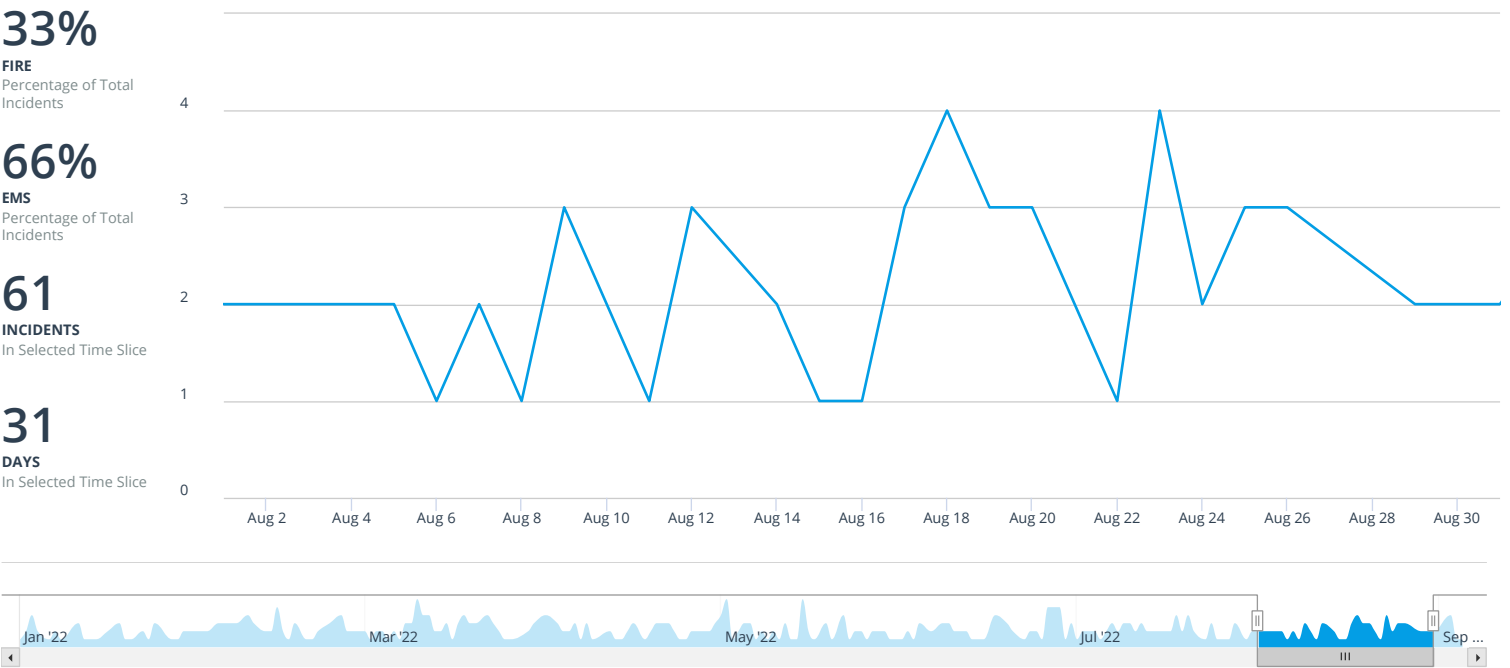
7



8

Previous Month ▾

Aug 1, 2022 - Aug 31, 2022 ▾



Jan '22

Mar '22

May '22

Jul '22

Sep ...

Counts

% Rows

% Columns

% All

Week Ending	8/7/22	8/14/22	8/21/22	8/28/22	9/4/22	9/11/22	9/18/22	9/25/22	10/2/22	10/9/22	10/16/22	10/23/22	10/30/22	Total
(11) Structure Fire		1												1
(14) Natural vegetation fire		1	1											2
(32) Emergency medical service (EMS) incident	7	8	12	11	2									40
(51) Person in distress	1													1
(55) Public service assistance	2		1		1									4
(61) Dispatched and canceled en route	3	2		1	1									7
(62) Wrong location, no emergency found			1											1
(63) Controlled burning					1									1
(74) Unintentional system/detect... operation (no fire)			1		1									2
(90) Special type of incident, other			1											1
NULL				1										1
Total	13	12	17	13	6									61

CITY OF LAVON
BUILDING PERMITS
CALENDAR YEAR 2021-2022

PERMITS	August - 22	Calendar Year 2022	Permit Valuations	August - 21	Calendar Year 2021	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	4	41	\$12,448.70	3	23	\$23,500.00
SINGLE FAMILY	11	303	\$1,011,529.57	23	274	\$900,531.09
POOLS	0	7	\$2,450.00	1	4	\$1,600.00
OTHERS	57	597	\$72,621.78	49	460	\$56,977.50
TOTAL	72	948	\$1,099,050.05	76	761	\$982,608.59



Community Waste Disposal Monthly Report to the City of Lavon

Nicole Roemer *Municipal Director*



Municipal Recycling Program



Single Stream Recycling

Participation in the Residential Curbside Recycling Program continues to demonstrate that residents of the City of Lavon are dedicated to the preservation of the Texas environment for future generations.

The chart below details the statistics of the CWD Residential Curbside Recycling Program.

	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	Nov-2021	Oct-2021	Sep-2021
Homes	2,082	2,082	1,970	1,970	1,922	1,910	1,901	1,873	1,840	1,840	1,814	1,790
Resi Rcy Tonnage	39.03	44.59	66.54	33.93	19.67	38.82	29.27	26.47	38.95	27.88	33.40	41.61
Pounds / Home / Month	37.49	42.83	67.55	34.45	20.47	40.65	30.79	28.26	42.34	30.30	36.82	46.49



Municipal Service Inquiries



Residential Solid Waste Services

The Solid Waste Industry has a standard service inquiry ratio of 1.0 inquiries per 1,000 service opportunities.

**** Service inquiries related to the three storm days in February, and potential subsequent collection days, were not recorded as grievances, as these were non-ordinary operating circumstances for CWD. ****

	Aug-2022	Jul-2022	Jun-2022	May-2022	Apr-2022	Mar-2022	Feb-2022	Jan-2022	Dec-2021	Nov-2021	Oct-2021	Sep-2021
Service Opportunities	18,030	18,030	17,060	17,060	16,644	16,540	16,462	16,220	15,934	15,934	15,709	15,501
Service Inquiries	17	13	17	11	15	11	6	5	18	2	8	9
Per 1,000 Service Opps	0.94	0.72	1.00	0.64	0.90	0.67	0.36	0.31	1.13	0.13	0.51	0.58



Customer Service Inquiries - Detail



Good Service is Good Business

CWD's Customer Service Community is available to provide solutions via phone or online. Our efficient team is here to support the City of Lavon and we continually strive for top-notch performance to ensure residents receive the most value out of their waste and recycling services.

City Account Grievances for the Period of 08/01/2022 - 08/31/2022

Date	Account	Address	Service Type	Service Code
08/04/2022	105627-873	176 BRAVES WAY		
08/04/2022	105627-624	865 CORN SILK DR		
08/04/2022	105627-098	638 BONHAM		
08/24/2022	105627-165	316 ARMSTRONG		
				Total : 4
08/04/2022	105627-874	645 LAKERIDGE DR	RESI-BULK	RESI R/L BULK
08/04/2022	105627-875	325 MEADOW VIEW DR	RESI-BULK	RESI R/L BULK
08/23/2022	105627-230	866 BOWIE DR	RESI-BULK	RESI R/L BULK

Total RESI-BULK: 3				
08/05/2022	105627-878	000 MCLENDON RD	RESI-RECYCLE	SERVICE TRASH CART
08/18/2022	105627-886	486 COLT DR	RESI-RECYCLE	SERVICE RCYCART
08/25/2022	105627-886	486 COLT DR	RESI-RECYCLE	SERVICE RCYCART
Total RESI-RECYCLE: 3				
08/03/2022	105627-871	760 RICHMOND DR	RESI-TRASH	SERVICE TRASH CART
08/04/2022	105627-549	257 CHILDRESS DR	RESI-TRASH	SERVICE TRASH CART
08/04/2022	105627-705	473 HAYES ST	RESI-TRASH	SERVICE RCYCART
08/04/2022	105627-765	326 COYOTE CREEK	RESI-TRASH	SERVICE TRASH CART
08/04/2022	105627-662	237 ORBIT DR	RESI-TRASH	SERVICE TRASH CART
08/05/2022	105627-705	473 HAYES ST	RESI-TRASH	SERVICE TRASH CART
08/05/2022	105627-878	000 MCLENDON RD	RESI-TRASH	SERVICE TRASH CART
Total RESI-TRASH: 7				
Total Inquiries: 17				

**Kenneth L. Maun
Tax Assessor Collector
Collin County
2300 Bloomdale Rd
P.O. Box 8046
McKinney, Texas 75070
972- 547-5020
Metro 424-1460 Ext.5020
Fax 972-547-5040**

September 12, 2022

**Mayor Vicki Sanson
City of Lavon
P. O. Box 340
Lavon, Texas 75166**

Dear Mayor Sanson,

**Enclosed is the Monthly Collection Report for:
The City of Lavon tax collections for the month were:**

**August 2022
9,014.99**

Sincerely,



**Kenneth L. Maun
Tax Assessor Collector**

Attachment

cc: Kim Dobbs, City Administrator/City Secretary

KM:jd

Kenneth L. Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Page 1

Monthly Collection Status Report
August 2022

City of Lanyon #18

	Collections Month of August	Cumulative Total 10/1/21 thru 8/31/22	% of Collections
Current Tax Year Collections			
Base M&O	1,070.21	1,219,876.41	100.92%
Base I&S	901.97	1,028,084.43	
Late Rendition Penalty	0.00	329.49	
P&I M&O	50.22	1,341.73	
P&I I&S	42.32	1,125.21	
P&I I&S Bond	0.00	0.00	
Attorney Fee	103.00	129.80	
Other	0.00	0.00	
Subtotal	<u>2,167.72</u>	<u>2,250,887.07</u>	101.05%
Delinquent Tax Years Collections			
Base M&O	3,576.08	9,823.99	
Base I&S	368.91	4,752.88	
Late Rendition Penalty	0.00	0.00	
P&I M&O	2,839.19	3,352.53	
P&I I&S	166.09	530.90	
P&I I&S Bond	0.00	0.00	
Attorney Fee	1,068.90	1,072.49	
Other	0.00	0.00	
Subtotal	<u>8,019.17</u>	<u>19,532.79</u>	0.88%
Combined Current & Delinquent:			
Base M&O	4,646.29	1,229,700.40	
Base I&S	1,270.88	1,032,837.31	
Late Rendition Penalty	0.00	329.49	
P&I M&O	2,889.41	4,694.26	
P&I I&S	208.41	1,656.11	
P&I I&S Bond			
Attorney Fee	1,171.90	1,202.29	
Other	0.00	0.00	
Total Collections	<u>10,186.89</u>	<u>2,270,419.86</u>	101.92%
Original 2021 Tax Levy			
		<u>2,227,547.65</u>	100.00%

Kenneth L. Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Page 2

Cumulative Comparative Collection Status Report
August 2022

City of Lavon #18

	Collections thru August 2022		Collections thru August 2021	
		% Collections		% Collections
Current Tax Year Collections				
Base M&O	2,247,960.84	100.92%	1,877,712.60	99.89%
Late Rendition Penalty	329.49		101.00	
P&I M&O	2,466.94		3,179.63	
Attorney Fee	129.80		602.77	
Other	0.00		0.00	
Subtotal	2,250,887.07	101.05%	1,881,596.00	100.10%
Delinquent Tax Years Collections				
Base M&O	14,576.87		2,316.41	
Late Rendition Penalty	0.00		0.00	
P&I M&O	3,883.43		1,210.36	
Attorney Fee	1,072.49		818.93	
Other Fees	0.00		0.00	
Subtotal	19,532.79	0.88%	4,345.70	0.23%
Combined Current & Delinquent:				
Base M&O	2,262,537.71		1,880,029.01	
P&I M&O	6,350.37		4,389.99	
Late Rendition Penalty	329.49		101.00	
Attorney Fee	1,202.29		1,421.70	
Other	0.00		0.00	
Total Collections	2,270,419.86	101.92%	1,885,941.70	100.33%
Adjusted 2020 Tax Levy			1,879,711.89	100.00%
Original 2021 Tax Levy	2,227,547.65	100.00%		

Kenneth L Maun
Tax Assessor/Collector
Collin County
P O Box 8046
McKinney Tx 75070

Page 3

Levy Outstanding Status Report
August 2022

City of Lavon #18

	Current Tax Year	Delinquent Tax Years
Current Month:		
Tax Levy Remaining as of 7/31/22	7,204.66	7,686.64
Base M&O Collections	1,972.18	3,944.99
Supplement/Adjustments	(108.80)	(59.86)
Write-Off	0.00	0.00
Remaining Levy as of 8/31/22	<u>5,123.68</u>	<u>3,681.79</u>
Cumulative (From 10/01/21 thru 8/31/22)		
Original 2021 Tax Levy (as of 10/01/21)	2,227,547.65	7,178.10
Base M&O Collections	2,247,960.84	14,576.87
Supplement/Adjustments	25,536.87	11,080.56
Write-Off	0.00	0.00
Remaining Levy as of 8/31/22	<u>5,123.68</u>	<u>3,681.79</u>

Kenneth L Maun
 Tax Assessor/Collector
 Collin County
 P O Box 8046
 McKinney Tx 75070

Monthly Distribution Report
 August 2022

City of Lavon #18

	Distribution Month of August	Distribution 10/1/21 thru 8/31/22
Weekly Remittances:		
Week Ending 8/5/22	1,758.40	170,156.61
Week Ending 8/12/22	199.13	299,081.67
Week Ending 8/19/22	0.00	1,351,331.66
Week Ending 8/26/22	7,057.46	149,717.42
Week Ending 8/31/22	0.00	298,746.10
Total Weekly Remittances	<u>9,014.99</u>	<u>2,269,033.46</u>
Overpayment from Prior Month	0.00	167.63
Excess Refund Remittance Repaid to Entity	0.00	0.00
Commission Paid Delinquent Attorney	1,171.90	1,202.29
Entity Collection Fee	0.00	0.00
Judgement Interest	0.00	0.00
5% CAD Rendition Penalty	0.00	16.48
Total Disbursements	<u><u>10,186.89</u></u>	<u><u>2,270,419.86</u></u>
Carryover to Next Month	0.00	0.00

2833 - Lavon, City of (General Obligation Debt)

Report - Lavon, City of (General Obligation Debt) / Sales Tax Data

The charts below contain sales tax revenue allocated each month by the Texas State Comptroller. Please contact and search the [Texas Comptroller's website](#) if you notice an incorrect amount.

For example, the February allocations reflect December sales, collected in January and allocated in February.

*Excludes any sales tax retained by the municipality and not remitted to the Comptroller.

- [View Grid Based on Calendar Year](#)
- [View Grid With All Years](#)

[Download to Excel](#)

Change Fiscal Year
End

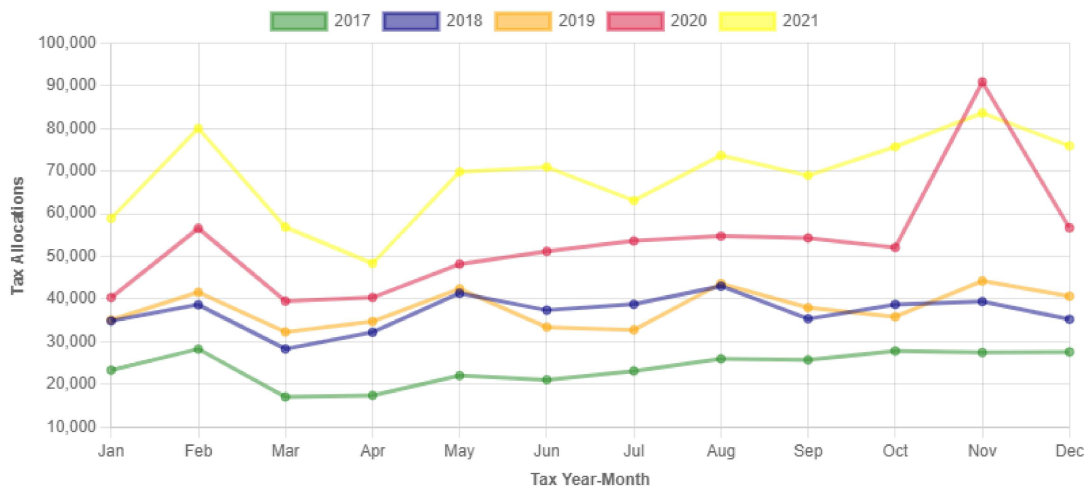
09/30/2023



Submit

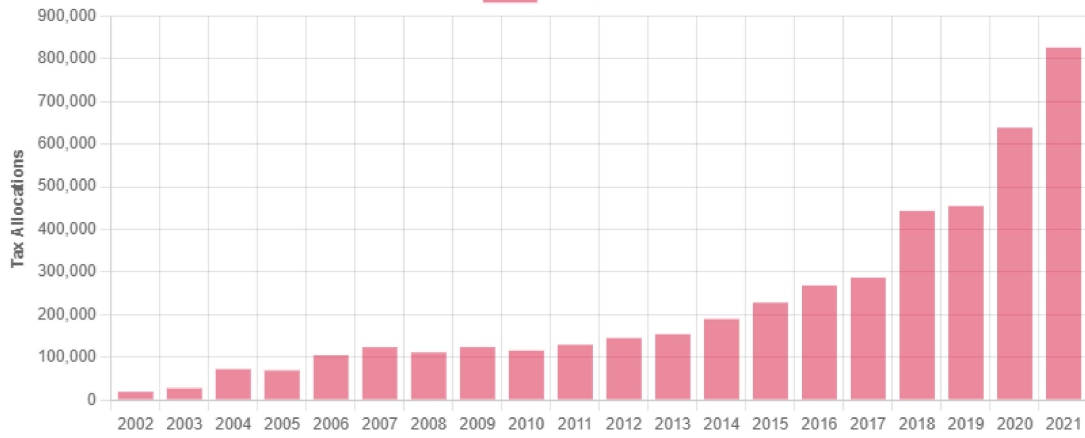
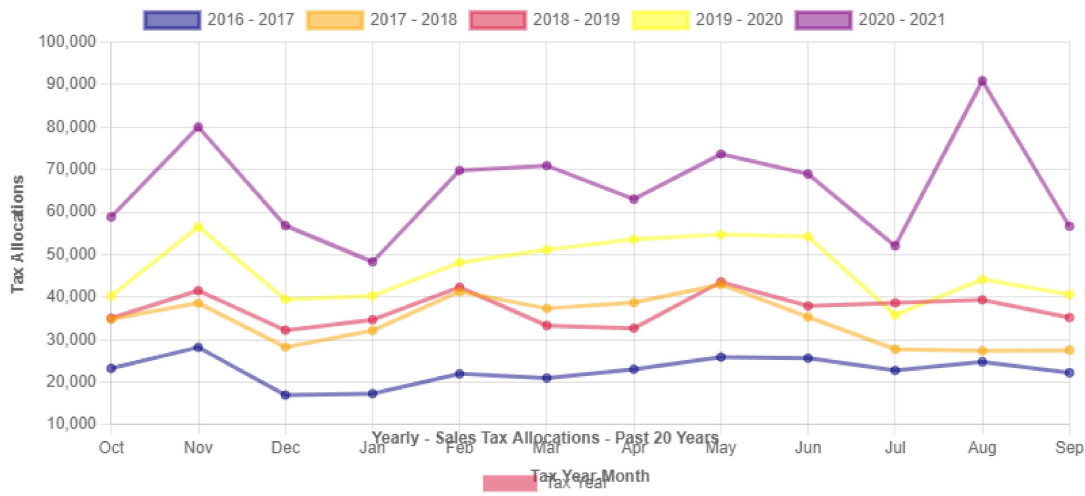
Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2022	\$75,699	\$83,649	\$75,926	\$87,161	\$91,220	\$82,408	\$68,743	\$91,544	\$78,074	\$83,361	\$108,100	\$106,687	\$1,032,574
2021	\$52,096	\$90,909	\$56,718	\$58,898	\$80,039	\$56,878	\$48,350	\$69,834	\$70,944	\$63,068	\$73,676	\$68,987	\$790,396
2020	\$35,846	\$44,260	\$40,667	\$40,349	\$56,602	\$39,533	\$40,351	\$48,207	\$51,191	\$53,631	\$54,745	\$54,314	\$559,696
2019	\$38,730	\$39,419	\$35,260	\$35,116	\$41,596	\$32,296	\$34,749	\$42,410	\$33,403	\$32,771	\$43,642	\$37,975	\$447,367
2018	\$27,837	\$27,458	\$27,603	\$34,883	\$38,663	\$28,296	\$32,210	\$41,357	\$37,397	\$38,763	\$43,030	\$35,374	\$412,870
2017	\$22,849	\$24,877	\$22,304	\$23,334	\$28,270	\$17,054	\$17,410	\$22,051	\$21,074	\$23,146	\$25,990	\$25,733	\$274,094
2016	\$18,554	\$24,151	\$17,624	\$16,738	\$23,265	\$18,517	\$17,691	\$24,381	\$25,242	\$24,250	\$25,789	\$22,468	\$258,670
2015	\$16,213	\$17,336	\$16,025	\$15,458	\$20,264	\$16,418	\$15,845	\$20,890	\$16,999	\$18,497	\$23,514	\$20,100	\$217,559
2014	\$12,032	\$14,975	\$11,935	\$11,898	\$19,981	\$12,109	\$11,920	\$21,846	\$14,703	\$14,625	\$18,397	\$14,846	\$179,266
2013	\$11,166	\$15,054	\$12,518	\$10,998	\$14,996	\$8,945	\$11,649	\$14,195	\$13,186	\$13,097	\$14,801	\$13,139	\$153,743
2012	\$9,075	\$15,224	\$9,414	\$10,525	\$12,667	\$8,695	\$11,343	\$13,292	\$12,186	\$12,749	\$13,134	\$11,847	\$140,152
2011	\$8,990	\$10,146	\$10,217	\$8,568	\$12,089	\$7,877	\$8,777	\$13,275	\$11,177	\$9,920	\$13,226	\$10,718	\$124,980
2010	\$11,983	\$12,813	\$9,335	\$8,985	\$9,570	\$8,152	\$7,584	\$10,791	\$10,820	\$10,174	\$12,293	\$8,167	\$120,668
2009	\$10,655	\$14,185	\$10,830	\$7,074	\$12,022	\$7,044	\$7,416	\$13,001	\$9,537	\$9,769	\$10,693	\$13,639	\$125,864
2008	\$9,001	\$13,869	\$10,505	\$6,439	\$15,097	\$6,019	\$3,917	\$10,012	\$5,481	\$7,609	\$13,184	\$7,853	\$108,986
2007	\$10,725	\$14,759	\$7,398	\$6,567	\$11,434	\$7,902	\$8,989	\$13,114	\$8,797	\$7,037	\$16,120	\$10,821	\$123,662
2006	\$8,371	\$10,348	\$7,185	\$6,940	\$10,522	\$7,581	\$4,398	\$10,629	\$8,192	\$7,183	\$10,029	\$6,573	\$97,950
2005	\$5,168	\$5,637	\$4,324	\$3,686	\$4,729	\$3,046	\$3,680	\$5,722	\$5,214	\$3,911	\$6,051	\$7,280	\$58,448
2004	\$3,584	\$3,394	\$3,786	\$3,514	\$6,693	\$3,724	\$4,356	\$5,415	\$15,931	\$4,471	\$8,017	\$4,952	\$67,838
2003	\$1,877	\$1,687	\$1,281	\$1,278	\$2,106	\$1,441	\$918	\$2,203	\$1,877	\$1,825	\$3,033	\$2,150	\$21,676

Monthly - Sales Tax Allocations - By Calendar Year

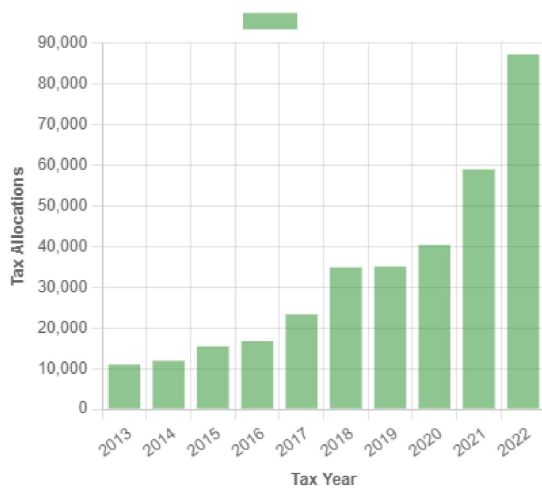


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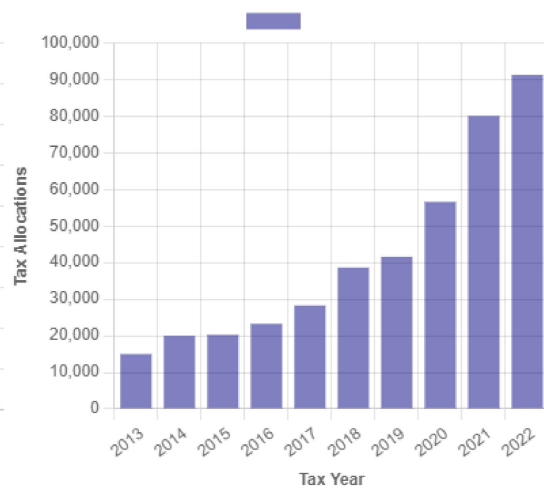
Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30



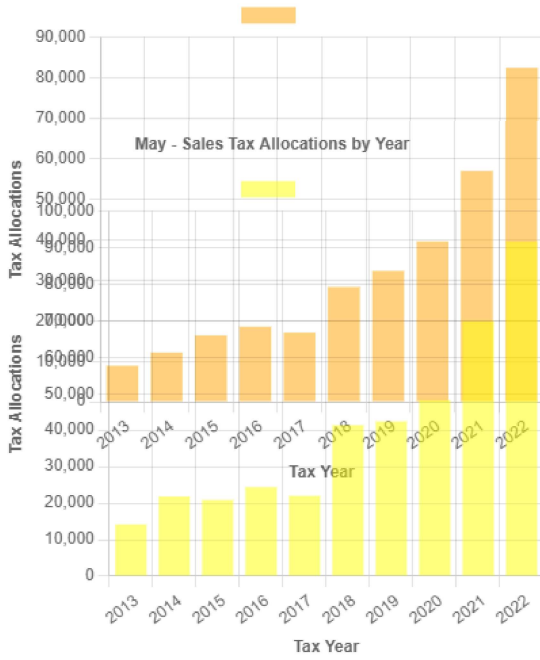
January - Sales Tax Allocations by Year



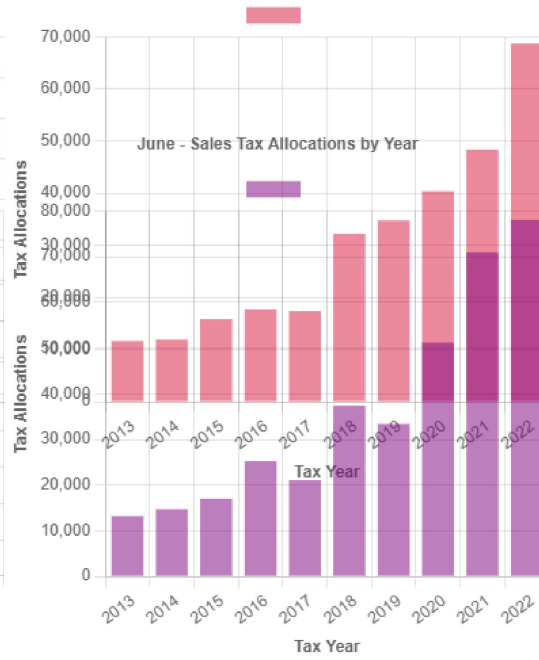
February - Sales Tax Allocations by Year



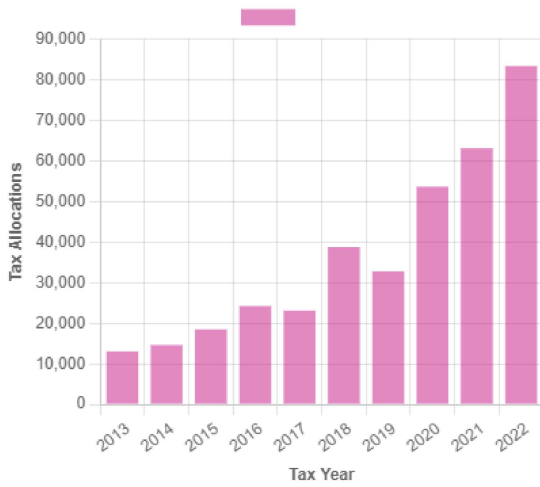
March - Sales Tax Allocations by Year



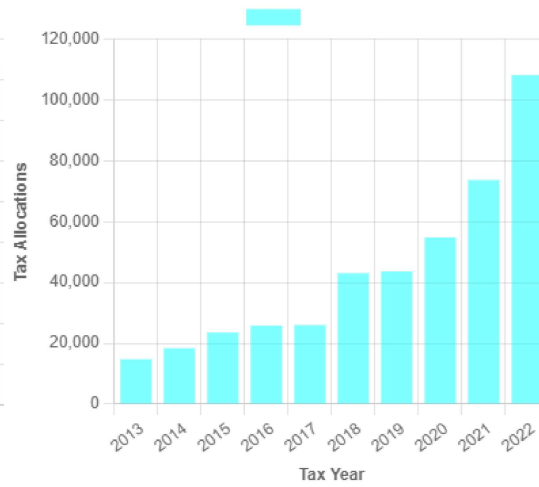
April - Sales Tax Allocations by Year



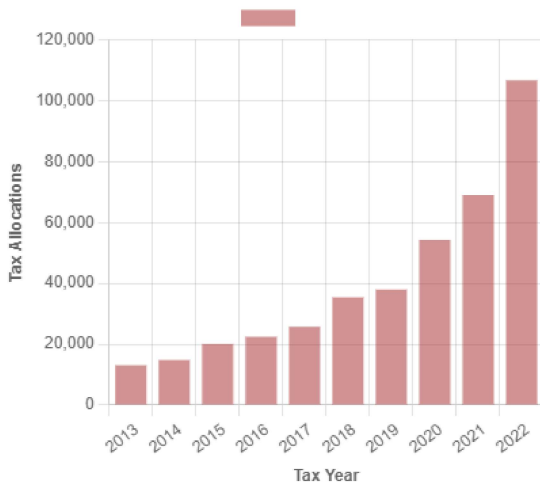
July - Sales Tax Allocations by Year



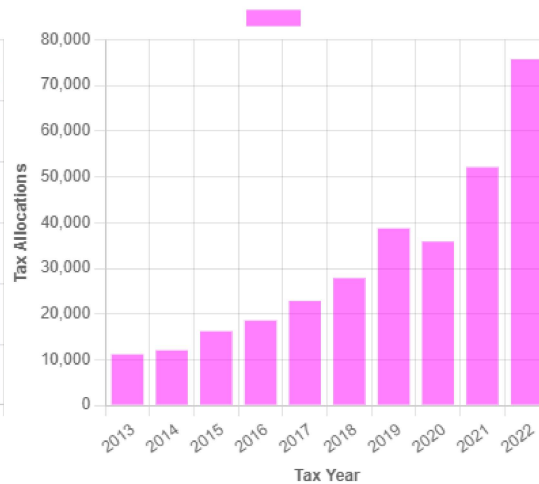
August - Sales Tax Allocations by Year



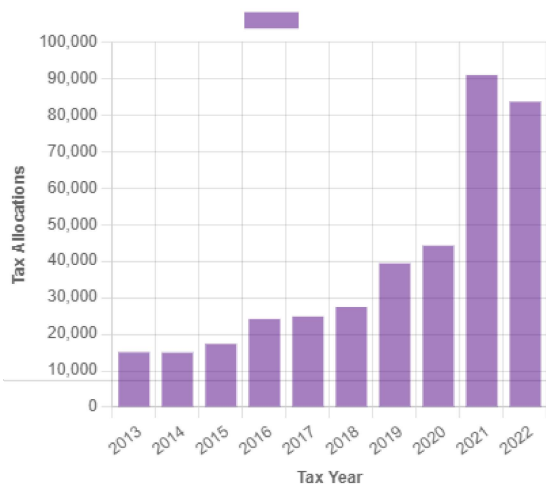
September - Sales Tax Allocations by Year



October - Sales Tax Allocations by Year



November - Sales Tax Allocations by Year



December - Sales Tax Allocations by Year

