

AGENDA JUNE 6, 2023 LAVON CITY COUNCIL CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS REGULAR MEETING 6:30 PM

- 1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT
- 2. PLEDGE OF ALLEGIANCE AND INVOCATION
- 3. ITEMS OF INTEREST/COMMUNICATIONS

Members may identify community events, functions, and other activities.

4. CITIZENS COMMENTS

Citizens may provide comments (3-minute time limit/person). The response regarding items that are not on the agenda may be to request items be placed on a future agenda or referred to city staff.

5. PROCLAMATION

Juneteenth – June 19, 2023

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 May 16, 2023 meeting.
- **B.** Approve the minutes of the May 23, 2023 special meeting.
- C. Approve Resolution No. <u>2023-06-01</u> establishing that regular meetings of the City Council shall be held on the first and third Tuesday of each month at 6:30 p.m.
- **D.** Approve Resolution No. <u>2023-06-04</u> authorizing the Mayor to execute a Cooperative Purchasing Agreement with Texas SmartBuy Membership Program and providing for an effective date.
- **E.** Approve Ordinance No. <u>2023-06-01</u> amending Article 11.03 "Parking" of the Code of Ordinances to provide for "Special Weekend Parking Permits For Presidents Blvd."; repealing and replacing Ordinance No. <u>2023-04-01</u>; providing for savings and severability clauses; providing for publication; and providing for an effective date of this Ordinance.
- **F.** Approve Ordinance No. <u>2023-06-02</u> amending Chapter 4 "Building Regulations," Article 4.08 "Residential Rental Property Registration and Inspection" of the Code of Ordinances to amend Section 4.08.004 "General Requirements"; providing for savings and severability clauses; providing for publication; and providing for an effective date of this ordinance.

7. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding Resolution No. 2023-06-02 of the City of Lavon, Texas determining the costs of certain authorized improvements to be financed by the Trails Of Lavon Public Improvement District; Approving A Preliminary Service Plan And Assessment Plan, Including Proposed Assessment Roll; Calling A Regular Meeting And Noticing A Public Hearing For July 18, 2023 To Consider An Ordinance Levying Assessments On Property Located Within The Trails Of Lavon Public Improvement District; Directing The Filing Of The Proposed Assessment Roll With The City secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.
- **B.** Discussion and action regarding applications for the Trails of Lavon Phase 1 Amenity Center site plan and landscape plan, located on Lot 1X HOA, Block DD, on 1.210 acres of land out of the S. Roberts

- Survey, A-773 and the D. Anglin Survey A-2, at 731 River Lane, adjacent to Celestial Trail, Cedar Avenue, and River Lane, City of Lavon, Collin County, TX, (CCAD Property ID 1249928).
- C. Public hearing, discussion, and action regarding the application of Barnett Signs for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit three wall signs which is two signs more than permitted and to 2) allow approximately 62.11 square feet in total wall sign area that is 26.11 square feet greater than permitted for Taco Bell on Lot 1, Block A of the SMI Addition, Phase 1 at 891 S. SH 78, northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, Texas (CCAD Property ID 2872466).
 - 1) Presentation of proposed application.
 - 2) PUBLIC HEARING to receive comments regarding the proposed application.
 - 3) Discussion and action regarding the proposed application.
- **D.** Receive presentation, discussion, and action regarding Resolution No. <u>2023-06-03</u> approving an amendment to the contract with Community Waste Disposal (CWD) for the collection, hauling and disposal of municipal solid waste to approve a market adjustment to rates.
- **E.** Discussion and action regarding the provision of expanded interim office space for the Police Department.

8. EXECUTIVE SESSION

In accordance with the Texas Government Code, Chapter 551, Subchapter D, the City Council may recess into Executive Session (closed meeting) pursuant to Section 551.071 (2) consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter for the provision of municipal services in an unincorporated area and pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property.

9. RECONVENE INTO REGULAR SESSION

Consider and take any action necessary as a result of the executive session.

10. SET FUTURE MEETINGS AND AGENDA

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

June 20, 2023 – Regular Meeting

July 4, 2023 – Cancel Regular Meeting

11. PRESIDING OFFICER TO ADJOURN THE MEETING

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 June 2, 2023.

/Rae Norton/	
Rae Norton, City Secretary	

^{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.



Juneteenth

WHEREAS, President Abraham Lincoln signed the Emancipation Proclamation on January 1, 1863, declaring the slaves in Confederate territory free, paving the way for the passing of the 13th Amendment which formally abolished slavery in the United States of America; and

WHEREAS, word about the signing of the Emancipation Proclamation was delayed some two and one half years, to June 19, 1865, in reaching authorities and African-Americans in the South and Southwestern United States; and

WHEREAS, June 19th is called "JUNETEENTH" combining the words June and Nineteenth and has been celebrated by the African-American community for over 150 years.

NOW THEREFORE, I, Vicki Sanson, Mayor of the City of Lavon do hereby proclaim that in observance of

Juneteenth - June 19

the citizens of the City of Lavon proudly join hands in the common purpose to become more aware of the significance of this celebration in African American History and in the heritage of our nation and City.

IN WITNESS WHEREOF, I cause the Official Seal of the City of Lavon to be affixed this 6th day of June 2023.

Vicki S	Sanson, May	or	



MINUTES MAY 16, 2023 LAVON CITY COUNCIL CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS REGULAR MEETING

ATTENDING: VICKI SANSON, MAYOR

JOHN KELL, PLACE 1 MIKE COOK, PLACE 2

KAY WRIGHT, PLACE 3, MAYOR PRO TEM

TED DILL, PLACE 4

LINDSEY HEDGE, PLACE 5

- 1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ANNOUNCED A QUORUM PRESENT.
- 2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND POLICE CHIEF JONES DELIVERED THE INVOCATION.
- 3. ITEMS OF INTEREST/COMMUNICATIONS
 - Camp 911, June 7 from 8:45am-1pm
 - Babysitter Training, June 13th & 14th

4. CITIZENS COMMENTS

Lauren Wedgeworth, 417 Wolf Run Ct., and Karen Jacobs, 366 Chase Creek- commented on possible conflicts of interest on the EDC Board.

EnriqueVallejo, 604 Colt Dr. and Clinton McClure, 359 Community Dr.-voiced interest in serving on the Planning and Zoning Commission.

5. PROCLAMATION

Mayor Sanson and the City Council presented proclamations honoring Police Officers Memorial Day and Police Week 2023, and National Emergency Medical Services Week.

6. CONSENT AGENDA

- A. Approve the minutes of the May 2, 2023, meeting.
- B. Approve Resolution No. <u>2023-05-03</u> authorizing the Mayor to execute a Letter of Engagement with Mike Ward Accounting and Financial Consulting, PLLC for the audit and preparation of the City's financial statements for the fiscal year ending September 30, 2023.

MOTION: APPROVE THE CONSENT AGENDA.

MOTION MADE: WRIGHT SECONDED: COOK

APPROVED: UNANIMOUS

7. ITEMS FOR CONSIDERATION

A. Discussion, and action regarding Resolution No. 2023-05-04 authorizing the negotiation and award of an engineering professional services agreement with EST, Inc., subject to City Attorney approval, for project management and coordination, survey, and design and plan preparation in connection with the planning, and design of up to two turn lanes on State Highway 78 in Lavon, Texas in an amount not to exceed sixty-one thousand dollars (\$61,000.00).

Ms. Dobbs provided information regarding the agreement and Mark Hill, Freeman Millican, Inc., answered questions.

MOTION: APPROVE RESOLUTION NO. <u>2023-05-04</u> AUTHORIZING THE NEGOTIATION AND AWARD OF AN ENGINEERING PROFESSIONAL SERVICES AGREEMENT WITH EST, INC., SUBJECT TO CITY ATTORNEY APPROVAL, FOR PROJECT MANAGEMENT AND COORDINATION, SURVEY, AND DESIGN AND PLAN PREPARATION IN CONNECTION WITH THE PLANNING, AND DESIGN OF UP TO TWO TURN LANES ON STATE HIGHWAY 78 IN LAVON, TEXAS IN AN AMOUNT NOT TO EXCEED SIXTY-ONE THOUSAND DOLLARS (\$61,000.00).

MOTION MADE: WRIGHT SECONDED: KELL

APPROVED: UNANIMOUS

B. Public hearing, discussion, and action regarding Resolution No. <u>2023-05-05</u> to amend the City's contract with the Texas Department of Agriculture for Texas Community Development Block Grant Program (TxCDBG) Contract CDV21-0092 regarding the location and beneficiaries of the project.

PRESENTATION of proposed amendment.

Ms. Dobbs provided information regarding the proposed amendment to the TxCDBG contract.

PUBLIC HEARING to receive comments regarding the proposed amendment.

Mayor Sanson opened the public hearing at 6:54 p.m. and invited comments for or against the proposed amendment. There being no comments, Mayor Sanson closed the public hearing at 6:54p.m.

Discussion and action regarding the proposed amendment.

MOTION: APPROVE RESOLUTION NO. <u>2023-05-05</u> AMENDING THE CITY'S CONTRACT WITH THE TEXAS DEPARTMENT OF AGRICULTURE FOR TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM (TXCDBG) CONTRACT CDV21-0092 REGARDING THE LOCATION AND BENEFICIARIES OF THE PROJECT.

MOTION MADE: KELL SECONDED: DILL

APPROVED: UNANIMOUS

C. Discussion, and action Resolution No. <u>2023-05-06</u> authorizing the Mayor and City Manager to act as the City's Executive Officers and Authorized Representatives in all matters pertaining to the City's participation in the Texas Community Development Block Grant Program for TxCDBG Contract #CDV21-0092.

Ms. Dobbs provided information regarding the proposed update.

MOTION: APPROVE RESOLUTION NO. <u>2023-05-06</u> AUTHORIZING THE MAYOR AND CITY MANAGER TO ACT AS THE CITY'S EXECUTIVE OFFICERS AND AUTHORIZED REPRESENTATIVES IN ALL MATTERS PERTAINING TO THE CITY'S PARTICIPATION IN THE TEXAS COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM FOR TXCDBG CONTRACT #CDV21-0092.

MOTION MADE: DILL SECONDED: HEDGE

APPROVED: UNANIMOUS

D. Discussion and action regarding Resolution No. <u>2023-05-07</u> approving an amended Fund Balance Policy for the General Fund to reduce the threshold for replenishment and to provide resources for the capital needs of the City.

Ms. Dobbs provided information regarding the amendment and detailed the changes proposed to the Fund Balance Policy.

MOTION: APPROVE RESOLUTION NO. <u>2023-05-07</u> APPROVING AN AMENDED FUND BALANCE POLICY FOR THE GENERAL FUND TO REDUCE THE THRESHOLD FOR REPLENISHMENT AND TO PROVIDE RESOURCES FOR THE CAPITAL NEEDS OF THE CITY.

MOTION MADE: WRIGHT SECONDED: HEDGE APPROVED: UNANIMOUS

E. Discussion and action regarding an amendment to the staffing authorization approved with the 2022-23 Annual Budget to authorize the addition of a Code Compliance Officer.

Ms. Dobbs provided background and budget information.

MOTION: APPROVE AN AMENDMENT TO STAFFING AUTHORIZATION TO ADD THE POSITION OF CODE COMPLIANCE OFFICER TO THE 2022-23 ANNUAL BUDGET AND PREPARE A BUDGET AMENDMENT FOR SALARY AND RELATED EXPENDITURES.

MOTION MADE: HEDGE SECONDED: WRIGHT APPROVED: UNANIMOUS

F. Discussion, and action regarding Board and Commission appointments – Planning and Zoning Commission.

Ms. Dobbs reviewed the expired terms and noted all members expressed desire to continue serving on the Planning and Zoning Commission. Ms. Dobbs advised that there were no Volunteer Applications on file.

MOTION: REAPPOINT JEFF COX TO SEAT 1, BRAD TIEGS TO SEAT 3 AND DAVID ROSENQUIST TO SEAT 5 OF THE PLANNING AND ZONING COMMISSION.

MOTION MADE: WRIGHT SECONDED: KELL

APPROVED: UNANIMOUS

8. DEPARTMENT REPORTS

- **A. Police Services** Sergeant Carissa Vargas and Chief Jones provided reports, and referenced information provided in the meeting packet. Chief Jones provided a brief on the STEP program.
- **B.** Fire Services Ms. Dobbs referenced the reports in the meeting packet and answered questions.
- **C. Public Works** Director of Public Works David Carter provided general information regarding public works operations.
- **D.** Administration Ms. Dobbs referenced reports in the meeting packet and provided additional information.
- 9. SET FUTURE MEETINGS AND AGENDA

June 6, 2023 – Regular City Council Meeting

12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:35 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 6th day of June 2023.

	Vicki Sanson, Mayor	
ATTEST:		
Rae Norton, City Secretary	_	



MINUTES MAY 23, 2023 LAVON CITY COUNCIL CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS SPECIAL MEETING

ATTENDING: VICKI SANSON, MAYOR

JOHN KELL, PLACE 1 MIKE COOK, PLACE 2

KAY WRIGHT, PLACE 3, MAYOR PRO TEM

LINDSEY HEDGE, PLACE 5

ABSENT: TED DILL, PLACE 4

- 1. MAYOR SANSON CALLED THE MEETING TO ORDER AT 6:00 P.M. AND ANNOUNCED A OUORUM PRESENT.
- 2. MAYOR SANSON LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.
- 3. CITIZENS COMMENTS

There were no citizen comments.

4. EXECUTIVE SESSION

At 6:01 p.m. in accordance with Texas Government Code, Chapter 551, Subchapter D, the Mayor recessed into Executive Session (closed meeting) pursuant to Section 551.071 (2) consultation with Attorney on a matter in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with this chapter and Section 551.072 deliberation regarding real property.

5. RECONVENE INTO REGULAR SESSION

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 6:34 p.m. and stated that no action was taken in executive session.

6. SET FUTURE MEETINGS AND AGENDA

June 6, 2023 – Regular City Council Meeting

12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 6:34 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 6th day of June 2023.

ATTEST:	Vicki Sanson, Mayor	
Rae Norton, City Secretary	_	



MEETING: <u>June 6, 2023</u> ITEM: <u>6 - C</u>

Item:

CONSENT AGENDA

Approve Resolution No. <u>2023-06-01</u> establishing that regular meetings of the City Council shall be held on the first and third Tuesday of each month at 6:30 p.m.

Background:

On April 4, 2023, the City Council voted to change the regular meeting time from 7:00 p.m. to 6:30 p.m. As prescribed by the Home Rule Charter, the Resolution simply formalizes the City Council's action and there are no additional changes proposed.

Financial Implications:

There is no implication.

Staff Notes:

Approval is recommended.

CITY OF LAVON, TEXAS RESOLUTION NO. <u>2023-06-01</u>

Establish Regular Meeting Time of 6:30 p.m.

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS ESTABLISHING THAT REGULAR CITY COUNCIL MEETINGS SHALL BE HELD ON THE FIRST AND THIRD TUESDAY OF THE MONTH AT 6:30 P.M.

WHEREAS, Section 3.06 "Meetings and Quorum" of the City of Lavon Home Rule Charter provides authority for the City Council to by resolution prescribe when regular meetings shall be held; and

WHEREAS, on April 4, 2023, the City Council voted by motion to establish a regular meeting time of 6:30 p.m.

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

- **SECTION 1**. That regular meetings of the City Council shall be held on the first and third Tuesday of each month at 6:30 p.m.
- **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 6th day of June 2023.

	Vicki Sanson, Mayor	
ATTEST:		
Rae Norton, City Secretary		



MEETING: <u>June 6, 2023</u> ITEM: <u>6 - D</u>

Item:

CONSENT AGENDA

Approve Resolution No. <u>2023-06-04</u> authorizing the Mayor to execute a Cooperative Purchasing Agreement with Texas SmartBuy Membership Program and providing for an effective date.

Background:

The Texas Attorney General requires local policing agencies to purchase from specific vendors, in certain instances, such as blood testing kits. Texas SmartBuy specifically provides DUI blood testing kits used by the Lavon Police Department.

Financial Implication:

Funds are allocated in the budget for the annual membership dues.

Staff Notes:

Approval is recommended.

Attachments: 1) Resolution

2) Texas SmartBuy sample Resolution and membership form

CITY OF LAVON, TEXAS

RESOLUTION NO. 2023-06-04

Texas SmartBuy Membership Program-Cooperative Purchasing

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A COOPERATIVE PURCHASING AGREEMENT WITH THE TEXAS SMARTBUY MEMBERSHIP PROGRAM; AND PROVIDING FOR AN EFFECTIVE DATE.

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

- **SECTION 1**. The City Council does hereby authorize the Mayor to execute a Cooperative Purchasing Agreement with the Texas SmartBuy Membership Program.
- **SECTION 2.** 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 6th day of June 2023.

	Vicki Sanson	
	Mayor	
ATTEST:		
Rae Norton	<u> </u>	
City Secretary		

CITY OF LAVON, TEXAS RESOLUTION NO. 2023-06-04

EXHIBIT A

COOPERATIVE PURCHASING AGREEMENT



Texas SmartBuy Membership Program

Resolution

State of Texas, County of	
(County Entity Locat Whereas, the Texas Comptroller of Public Accounts is authorize §§271.082 and 271.083 of the Local Government Code.	ed to provide purchasing services for local governments pursuant to
Whereas, the City Council	
(Enter Board of Directors, C	City Council, Commissioner's Court, School Board, etc)
of the City of Lavon	, is a:
(Enter Name of Qu	ualified Applicant/Entity)
(Check One	e of the Following)
O Appraisal District	O Charter/Academy School
O Community Supervision/Corrections Department	O Council of Governments/Planning Commissions
O County	O Education Service Center
O Fire Prevention District	O Hospital District
O Judicial District	O Junior/Community College
O Library District	Mental Health/Mental Disability Organization
Municipality	O School District
O State-funded Assistance Organization	Texas Rising Star Care Provider
O Special District	O Utility District
Emergency Service	O Drainage
O Housing	O Municipal
Political Subdivision	○ Special
O Port or Transportation Authority	
O Workforce Development Board	
Accounts pursuant to §271.081 of the Local Government Code Roger Myers, Police Captain	rtBuy Membership Program of the Texas Comptroller of Public e and
Primary Contact and Title	
Sue Johnson, Court Clerk	
Secondary Contact and Title	
is/are authorized to execute all documentation for	pertaining to its participation in the
	(Entity Name)
Texas Comptroller of Public Accounts Cooperative Purchasing	Program; and
(Entity Name)	tion to pay annual participation fees established by the
Texas Comptroller of Public Accounts.	
Now, Therefore Be it Resolved, that request be made to the Te	
<u>Lavon</u> for participation in the Texas Comp (Entity Name)	otroller of Public Accounts Cooperative Purchasing Program.
Adopted this day of, by	У
	(Entity Name)
By:	
Signature of Chair	Printed Name and Title of Chair
Signature of Primary Contact	Printed Name and Title of Primary Contact
Signature of Secondary Contact	Printed Name and Title of Secondary Contact



MEETING: <u>June 6, 2023</u> ITEM: <u>6 - E</u>

Item:

CONSENT AGENDA

Approve Ordinance No. <u>2023-06-01</u> amending Article 11.03 "Parking" of the Code of Ordinances to provide for "Special Weekend Parking Permits For Presidents Blvd."; repealing and replacing Ordinance No. <u>2023-04-01</u>; providing for savings and severability clauses; providing for publication; and providing for an effective date of this Ordinance.

Background:

On April 18, 2023, the City Council approved Ordinance no. **2023-04-01** establishing a Presidents Blvd. Special Weekend Parking Permit.

During the recent codification, corrections to codification references in Ordinance No. <u>2023-04-01</u> were identified. Ordinance No. <u>2023-06-01</u> provides for corrections to the code references.

No substantive changes to the previously adopted ordinance are proposed.

Financial Implications:

There is no implication.

Staff Notes:

Approval is recommended.

CITY OF LAVON, TEXAS ORDINANCE NO. 2023-06-01

Amending Article 11.03 of the Code of Ordinances – "Parking"

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING ARTICLE 11.03 "PARKING" OF THE CODE OF ORDINANCES TO PROVIDE FOR "SPECIAL WEEKEND PARKING PERMITS FOR PRESIDENTS BLVD."; REPEALING AND REPLACING ORDINANCE NO. 2023-04-01; PROVIDING FOR SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City Council of the City of Lavon ("City Council") has investigated and determined that it would be advantageous and beneficial to the citizens of the City of Lavon, Texas ("Lavon") to amend Lavon's Code of Ordinances in Chapter 11 to add regulations to provide for residents' special weekend parking permits for Presidents Blvd. in the City of Lavon; and

WHEREAS, corrections to codification references in Ordinance No. <u>2023-04-01</u> have been identified; and

WHEREAS, the City Council has authority under state law to adopt the regulations herein.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2 Article 11.03 Parking

A. Section 11.03.002 "Definitions" is hereby amended by adding the following:

"Commercial Vehicle"

A commercial vehicle is a vehicle that has graphics advertising a business, panel van, truck, truck-tractor, trailer, or semi-trailer, or combination of such vehicles with a total of three (3) or more axles.

"Resident's Vehicle"

A passenger car, passenger van, sport utility vehicle, pickup or motorcycle that is currently registered at the location for which the resident seeks a Special Weekend Parking Permit."

"Weekend"

For purposes related to a Presidents Blvd. Special Weekend Parking Permit the weekend shall be from 6:00 pm Friday evening until 6:00 am Monday morning.

B. Section 11.03.003 "Offenses" is hereby amended by adding the following to the beginning of 11.03.003 (b3)

- "Except as provided for in Section 11.03.006,"
- C. Section 11.03.006 "Presidents Blvd. Special Weekend Parking Permit" is hereby added to the Lavon Code of Ordinances:
 - (a) A person wishing to park a car, passenger van, sport utility vehicle, pickup or motorcycle on Presidents Blvd. over the weekend may apply to the Lavon Police Department during normal business hours for a Presidents Blvd. Special Weekend Parking Permit.
 - (b) Residents whose side yards abut Presidents Blvd. are eligible to apply for a Presidents Blvd. Special Weekend Parking Permit.
 - (c) Only vehicles registered to residents of the homes whose side yard abuts Presidents Blvd. are eligible to park on Presidents Blvd. with a Presidents Blvd. Special Weekend Parking Permit.
 - (d) The following vehicles are not eligible for a Presidents Blvd. Special Weekend Parking Permit: commercial vehicles, boats, campers, trailers, or recreational vehicles.
 - (e) An application for Presidents Blvd. Special Weekend Parking Permit shall contain the following information:
 - 1) The name of the person responsible for parking the vehicle.
 - 2) The home address of the person responsible for parking the vehicle.
 - 3) A current phone number for the person parking the vehicle.
 - 4) A description of the vehicle, including make, model, color, and year of manufacture.
 - 5) The registration number and state of issuance for the vehicle.
 - 6) The date of request.
 - 7) A signature of the applicant acknowledging the limitation on the Presidents Blvd. Special Weekend Parking Permit and attesting that they and their vehicle meet all eligibility requirements for a permit.
 - (f) The Chief of Police or his designee may issue or decline to issue a Presidents Blvd. Special Weekend Parking Permit at their discretion.
 - (g) A Presidents Blvd. Special Weekend Parking Permit is valid for a year and is valid only for the year displayed on its face.
 - (h) A Presidents Blvd. Special Weekend Parking Permit is invalid if the vehicle is in violation of any law or ordinance.
 - (i) A Presidents Blvd. Special Weekend Parking Permit is invalid if the vehicle registration is not current.
 - (j) A Presidents Blvd. Special Weekend Parking Permit must be displayed on the dash or hung from the mirror of the vehicle while parked and be clearly visible to officers for inspection of the permit.
 - (k) A Presidents Blvd. Special Weekend Parking Permit used or displayed in any manner not consistent with this chapter is invalid.

SECTION 3. Repealing Prior Ordinance

This Ordinance shall repeal and replace Ordinance No. <u>2023-04-01</u>.

SECTION 4. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication as may be required by governing law.

SECTION 5. Proper Notice and Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required and that public notice of the time, place and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the Texas Government Code and as required by Chapter 52 of the Texas Local Government Code.

SECTION 6. Severability

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 6^{th} day of June 2023.

	Vicki Sanson
	Mayor
ATTEST:	
Rae Norton	
City Secretary	



MEETING: <u>June 6, 2023</u> ITEM: <u>6 - F</u>

Item:

CONSENT AGENDA

Approve Ordinance No. <u>2023-06-02</u> amending Chapter 4 "Building Regulations," Article 4.08 "Residential Rental Property Registration and Inspection" of the Code of Ordinances to amend Section 4.08.004 "General Requirements"; providing for savings and severability clauses; providing for publication; and providing for an effective date of this ordinance.

Background:

On April 19, 2022, the City Council approved Ordinance No. <u>2022-04-06</u> providing for regulations for habitual criminal and nuisance properties and Ordinance No. <u>2022-04-07</u> establishing the Residential Rental Property Registration and Inspection Program. A review of the recently completed codification revealed a reference was adopted in Ordinance No. <u>2022-04-07</u> to a section of Ordinance <u>2022-04-06</u> that was not included in the final version of the ordinance. The item referenced does not exist.

The proposed amendment removes the reference.

Financial Implications:

There is no implication.

Staff Notes:

Approval is recommended.

CITY OF LAVON, TEXAS

ORDINANCE NO. 2023-06-02

Residential Rental Property Registration and Inspection amendment

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, AMENDING CHAPTER 4 "BUILDING REGULATIONS," ARTICLE 4.08 "RESIDENTIAL RENTAL PROPERTY REGISTRATION AND INSPECTION" OF THE CODE OF ORDINANCES TO AMEND SECTION 4.08.004 "GENERAL REQUIREMENTS"; PROVIDING FOR SAVINGS AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; AND PROVIDING FOR AN EFFECTIVE DATE OF THIS ORDINANCE.

WHEREAS, the City of Lavon is a Home Rule municipality governed by its duly adopted Charter and the City Council of the City of Lavon has authority pursuant to Texas Local Government Code, Section 51.001, to adopt an ordinance that is for the good government, peace, or order of the City; and

WHEREAS, a correction to a codification reference in Article 4.08 "Residential Rental Registration and Inspection" has been identified; and

WHEREAS, the City Council finds that the adoption of this Ordinance will promote and provide for the health, safety, and welfare of the City.

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

SECTION 1. RECITALS

The City Council hereby finds that the statements set forth in the recitals of this Ordinance are true and correct, and the City Council hereby incorporates such recitals as part of this Ordinance.

SECTION 2. AMENDMENT

Chapter 4, "Building Regulations," Article 4.08, "Residential Rental Property Registration and Inspection, Section 4.08.004 General Requirements is hereby amended to remove and renumber accordingly:

Section 4.08.004 General Requirements (b) (2)

(c) A copy of the executed Crime Prevention Addendum required under Section 4.09.0010 of the city's Code of Ordinances (as may be amended);

SECTION 3. Effective Date

This Ordinance shall take effect immediately from and after its passage and publication if required by governing law.

SECTION 4. Severability

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this Ordinance be severable, and if any phrase, clause, sentence, paragraph or

section of this Ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs or sections of this Ordinance, and the remainder of this Ordinance shall be enforced as written.

SECTION 5. Repealer and Savings

This Ordinance shall be cumulative of all other ordinances of the City and shall not repeal any of the provisions of such ordinances except in those instances where provisions of those ordinances are in direct conflict with the provisions of this Ordinance; whether such ordinances are codified or uncodified, and all other provisions of the ordinances of the City, codified or uncodified, not in conflict with the provisions of this Ordinance, shall remain in full force and effect. Any repeal occurring due to this provision shall not abate any pending prosecution or lawsuit and/or prevent any prosecution or lawsuit from being commenced for any violation occurring before the effective date of this Ordinance.

SECTION 6. Open Meeting

It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law and that public notice of the time, place, and purpose of said meeting was given as required by the Open Meetings Act, Chapter 551 of the

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 6th day of June 2023.

	Vicki Sanson	
	Mayor	
ATTEST:		
Rae Norton	<u></u>	
City Secretary		



CITY OF LAVON Agenda Brief

MEETING: June 6, 2023 ITEM: 7-A

Item:

Discussion and action regarding Resolution No. <u>2023-06-02</u> of the City of Lavon, Texas determining the costs of certain authorized improvements to be financed by the Trails Of Lavon Public Improvement District; Approving A Preliminary Service Plan And Assessment Plan, Including Proposed Assessment Roll; Calling A Regular Meeting And Noticing A Public Hearing For July 18, 2023 To Consider An Ordinance Levying Assessments On Property Located Within The Trails Of Levon Public Improvement District; Directing The Filing Of The Proposed Assessment Roll With The City secretary to make available for public inspection; directing city staff to publish and mail notice of said public hearing; and resolving other matters incident and related thereto.

Background:

On October 19, 2021, the City Council approved a resolution creating the Trails of Lavon Public Improvement District (PID) to finance specific public improvements for the benefit of the property.

A Preliminary Service Plan and Assessment Plan has been prepared that sets forth the estimated total costs of the improvements, includes the proposed assessment rolls, and establishes the assessments to be levied against the property.

The Resolution sets a public hearing regarding the matters on July 18, 2023.

Staff Notes:

The developer and city's consulting teams have reviewed and approved the proposed resolution form. Approval is recommended.

Attachment: Proposed Resolution

CITY OF LAVON, TEXAS

RESOLUTION NO. 2023-06-02

Trails of Lavon PID – Cost Determination, PSAP, and Public Hearing

A RESOLUTION OF THE CITY OF LAVON, TEXAS DETERMINING THE COSTS OF CERTAIN AUTHORIZED IMPROVEMENTS TO BE FINANCED BY THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT; APPROVING A PRELIMINARY SERVICE PLAN AND ASSESSMENT PLAN, INCLUDING PROPOSED ASSESSMENT ROLL; CALLING A REGULAR MEETING AND NOTICING A PUBLIC HEARING FOR JULY 18, 2023 TO CONSIDER AN ORDINANCE LEVYING ASSESSMENTS ON PROPERTY LOCATED WITHIN THE TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT; DIRECTING THE FILING OF THE PROPOSED ASSESSMENT ROLL WITH THE CITY SECRETARY TO MAKE AVAILABLE FOR PUBLIC INSPECTION; DIRECTING CITY STAFF TO PUBLISH AND MAIL NOTICE OF SAID PUBLIC HEARING; AND RESOLVING OTHER MATTERS INCIDENT AND RELATED THERETO.

RECITALS

WHEREAS, the Public Improvement District Assessment Act, Texas Local Government Code, Chapter 372, as amended (the "Act") authorizes the governing body (the "City Council") of the City of Lavon, Texas (the "City") to create a public improvement district; and

WHEREAS, on October 19, 2021, the City Council conducted a public hearing to consider a petition received by the City on September 21, 2021 titled "Petition for the Creation of a Public Improvement District by the City of Lavon, Texas, for the Trails of Lavon Development"; and

WHEREAS, on October 19, 2021, the City Council approved Resolution No. 2021-10-03 (the "<u>Authorization Resolution</u>"), authorizing, establishing and creating the Trails of Lavon Public Improvement District (the "<u>District</u>"); and

WHEREAS, the City authorized the creation of the District and the levy of up to \$40,000,000.00 in assessments for the District to finance certain public improvements and financing costs authorized by the Act for the benefit of the property within the District (the "Authorized Improvements"); and

WHEREAS, the City Council and the City staff have been presented a "Trails of Lavon Public Improvement District Preliminary Service and Assessment Plan", including the proposed assessment roll attached thereto (the "<u>Proposed Assessment Roll</u>") (collectively, the "<u>Preliminary SAP</u>"), a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes; and

WHEREAS, the Preliminary SAP sets forth the estimated total costs of certain Authorized Improvements to be financed by the District at this time and the Proposed Assessment Roll states the assessments proposed to be levied against each parcel of land in the District as determined by the method of assessment and apportionment chosen by the City; and

WHEREAS, the Act requires that the Proposed Assessment Roll be filed with the City Secretary of the City (the "<u>City Secretary</u>") and be subject to public inspection; and

WHEREAS, the Act requires that a public hearing (the "<u>Assessment Hearing</u>") be called to consider proposed assessments and requires the City Council to hear and pass on any objections to the proposed assessments at, or on the adjournment of, the Assessment Hearing; and

WHEREAS, the Act requires that notice of the Assessment Hearing be mailed to property owners liable for assessment and published in a newspaper of general circulation in the City or in which the Authorized Improvements are to be undertaken before the tenth (10th) day before the date of the Assessment Hearing.

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

SECTION 1. THAT the recitals set forth above in this Resolution are true and correct and are hereby adopted as findings of the City Council and are incorporated into the body of this Resolution as if fully set forth herein.

SECTION 2. THAT the City Council does hereby accept the Preliminary SAP for the District, including the Proposed Assessment Roll, a copy of which is attached hereto as **Exhibit A** and is incorporated herein for all purposes. All capitalized terms not otherwise defined herein shall have the meanings given to such terms in the Preliminary SAP.

SECTION 3. THAT the City Council hereby determines that the total costs of the Improvement Area #1 Projects (as defined in the Preliminary SAP), which costs include the Improvement Area #1 Improvements (as defined in the Preliminary SAP), the pro rata portion of the Major Improvements (as defined in the Preliminary SAP) allocable to Improvement Area #1, and the payment of expenses incurred in the administration of the District and related to the issuance of any bonds are as set forth in Exhibit B of the Preliminary SAP.

SECTION 4. THAT the City Council's final determination and approval of the costs of the Improvement Area #1 Projects, or any portion thereof, shall be subject to and contingent upon City Council approval of a final Service and Assessment Plan which will include the final Assessment Roll, after the properly noticed and held Assessment Hearing.

SECTION 5. THAT the Proposed Assessment Roll states the assessment proposed to be levied against each parcel of land in the District as determined by the method of assessment chosen by the City in the Authorization Resolution and as more fully described in the Preliminary SAP.

SECTION 6. THAT the City Council expressly defers the levy of assessments against property within future improvement areas for improvement area-specific improvements that will benefit only the property within each subsequent improvement area until such time as the costs of such improvement area-specific improvements can be determined with certainty.

SECTION 7. THAT the City Council hereby authorizes and directs the filing of the Proposed Assessment Roll with the City Secretary and the same shall be available for public inspection.

SECTION 8. THAT the City Council hereby authorizes, and calls, a meeting and a public hearing (the Assessment Hearing as defined above) to be held on July 18, 2023 at 6:30 p.m., in the City Council Chamber, at Lavon City Hall, 120 School Road, Lavon, Texas 75166, or such other location as designated by the City and noticed pursuant to the Act, at which the City Council shall, among other actions, hear and pass on any objections to the proposed assessments; and, upon the adjournment of the Assessment Hearing, the City Council will consider an ordinance levying the assessments as special assessments on property within the District (which ordinance shall specify the method of payment of the assessments).

SECTION 9. THAT the City Council hereby authorizes and directs the City Secretary to publish notice of the Assessment Hearing to be held on *July 18, 2023*, in substantially the form attached hereto as **Exhibit B** and incorporated herein for all purposes; provided however, that the location is subject to change as designated by the City, in a newspaper of general circulation in the City, before July 8, 2023, which is before the tenth (10th) day before the date of the Assessment Hearing, as required by Section 372.016(b) of the Act.

SECTION 10. THAT when the Proposed Assessment Roll is filed with the City Secretary, the City Council hereby authorizes and directs the City Secretary to mail to owners of property liable for assessment notice of the Assessment Hearing to be held on *July 18*, 2023, before July 8, 2023, as required by Section 372.016(c) of the Act.

SECTION 11. THAT City staff is authorized and directed to take such other actions as are required (including, but not limited to, notice of the public hearing as required by the Texas Open Meetings Act) to place the public hearing on the agenda for the *July 18*, 2023 meeting of the City Council.

SECTION 12. THAT this Resolution shall become effective from and after its date of passage in accordance with law.

PASSED AND APPROVED on this the 6th day of June, 2023.

ATTEST:	
	Vicki Sanson, Mayor
Rae Norton, City Secretary	

EXHIBIT A

PRELIMINARY SERVICE AND ASSESSMENT PLAN

Trails of Lavon Public Improvement District

PRELIMINARY SERVICE AND ASSESSMENT PLAN

VERSION 3.1 MAY 31, 2023



AUSTIN, TX | NORTH RICHLAND HILLS, TX | HOUSTON, TX

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[Remainder of page left intentionally blank.].

INTRODUCTION

Capitalized terms used in this Service and Assessment Plan shall have the meanings given to them in **Section I** unless otherwise defined in this Service and Assessment Plan or unless the context in which a term is used clearly requires a different meaning. Unless otherwise defined, a reference to a "Section," an "Exhibit," or an "Appendix" shall be a reference to a Section of this Service and Assessment Plan or an Exhibit or Appendix attached to and made a part of this Service and Assessment Plan for all purposes.

On October 19, 2021, the City Council passed and approved Resolution No. 2021-10-03 authorizing the establishment of the District in accordance with the PID Act, which authorization was effective upon approval in accordance with the PID Act. The purpose of the District is to finance the Actual Costs of Authorized Improvements that confer a special benefit on approximately 205.502 acres located within the corporate limits of the City, as described by the legal description on **Exhibit I-1** and depicted on **Exhibit A-1**.

The PID Act requires a service plan must (i) cover a period of at least five years; (ii) define the annual indebtedness and projected cost of the Authorized Improvements; and (iii) include a copy of the notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan is contained in **Section IV** and the notice form is attached as **Appendix B-1** and **Appendix B-2**.

The PID Act requires that the Service Plan include an Assessment Plan that assesses the Actual Costs of the Authorized Improvements against the Assessed Property within the District based on the special benefits conferred on such property by the Authorized Improvements. The Assessment Plan is contained in **Section V**.

The PID Act requires an Assessment Roll that states the Assessment against each Parcel determined by the method chosen by the City Council. The Assessment against each Parcel of Assessed Property must be sufficient to pay the share of the Actual Costs of the Authorized Improvements apportioned to such Parcel and cannot exceed the special benefit conferred on the Parcel by such Authorized Improvements. The Improvement Area #1 Assessment Roll is included as **Exhibit F-1**.

SECTION I: DEFINITIONS

"Actual Costs" mean, with respect to Authorized Improvements, the actual costs paid or incurred by or on behalf of the Developer, (either directly or through affiliates), including: (1) the costs for the design, planning, financing, administration/management, acquisition, installation, construction and/or implementation of such Authorized Improvements; (2) the fees paid for obtaining permits, licenses, or other governmental approvals for such Authorized Improvements; (3) the costs for external professional services, such as engineering, geotechnical, surveying, land planning, architectural landscapers, appraisals, legal, accounting, and similar professional services; (4) the costs for all labor, bonds, and materials, including equipment and fixtures, owing to contractors, builders, and materialmen engaged in connection with the acquisition, construction, or implementation of the Authorized Improvements; (5) all related permitting and public approval expenses, and architectural, engineering, consulting, and other governmental fees and charges and (6) costs to implement, administer, and manage the above-described activities including, but not limited to, a construction management fee equal to four percent (4%) of construction costs if managed by or on behalf of the Developer.

"Additional Interest" means the amount collected by the application of the Additional Interest Rate.

"Additional Interest Rate" means the 0.50% additional interest rate that may be charged on Assessments securing PID Bonds pursuant to Section 372.018 of the PID Act. The Additional Interest Rate is not charged on Assessments securing the Improvement Area #1 Reimbursement Obligation.

"Administrator" means the City or independent firm designated by the City who shall have the responsibilities provided in this Service and Assessment Plan, any Indenture, or any other agreement or document approved by the City related to the duties and responsibilities of the administration of the District. The initial Administrator is P3Works, LLC.

"Annual Collection Costs" mean the actual or budgeted costs and expenses related to the operation of the District, including, but not limited to, costs and expenses for: (1) the Administrator; (2) City staff; (3) legal counsel, engineers, accountants, financial advisors, and other consultants engaged by the City; (4) calculating, collecting, and maintaining records with respect to Assessments and Annual Installments; (5) preparing and maintaining records with respect to Assessment Rolls and Annual Service Plan Updates; (6) paying and redeeming PID Bonds; (7) investing or depositing Assessments and Annual Installments; (8) complying with this Service and Assessment Plan, the PID Act, and any Indenture, with respect to the PID Bonds, including the City's continuing disclosure requirements; and (9) the paying agent/registrar and

Trustee in connection with PID Bonds, including their respective legal counsel. Annual Collection Costs collected but not expended in any year shall be carried forward and applied to reduce Annual Collection Costs for subsequent years.

"Annual Installment" means the annual installment payment of an Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; (3) Annual Collection Costs; and (4) Additional Interest related to the PID Bonds, if applicable.

"Annual Service Plan Update" means an update to this Service and Assessment Plan prepared no less frequently than annually by the Administrator and approved by the City Council.

"Apportioned Property" means any Parcel within the District against which the costs of the Authorized Improvements are Apportioned based on special conferred benefit and against which an Assessment is anticipated to be levied, but not yet levied.

"Apportionment of Costs" means an amount allocated by this Service and Assessment Plan to a Parcel within the District for future Authorized Improvement costs, other than Non-Benefitted Property, subject to a future levy of Assessments by the City and also subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Assessed Property" means any Parcel within the District against which an Assessment is levied.

"Assessment" means an assessment levied against Assessed Property, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on an Assessment Roll, subject to reallocation upon the subdivision of such Assessed Property or reduction according to the provisions herein and in the PID Act.

"Assessment Ordinance" means an ordinance adopted by the City Council in accordance with the PID Act that levies an Assessment on the Assessed Property, as shown on any Assessment Roll.

"Assessment Plan" means the methodology employed to assess the Actual Costs of the Authorized Improvements against the Assessed Property based on the special benefits conferred on such property by the Authorized Improvements, more specifically set forth and described in Section V.

"Assessment Roll" means any assessment roll for the Assessed Property, including the Improvement Area #1 Assessment Roll, as updated, modified or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including updates prepared in connection with the issuance of PID Bonds or in any Annual Service Plan Updates.

"Authorized Improvements" means the improvements authorized by Section 372.003 of the PID Act, and described in Sections III.A and III.B, as further depicted on Exhibits G-1 and G-2.

"Bond Issuance Costs" means the costs associated with issuing PID Bonds, including, but not limited to, attorney fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, capitalized interest, reserve fund requirements, underwriter's discount, fees charged by the Texas Attorney General, and any other cost or expense incurred by the City directly associated with the issuance of any series of PID Bonds.

"City" means the City of Lavon, Texas.

"City Council" means the governing body of the City.

"County" means Collin County, Texas.

"Delinquent Collection Costs" mean costs related to the foreclosure on Assessed Property and the costs of collection of delinquent Assessments, delinquent Annual Installments, or any other delinquent amounts due under this Service and Assessment Plan, including penalties and reasonable attorney's fees actually paid, but excluding amounts representing interest and penalty interest.

"Developer" means, collectively, Meritage Homes of Texas, LLC, GRBK Edgewood, LLC, and any successors or assigns thereof that intends to develop the property in the District for the ultimate purpose of transferring title to end users.

"District" means the Trails of Lavon Public Improvement District containing approximately 205.502 acres located within the corporate limits of the City, and more specifically described in **Exhibit I-1** and depicted on **Exhibit A-1**.

"District Formation Costs" means the costs associated with forming the District, including, but not limited to, attorney fees, and any other cost or expense incurred by the City directly associated with the establishment of the District.

"Engineer's Report" means the report provided by a licensed professional engineer that describes the Authorized Improvements, including their costs, location, and benefit, and is attached hereto as Appendix A.

"Estimated Buildout Value" means the estimated value of an Assessed Property with fully constructed buildings, as provided by the Developer and confirmed by the City Council, by considering such factors as density, lot size, proximity to amenities, view premiums, location, market conditions, historical sales, builder contracts, discussions with homebuilders, reports

from third party consultants, or any other factors that, in the judgment of the City, may impact value. The Estimated Buildout Value for each Lot Type is shown on **Exhibit E.**

"Improvement Area #1" means approximately 98.107 acres located within the District, more specifically described in Exhibit I-2 and depicted on Exhibit A-2.

"Improvement Area #1 Annual Installment" means the Annual Installment of the Improvement Area #1 Assessment as calculated by the Administrator and approved by the City Council, that includes: (1) principal; (2) interest; and (3) Annual Collection Costs related to Improvement Area #1, as shown on Exhibit F-2.

"Improvement Area #1 Assessed Property" means any Parcel within Improvement Area #1 against which an Improvement Area #1 Assessment is levied.

"Improvement Area #1 Assessment" means an Assessment levied against Improvement Area #1 Assessed Property, related to the Improvement Area #1 Projects, and imposed pursuant to an Assessment Ordinance and the provisions herein, as shown on the Improvement Area #1 Assessment Roll, subject to reallocation or reduction pursuant to the provisions set forth in Section VI herein and in the PID Act.

"Improvement Area #1 Assessment Roll" means the Assessment Roll for the Improvement Area #1 Assessed Property, as updated, modified, or amended from time to time in accordance with the procedures set forth herein and in the PID Act, including any updates prepared in connection with the issuance of PID Bonds or any Annual Service Plan Updates. The Improvement Area #1 Assessment Roll is included in this Service and Assessment Plan as Exhibit F-1.

"Improvement Area #1 Bonds" means those certain "City of Lavon, Texas, Special Assessment Revenue Bonds, Series 2023 (Trails of Lavon Public Improvement District Improvement Area #1 Project)" that are secured by Improvement Area #1 Assessments and expected to be issued in calendar year 2023.

"Improvement Area #1 Improvements" means the Authorized Improvements which only benefit the Improvement Area #1 Assessed Property, as further described in **Section III.A** and depicted on **Exhibit G-2.**

"Improvement Area #1 Initial Parcel" means all of the Improvement Area #1 Assessed Property against which the entire Improvement Area #1 Assessment is levied, as shown on the Improvement Area #1 Assessment Roll.

"Improvement Area #1 Projects" means collectively, (1) the pro rata portion of the Major Improvements allocable to Improvement Area #1; (2) the Improvement Area #1 Improvements; (3) the first year's Annual Collection Costs related to the Improvement Area #1 Bonds; and (4)

Bond Issuance Costs incurred in connection with the issuance of PID Bonds to refinance all or a portion of the Improvement Area #1 Assessment, if and when issued.

"Improvement Area #1 Reimbursement Agreement" means that certain Reimbursement Agreement, effective ______ entered into by and between the City and Meritage Homes of Texas, LLC, in which the Developer, either directly or through affiliates, agrees to construct the Improvement Area #1 Projects, and to fund certain Actual Costs of the Improvement Area #1 Projects, and the City agrees to reimburse the Developer for Actual Costs of the Improvement Area #1 Projects paid solely from the revenue collected by the City from Improvement Area #1 Assessments, including Improvement Area #1 Annual Installments. The City anticipates that it will issue PID Bonds in the future, at which time all or a portion of the Improvement Area #1 Reimbursement Obligation balance will be reduced by the amount of the bond proceeds.

"Improvement Area #1 Reimbursement Obligation" means an amount not to exceed \$14,845,000 secured by Improvement Area #1 Assessments to be paid to the Developer pursuant to the Improvement Area #1 Reimbursement Agreement. The Annual Installments for the Improvement Area #1 Reimbursement Obligation are shown on Exhibit F-2.

"Indenture" means an Indenture of Trust entered into between the City and the Trustee in connection with the issuance of each series of PID Bonds, as amended from time to time, setting forth the terms and conditions related to a series of PID Bonds.

"Lot" means (1) for any portion of the District for which a final subdivision plat has been recorded in the Plat or Official Public Records of the County, a tract of land described by "lot" in such subdivision plat; and (2) for any portion of the District for which a subdivision plat has not been recorded in the Plat or Official Public Records of the County, a tract of land anticipated to be described as a "lot" in a final recorded subdivision plat as shown on a concept plan or a preliminary plat. A "Lot" shall not include real property owned by a government entity, even if such property is designated as a separate described tract or lot on a recorded subdivision plat.

"Lot Type" means a classification of final building Lots with similar characteristics (e.g. lot size, home product, Estimated Buildout Value, etc.), as determined by the Administrator and confirmed by the City Council. In the case of single-family residential Lots, the Lot Type shall be further defined by classifying the residential Lots by the Estimated Buildout Value of the Lot as provided by the Developer, and confirmed by the City Council, as shown on **Exhibit E.**

"Lot Type 1" means a Lot within Improvement Area #1 marketed to homebuilders as a 40'. The buyer disclosure for Lot Type 1 is attached as **Appendix B-1**.

"Lot Type 2" means a Lot within Improvement Area #1 marketed to homebuilders as a 50' or 60' Lot. The buyer disclosure for Lot Type 2 is attached as **Appendix B-2.**

"Major Improvements" mean those Authorized Improvements that confer a special benefit to all of the Assessed Property within the District, as further described in **Section III.A.** and depicted on **Exhibit G-1.**

"Maximum Assessment" means, for each Lot, an Assessment equal to the lesser of (1) the amount calculated pursuant to Section VI.A, or (2) for each Lot Type, the amount shown on Exhibit E.

"Non-Benefitted Property" means Parcels within the boundaries of the District that accrue no special benefit from the Authorized Improvements as determined by the City Council.

"Notice of Assessment Termination" means a document that shall be recorded in the Official Public Records of the County evidencing the termination of an Assessment, a form of which is attached as Exhibit H.

"Parcel" or "Parcels" means a specific property within the District identified by either a tax parcel identification number assigned by the Collin Central Appraisal District for real property tax purposes, by legal description, or by lot and block number in a final subdivision plat recorded in the Plat or the Official Public Records of the County, or by any other means determined by the City.

"PID Act" means Chapter 372, Texas Local Government Code, as amended.

"PID Bonds" means any bonds issued by the City in one or more series and secured in whole or in part by Assessments.

"Prepayment" means the payment of all or a portion of an Assessment before the due date of the final Annual Installment thereof. Amounts received at the time of a Prepayment which represent a payment of principal, interest, or penalties on a delinquent installment of an Assessment are not to be considered a Prepayment, but rather are to be treated as the payment of the regularly scheduled Annual Installment.

"Prepayment Costs" means interest, including Additional Interest and Annual Collection Costs, to the date of Prepayment.

"Remainder Area" means approximately 93.818 acres located within the District, as more specifically described on Exhibit I-3 and depicted on Exhibit A-3, to be developed as one or more future improvement areas. The Remainder Area includes all of the District save and except Improvement Area #1.

"Remainder Area Apportioned Property" means any Parcel within the Remainder Area against which a portion of the Actual Costs of the Major Improvements are Apportioned based on special conferred benefit, and against which an Assessment is expected to be levied, but not yet levied.

"Remainder Area Apportionment of Costs" means an Apportionment of Costs against a Parcel within the Remainder Area for the Remainder Area Projects, as shown on Exhibit B-2, subject to reallocation upon the subdivision of such Parcel or reduction according to the provisions herein and in the PID Act.

"Remainder Area Projects" means the pro rata portion of the Major Improvements allocable to the Remainder Area based on Estimated Buildout Value.

"Service and Assessment Plan" means this Trails of Lavon Public Improvement District Service and Assessment Plan as updated, amended, or supplemented from time to time.

"Service Plan" means the plan described in Section IV which covers a period of at least five years and defines the annual indebtedness and projected costs of the Authorized Improvements.

"Trustee" means the trustee or successor trustee under an Indenture.

SECTION II: THE DISTRICT

The District includes approximately 205.502 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit I-1** and depicted on **Exhibit A-1**. Development of the District is anticipated to include approximately 651 Lots developed with single-family homes.

Improvement Area #1 includes approximately 98.107 contiguous acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit I-2** and depicted on **Exhibit A-2**. Development of Improvement Area #1 is anticipated to include approximately 297 Lots developed with single-family homes (54 single-family homes that are on Lots classified as Lot Type 1, and 243 single-family homes that are on Lots classified as Lot Type 2).

The Remainder Area includes approximately 93.818 acres located within the corporate limits of the City, the boundaries of which are more particularly described on **Exhibit I-3** and depicted on **Exhibit A-3**. Development of the Remainder Area is anticipated to include approximately 354 Lots developed with single-family homes.

SECTION III: AUTHORIZED IMPROVEMENTS

Based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City the City has determined that the Authorized Improvements confer a special benefit on the Assessed Property. Authorized Improvements will be designed and constructed in accordance with the City's standards and specifications and will be owned and operated by the City, or as otherwise noted below. The budget for the Authorized Improvements is shown on **Exhibit B-1**. The apportionment of the Authorized Improvements is shown on **Exhibit B-2**.

A. Major Improvements

Clearing and Excavation

Improvements including all clearing and excavation associated with the public arterial road rights-of-way within the District.

■ Erosion Control

Improvements including the installation of all erosion control measures associated with the public arterial road rights-of-way and major utility improvements within or serving the District.

Streets

Improvements including subgrade stabilization, paving, sidewalks, barrier free ramps, signage, striping, streetlights, testing and all other materials associated with the public arterial road rights-of-way within the District. The roadway improvements will be owned and operated by the City of Lavon.

■ Sanitary Sewer

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to the District. The sanitary sewer improvements will be owned and operated by the City of Lavon.

Water

Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, testing, and all other necessary appurtenances required to provide water service to all Lots within the District. The water improvements will be owned and operated by Bear Creek Special Utility District.

Storm Sewer

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, all other necessary appurtenances required to provide adequate drainage for the arterial road rights-of-way within the District. The storm sewer improvements will be owned and operated by the City of Lavon.

Soft Costs

Costs related to designing, constructing, and installing the Major including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, District Formation Costs, legal fees, and consultant fees.

B. Improvement Area #1 Improvements

Clearing and Excavation

Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels within Improvement Area #1.

Erosion Control

Improvements including the installation of all erosion control measures associated with

the public residential road rights-of-way and detention ponds within Improvement Area #1.

Streets

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public residential road rights-of-way within Improvement Area #1. The roadway improvements will be owned and operated by the City of Lavon.

■ Sanitary Sewer

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to each Lot within Improvement Area #1. The sanitary sewer improvements will be owned and operated by the City of Lavon.

Water

Improvements including trench excavation and embedment, trench safety, piping, vales, fire hydrant assemblies, service connections, testing, and all other necessary appurtenances required to provide water service to each Lot within Improvement Area #1. The water improvements will be owned and operated by Bear Creek Special Utility District.

Storm Sewer

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage within Improvement Area #1. The storm sewer improvements will be owned and operated by the City of Lavon.

Soft Costs

Costs related to designing, constructing, and installing the Improvement Area #1 Improvements including land planning and design, City fees, engineering, soil testing, survey, construction management, contingency, legal fees, and consultant fees.

C. Bond Issuance Costs

Debt Service Reserve Fund

Equals the amount to be deposited in a debt service reserve fund under an applicable Indenture in connection with the issuance of PID Bonds.

Capitalized Interest

Equals the amount required to be deposited for the purpose of paying capitalized interest on a series of PID Bonds under an applicable Indenture in connection with the issuance of such PID Bonds.

Underwriter's Discount

Equals a percentage of the par amount of a particular series of PID Bonds related to the costs of underwriting such PID Bonds.

Underwriter's Counsel

Equals a percentage of the par amount of a particular series of PID Bonds reserved for the underwriter's attorney fees.

Cost of Issuance

Includes costs of issuing a particular series of PID Bonds, including but not limited to issuer fees, attorney's fees, financial advisory fees, consultant fees, appraisal fees, printing costs, publication costs, City's costs, fees charged by the Texas Attorney General, and any other cost or expense directly associated with the issuance of PID Bonds.

D. Other Costs

Initial Administrative Fund Deposit

Equals the amount necessary to fund the first year's Annual Collection Costs for a particular series of PID Bonds.

SECTION IV: SERVICE PLAN

The PID Act requires the Service Plan to cover a period of at least five years. The Service Plan is required to define the annual projected costs and indebtedness for the Authorized Improvements undertaken within the District during the five-year period. The Service Plan is also required to include a copy of the buyer disclosure notice form required by Section 5.014 of the Texas Property Code, as amended. The Service Plan must be reviewed and updated in each Annual Service Plan Update. **Exhibit C** summarizes the initial Service Plan for the District. Per the PID Act and Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosure for the District. The buyer disclosures are attached hereto as **Appendix B**.

Exhibit D summarizes the sources and uses of funds required to construct the Authorized

Improvements. The sources and uses of funds shown on **Exhibit D** shall be updated each year in an Annual Service Plan Update and as necessary to reflect any budget revisions at the time the PID Bonds are issued.

SECTION V: ASSESSMENT PLAN

The PID Act allows the City Council to apportion the costs of the Authorized Improvements to the Assessed Property and Apportioned Property based on the special benefit received from the Authorized Improvements. The PID Act provides that such costs may be apportioned: (1) equally per front foot or square foot; (2) according to the value of property as determined by the City Council with or without regard to improvements constructed on the property; or (3) in any other manner approved by the City Council that results in imposing equal shares of such costs on property similarly benefited. The PID Act further provides that the City Council may establish by ordinance or order reasonable classifications and formulas for the apportionment of the cost between the City and the area to be assessed and the methods of assessing the special benefits for various classes of improvements.

This section of this Service and Assessment Plan describes the special benefit received by each Parcel within the District as a result of the Authorized Improvements and provides the basis and justification for the determination that this special benefit equals or exceeds the amount of the Assessments to be levied on the Assessed Property for such Authorized Improvements.

The determination by the City Council of the assessment methodologies set forth below is the result of the discretionary exercise by the City Council of its legislative authority and governmental powers and is conclusive and binding on the Developer, and all future owners and developers of the Assessed Property and Apportioned Property.

A. Assessment Methodology

Acting in its legislative capacity and based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has determined that the costs related to the Authorized Improvements shall be allocated as follows:

The costs of the Major Improvements shall be allocated to Improvement Area #1 and the Remainder Area based upon Estimated Buildout Value of each Parcel or Assessed Property to the Estimated Buildout Value of the District. Currently, the Remainder Area is allocated 52.76% of the Major Improvements costs, and Improvement Area #1 is allocated 47.24% of the Major Improvements costs. The Remainder Area and Improvement Area #1's shares of the Major Improvement costs are illustrated in Exhibit

B-2.

The costs of the Improvement Area #1 Projects shall be allocated to each Parcel within Improvement Area #1 based on the ratio of the Estimated Buildout Value of each Parcel designated as Improvement Area #1 Assessed Property to the Estimated Buildout Value of all Improvement Area #1 Assessed Property. Currently, the Improvement Area #1 Initial Parcel is the only Parcel within Improvement Area #1, and as such, the Improvement Area #1 Initial Parcel is allocated 100% of the Improvement Area #1 Projects.

B. Assessments

The Improvement Area #1 Assessment will be levied on the Improvement Area #1 Initial Parcel in the amount shown on the Improvement Area #1 Assessment Roll, attached hereto as **Exhibit F-1**. The projected Improvement Area #1 Annual Installments are shown on **Exhibit F-2**. Upon division or subdivision of the Improvement Area #1 Initial Parcel, the Improvement Area #1 Assessment will be reallocated pursuant to **Section VI**.

The Maximum Assessment for each Lot Type is shown on **Exhibit E.** In no case will the Assessment for Lots classified as Lot Type 1, Lot Type 2, respectively, exceed the corresponding Maximum Assessment for each Lot classification.

C. Findings of Special Benefit

Acting in its legislative capacity and based on information provided by the Developer and its engineer and reviewed by the City staff and by third-party consultants retained by the City, the City Council has found and determined the following:

- Improvement Area #1
 - The costs of the Improvement Area #1 Projects equal \$17,080,062 as shown on Exhibit B-1;
 - The Improvement Area #1 Assessed Property receives special benefit from the Improvement Area #1 Projects equal to or greater than the Actual Cost of the Improvement Area #1 Projects;
 - The Improvement Area #1 Initial Parcel will be allocated 100% of the Improvement Area #1 Assessment levied for the Improvement Area #1 Projects, which equals \$14,845,000 as shown on the Improvement Area #1 Assessment Roll attached hereto as Exhibit F-1;
 - The special benefit (\geq \$17,080,062) received by the Improvement Area #1 Initial Parcel from the Improvement Area #1 Projects is equal to or greater than the

- amount of the Improvement Area #1 Assessment (\$14,845,000) levied on the Improvement Area #1 Initial Parcel for the Improvement Area #1 Projects; and
- At the time the City Council approved the Service and Assessment Plan, the Developer owned 100% of the Improvement Area #1 Initial Parcel. The Developer acknowledged that the Improvement Area #1 Projects confer a special benefit on the Improvement Area #1 Initial Parcel and consented to the imposition of the Improvement Area #1 Assessment to pay for the Actual Costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein and the applicable Assessment Ordinance; (2) the Service and Assessment Plan and the applicable Assessment Ordinance; and (3) the levying of the Improvement Area #1 Assessment on the Improvement Area #1 Initial Parcel.

Remainder Area

- The costs of the Major Improvements allocable to the Remainder Area equal \$3,466,650 as shown on Exhibit B-1; and
- The Remainder Area receives special benefit from the Remainder Area Projects equal to or greater than the Actual Cost of the Remainder Area Projects allocable to the Remainder Area Apportioned Property; and
- The Remainder Area Apportioned Property will be apportioned 52.76% of the Major Improvements, which equals \$3,466,650 as shown on **Exhibit B-1**, of which all or a portion is anticipated to be levied at a later date; and
- It is anticipated, at the time the City Council approved this Service and Assessment Plan, the Developer owned 100% of the Remainder Area. The Developer acknowledged that the Major Improvements confer a special benefit on the Remainder Area and consented to the apportionment of the Remainder Area portion of costs in anticipation of a future levy of Assessments by the City Council to pay for all or a portion of the Remainder Area portion of costs associated therewith. The Developer ratified, confirmed, accepted, agreed to, and approved: (1) the determinations and findings by the City Council as to the special benefits described herein; (2) this Service and Assessment Plan; and (3) the Apportionment of Costs on the Remainder Area Apportioned Property.

D. Annual Collection Costs

The Annual Collection Costs shall be paid for annually by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. The Annual Collection Costs shall be collected as part of and in the same manner as Annual Installments in the amounts shown on the Assessment Roll, which may be revised based on Actual Costs incurred in Annual Service Plan Updates.

E. Interest

The interest on the Improvement Area #1 Assessment securing the Improvement Area #1 Reimbursement Obligation shall be collected at rates established under the Improvement Area #1 Reimbursement Agreement as part of the Improvement Area #1 Annual Installment pursuant to the Improvement Area #1 Reimbursement Agreement, which will not include Additional Interest unless and until Improvement Area #1 Bonds are issued.

SECTION VI: TERMS OF THE ASSESSMENTS

Any reallocation of Assessments as described in this Section VI shall be considered an administrative action of the City and will not be subject to the notice or public hearing requirements under the PID Act.

A. Reallocation of Assessments

1. Upon Division Prior to Recording of Subdivision Plat

Upon the division of any Assessed Property (without the recording of a subdivision plat), the Administrator shall reallocate the Assessment for the Assessed Property prior to the division among the newly divided Assessed Properties according to the following formula:

$$A = B \times (C \div D)$$

Where the terms have the following meanings:

A = the Assessment for the newly divided Assessed Property

B = the Assessment for the Assessed Property prior to division

C = the Estimated Buildout Value of the newly divided Assessed Property

D = the sum of the Estimated Buildout Value for all of the newly divided Assessed Properties

The calculation of the Assessment of an Assessed Property shall be performed by the Administrator and shall be based on the Estimated Buildout Value of that Assessed Property, as provided by the Developer, relying on information from homebuilders, market studies, appraisals, Official Public Records of the County, and any other relevant

information regarding the Assessed Property. The Estimated Buildout Values for Lot Type 1 and Lot Type 2 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates but **Exhibit E** may be updated in future Annual Service Plan Updates to account for additional Lot Types. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly divided Assessed Properties shall equal the Assessment for the Assessed Property prior to subdivision. The calculation shall be made separately for each newly divided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

2. Upon Subdivision by a Recorded Subdivision Plat

Upon the subdivision of any Assessed Property based on a recorded subdivision plat, the Administrator shall reallocate the Assessment for the Assessed Property prior to the subdivision among the new subdivided Lots based on Estimated Buildout Value according to the following formula:

$$A = [B \times (C \div D)]/E$$

Where the terms have the following meanings:

A = the Assessment for the newly subdivided Lot

B = the Assessment for the Parcel prior to subdivision

C = the sum of the Estimated Buildout Value of all newly subdivided Lots with the same Lot Type

D = the sum of the Estimated Buildout Value for all of the newly subdivided Lots excluding Non-Benefitted Property

E= the number of newly subdivided Lots with the same Lot Type

Prior to the recording of a subdivision plat, the Developer shall provide the City an Estimated Buildout Value as of the date of the recorded subdivision plat for each Lot created by the recorded subdivision plat. The calculation of the Assessment for a Lot shall be performed by the Administrator and confirmed by the City Council based on Estimated Buildout Value information provided by the Developer, homebuilders, third party consultants, and/or the Official Public Records of the County regarding the Lot. The Estimated Buildout Values for Lot Type 1 and Lot Type 2 are shown on **Exhibit E** and will not change in future Annual Service Plan Updates. The calculation as confirmed by the City Council shall be conclusive and binding.

The sum of the Assessments for all newly subdivided Lots shall not exceed the Assessment for the portion of the Assessed Property subdivided prior to subdivision. The calculation shall be made separately for each newly subdivided Assessed Property. The reallocation of an Assessment for an Assessed Property that is a homestead under Texas law may not exceed the Assessment prior to the reallocation. Any reallocation pursuant to this section shall be reflected in the Annual Service Plan Update immediately following such reallocation.

3. Upon Consolidation

If two or more Lots or Parcels are consolidated into a single Lot or Parcel, the Administrator shall allocate the Assessments against the Lots or Parcels before the consolidation to the consolidated Lot or Parcel, which allocation shall be approved by the City Council in the next Annual Service Plan Update immediately following such consolidation. The Assessment for any resulting Lot may not exceed the Maximum Assessment for the applicable Lot Type and compliance may require a mandatory Prepayment of Assessments pursuant to **Section VI.C.**

B. Mandatory Prepayment of Assessments

If an Assessed Property or a portion thereof is conveyed to a party that is exempt from payment of the Assessment under applicable law, or the owner causes a Lot, Parcel or portion thereof to become Non-Benefitted Property, the owner of such Lot, Parcel or portion thereof shall pay to the City, or cause to be paid to the City, the full amount of the Assessment, plus all Prepayment Costs and Delinquent Collection Costs for such Assessed Property, prior to or concurrently with any such conveyance or act, and no such conveyance shall be effective until the City receives such payment. Following payment of the foregoing costs in full, the City shall provide the owner with a recordable "Notice of Assessment Termination," a form of which is attached hereto as **Exhibit H.**

C. True-Up of Assessments if Maximum Assessment Exceeded at Plat

Prior to the City approving a final subdivision plat, the Administrator will certify that such plat will not result in the Assessment per Lot for any Lot Type to exceed the Maximum Assessment. If the Administrator determines that the resulting Assessment per Lot for any Lot Type will exceed the Maximum Assessment for that Lot Type, then (1) the Assessment applicable to each Lot Type shall each be reduced to the Maximum Assessment, and (2) the person or entity filing the plat shall pay to the City, or cause to be paid to the City, the amount the Assessment was reduced, plus Prepayment Costs and Delinquent Collection Costs, if any, prior to the City approving the final plat. The City's approval of a plat without payment of such amounts does not eliminate the

obligation of the person or entity filing the plat to pay such amounts. At no time shall the aggregate Assessments for any Lot exceed the Maximum Assessment.

D. Reduction of Assessments

If the Actual Costs of completed Authorized Improvements are less than the Assessments, then (i) in the event PID Bonds have not been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the City Council shall reduce each Assessment on a pro rata basis such that the sum of the resulting reduced Assessments for all Assessed Property equals the reduced Actual Costs that were expended, or (ii) in the event that PID Bonds have been issued for the purpose of financing Authorized Improvements affected by such reduction in Actual Costs, the Trustee shall apply amounts on deposit in the applicable account of the project fund created under the Indenture relating to such series of PID Bonds as directed by the City pursuant to the terms of such Indenture. Such excess PID Bond proceeds may be used for any purpose authorized by such Indenture. The Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

The Administrator shall update (and submit to the City Council for review and approval as part of the next Annual Service Plan Update) the Assessment Roll and corresponding Annual Installments to reflect the reduced Assessments.

E. Prepayment of Assessments

The owner of any Assessed Property may, at any time, pay all or any part of an Assessment in accordance with the PID Act. Prepayment Costs, if any, may be paid from a reserve established under the applicable Indenture. If an Annual Installment has been billed, or the Annual Service Plan Update has been approved by the City Council prior to the Prepayment, the Annual Installment shall be due and payable and shall be credited against the Prepayment.

If an Assessment on an Assessed Property is prepaid in full, with Prepayment Costs, (1) the Administrator shall cause the Assessment to be reduced on said Assessed Property and the Assessment Roll to be revised accordingly; (2) the Administrator shall prepare the revised Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; and (3) the obligation to pay the Assessment and corresponding Annual Installments shall terminate with respect to said Assessed Property.

If an Assessment on an Assessed Property is prepaid in part with Prepayment Costs: (1) the Administrator shall cause the Assessment to be reduced to zero on said Assessed Property and the Assessment Roll revised accordingly; (2) the Administrator shall prepare the revised

Assessment Roll and submit such revised Assessment Roll to the City Council for review and approval as part of the next Annual Service Plan Update; (3) the obligation to pay the Assessment will be reduced to the extent of the Prepayment made; and (4) the City shall provide the owner with a recordable "Notice of Assessment Termination."

For purposes or Prepayments, the Improvement Area #1 Reimbursement Obligation is and will remain subordinated to (i) any PID Bonds secured by a parity lien on the Improvement Area #1 Assessments issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation.

F. Payment of Assessment in Annual Installments

Assessments that are not paid in full shall be due and payable in Annual Installments. **Exhibit F-2** shows the estimated Improvement Area #1 Annual Installments. Annual Installments are subject to adjustment in each Annual Service Plan Update.

Prior to the recording of a final subdivision plat, if any Parcel shown on the Assessment Roll is assigned multiple tax parcel identification numbers for billing and collection purposes, the Annual Installment shall be allocated pro rata based on the acreage of the Parcel not including any Non-Benefitted Property, as shown by the Collin Central Appraisal District for each tax parcel identification number.

The Administrator shall prepare and submit to the City Council for its review and approval an Annual Service Plan Update to allow for the billing and collection of Annual Installments. Each Annual Service Plan Update shall include updated Assessment Rolls and updated calculations of Annual Installments. The Annual Collection Costs for a given Assessment shall be paid by the owner of each Parcel pro rata based on the ratio of the amount of outstanding Assessment remaining on the Parcel to the total outstanding Assessment. Annual Installments shall be reduced by any credits applied under an applicable Indenture, such as capitalized interest, interest earnings on account balances, and any other funds available to the Trustee for such purposes. Annual Installments shall be collected by the City in the same manner and at the same time as ad valorem taxes. Annual Installments shall be subject to the penalties, procedures, and foreclosure sale in case of delinquencies as set forth in the PID Act and in the same manner as ad valorem taxes due and owing to the City. To the extent permitted by the PID Act or other applicable law, the City Council may provide for other means of collecting Annual Installments, but in no case shall the City take any action, or fail to take any action, that would cause it to be in default under any Indenture. Assessments shall have the lien priority specified in the PID Act.

Sales of the Assessed Property for nonpayment of Annual Installments shall be subject to the lien for the remaining unpaid Annual Installments against the Assessed Property, and the Assessed

Property may again be sold at a judicial foreclosure sale if the purchaser fails to timely pay any of the remaining unpaid Annual Installments as they become due and payable.

The City reserves the right to refund PID Bonds in accordance with applicable law, including the PID Act. In the event of a refunding, the Administrator shall recalculate the Annual Installments so that total Annual Installments will be sufficient to pay the refunding bonds, and the refunding bonds shall constitute "PID Bonds."

Each Annual Installment of an Assessment, including interest on the unpaid principal of the Assessment, shall be updated annually. Each Annual Installment shall be due when billed and shall be delinquent if not paid prior to February 1 of the following year. The initial Annual Installments of the Improvement Area #1 Assessments shall be due when billed and shall be delinquent if not paid prior to February 1, 2024.

Failure of an owner of an Assessed Property to receive an invoice for an Annual Installment shall not relieve said owner of the responsibility for payment of the Assessment. Assessments, or Annual Installments thereof, that are delinquent shall incur Delinquent Collection Costs.

G. Prepayment as a Result of an Eminent Domain Proceeding or Taking

Subject to applicable law, if any portion of any Parcel of Assessed Property is taken from an owner as a result of eminent domain proceedings or if a transfer of any portion of any Parcel of Assessed Property is made to an entity with the authority to condemn all or a portion of the Assessed Property in lieu of or as a part of an eminent domain proceeding (a "Taking"), the portion of the Assessed Property that was taken or transferred (the "Taken Property") shall be reclassified as Non-Benefitted Property.

For the Assessed Property that is subject to the Taking as described in the preceding paragraph, the Assessment that was levied against the Assessed Property (when it was included in the Taken Property) prior to the Taking shall remain in force against the remaining Assessed Property (the Assessed Property less the Taken Property) (the "Remaining Property"), following the reclassification of the Taken Property as Non-Benefitted Property, subject to an adjustment of the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. The owner of the Remaining Property will remain liable to pay, pursuant to the terms of this Service and Assessment Plan, as updated, and the PID Act, the Assessment that remains due on the Remaining Property, subject to an adjustment in the Assessment applicable to the Remaining Property after any required Prepayment as set forth below. Notwithstanding the foregoing, if the Assessment that remains due on the Remaining Property exceeds the applicable Maximum Assessment, the owner of the Remaining Property will be required to make a Prepayment in an amount necessary to ensure that the Assessment against the Remaining

Property does not exceed such Maximum Assessment, in which case the Assessment applicable to the Remaining Property will be reduced by the amount of the partial Prepayment. If the City receives all or a portion of the eminent domain proceeds (or payment made in an agreed sale in lieu of condemnation), such amount shall be credited against the amount of Prepayment, with any remainder credited against the Assessment on the Remaining Property.

In all instances the Assessment remaining on the Remaining Property shall not exceed the applicable Maximum Assessment.

By way of illustration, if an owner owns 100 acres of Assessed Property subject to a \$100 Assessment and 10 acres is taken through a Taking, the 10 acres of Taken Property shall be reclassified as Non-Benefitted Property and the remaining 90 acres constituting the Remaining Property shall be subject to the \$100 Assessment (provided that this \$100 Assessment does not exceed the Maximum Assessment on the Remaining Property). If the Administrator determines that the \$100 Assessment reallocated to the Remaining Property would exceed the Maximum Assessment, as applicable, on the Remaining Property by \$10, then the owner shall be required to pay \$10 as a Prepayment of the Assessment against the Remaining Property and the Assessment on the Remaining Property shall be adjusted to \$90.

Notwithstanding the previous paragraphs in this subsection, if the owner of the Remaining Property notifies the City and the Administrator that the Taking prevents the Remaining Property from being developed for any use which could support the Estimated Buildout Value requirement, the owner shall, upon receipt of the compensation for the Taken Property, be required to prepay the amount of the Assessment required to buy down the outstanding Assessment to the applicable Maximum Assessment on the Remaining Property to support the Estimated Buildout Value requirement. The owner will remain liable to pay the Assessment on both the Taken Property and the Remaining Property until such time that such Assessment has been prepaid in full.

Notwithstanding the previous paragraphs in this subsection, the Assessments shall never be reduced to an amount less than the amount required to pay all outstanding debt service requirements on all outstanding PID Bonds.

SECTION VII: ASSESSMENT ROLL

The Improvement Area #1 Assessment Roll is attached as **Exhibit F-1**. The Administrator shall prepare and submit to the City Council for review and approval proposed revisions to the Improvement Area #1 Assessment Roll and Improvement Area #1 Annual Installments for each Parcel as part of each Annual Service Plan Update.

SECTION VIII: ADDITIONAL PROVISIONS

A. Calculation Errors

If the owner of a Parcel claims that an error has been made in any calculation required by this Service and Assessment Plan, including, but not limited to, any calculation made as part of any Annual Service Plan Update, the owner's sole and exclusive remedy shall be to submit a written notice of error to the Administrator by December 1st of each year following City Council's approval of the calculation. Otherwise, the owner shall be deemed to have unconditionally approved and accepted the calculation. The Administrator shall provide a written response to the City Council and the owner not later than 30 days after receipt of such written notice of error by the Administrator. The City Council shall consider the owner's notice of error and the Administrator's response at a public meeting, and, not later than 30 days after closing such meeting, the City Council shall make a final determination as to whether an error has been made. If the City Council determines that an error has been made, the City Council shall take such corrective action as is authorized by the PID Act, this Service and Assessment Plan, the applicable Assessment Ordinance, the applicable Indenture, or as otherwise authorized by the discretionary power of the City Council. The determination by the City Council as to whether an error has been made, and any corrective action taken by the City Council, shall be final and binding on the owner and the Administrator.

B. Amendments

Amendments to this Service and Assessment Plan must be made by the City Council in accordance with the PID Act. To the extent permitted by the PID Act, this Service and Assessment Plan may be amended without notice to owners of the Assessed Property: (1) to correct mistakes and clerical errors; (2) to clarify ambiguities; and (3) to provide procedures to collect Assessments, Annual Installments, and other charges imposed by this Service and Assessment Plan.

C. Administration and Interpretation

The Administrator shall: (1) perform the obligations of the Administrator as set forth in this Service and Assessment Plan; (2) administer the District for and on behalf of and at the direction of the City Council; and (3) interpret the provisions of this Service and Assessment Plan. Interpretations of this Service and Assessment Plan by the Administrator shall be in writing and shall be appealable to the City Council by owners of Assessed Property adversely affected by the interpretation. Appeals shall be decided by the City Council after holding a public meeting at which all interested parties have an opportunity to be heard. Decisions by the City Council shall

be final and binding on the owners of Assessed Property and developers and their successors and assigns.

D. Form of Buyer Disclosure/Filing Requirements

Per Section 5.014 of the Texas Property Code, as amended, this Service and Assessment Plan, and any future Annual Service Plan Updates, shall include a form of the buyer disclosures for the Lot types with the District. The buyer disclosures are attached hereto as **Appendix B-1** and **Appendix B-2**. Within seven days of approval by the City Council, the City shall file and record in the real property records of the County the executed ordinance of this Service and Assessment Plan, or any future Annual Service Plan Updates. The executed ordinance, including any attachments, approving this Service an Assessment Plan or any future Annual Service Plan Updates shall be filed and recorded in their entirety.

E. Severability

If any provision of this Service and Assessment Plan is determined by a governmental agency or court to be unenforceable, the unenforceable provision shall be deleted and, to the maximum extent possible, shall be rewritten to be enforceable. Every effort shall be made to enforce the remaining provisions.

EXHIBITS

The following Exhibits are attached to and made a part of this Service and Assessment Plan for all purposes:

Exhibit A-1	Map of the District
Exhibit A-2	Map of Improvement Area #1
Exhibit A-3	Map of Remainder Area
Exhibit A-4	Lot Type Classification Map
Exhibit B-1	Project Costs
Exhibit B-2	Apportionment of Costs
Exhibit C	Service Plan
Exhibit D	Sources and Uses of Funds
Exhibit E	Maximum Assessment and Tax Rate Equivalent
Exhibit F-1	Improvement Area #1 Assessment Roll
Exhibit F-2	Improvement Area #1 Annual Installments
Exhibit G-1	Maps of Major Improvements
Exhibit G-2	Maps of Improvement Area #1 Improvements
Exhibit H	Form of Notice of Assessment Termination
Exhibit I-1	District Boundary Description
Exhibit I-2	Improvement Area #1 Boundary Description
Exhibit I-3	Remainder Area Boundary Description

APPENDICES

The following Appendices are attached to and made a part of this Service and Assessment Plan for all purposes:

Appendix A Engineer's Report

Appendix B-1 Improvement Area #1 Initial Parcel Buyer Disclosure

Appendix B-2 Lot Type 1 Buyer Disclosure
Appendix B-3 Lot Type 2 Buyer Disclosure

EXHIBIT A-1 – MAP OF THE DISTRICT

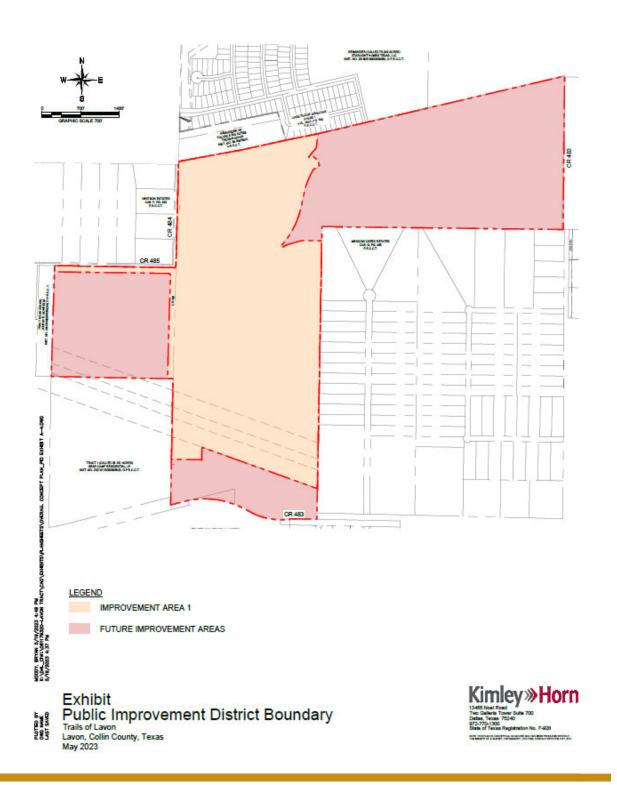


EXHIBIT A-2 – MAP OF IMPROVEMENT AREA #1



EXHIBIT A-3 – MAP OF REMAINDER AREA

[Developer to provide]

EXHIBIT A-4 – LOT TYPE CLASSIFICATION MAP

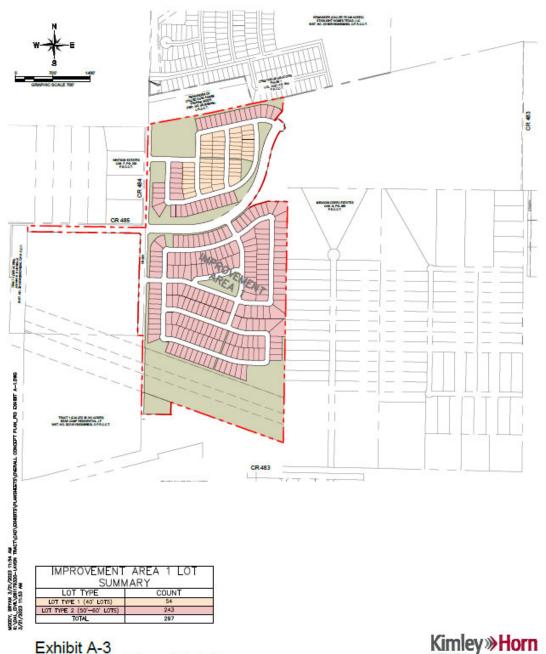


Exhibit A-3 Improvement Area 1 Lot Summary Trails of Lavon Lavon, Collin County, Texas February 2023



EXHIBIT B-1 – PROJECT COSTS

	7.11			Duivata	Improve	eme	ent Area #1	Remainder Area				
		Total		Private	%		Cost	%		Cost		
Major Improvements ^{[a], [b]}												
Clearing & Excavation	\$	88,172	\$	-	47.24%	\$	41,649	52.76%	\$	46,522		
Erosion Control		19,570		-	47.24%		9,244	52.76%		10,326		
Roadway		2,309,689		-	47.24%		1,091,017	52.76%		1,218,671		
Sanitary Sewer		2,288,643		-	47.24%		1,081,076	52.76%		1,207,567		
Water ^[c]		324,554		-	47.24%		153,308	52.76%		171,246		
Storm Sewer		184,951		-	47.24%		87,365	52.76%		97,587		
Soft Costs		1,354,595		-	47.24%		639,864	52.76%		714,731		
	\$	6,570,173	\$	-		\$	3,103,524		\$	3,466,650		
Improvement Area #1 Improvements [a]	1											
Clearing & Excavation	\$	399,730	\$	-	100.00%	\$	399,730	0.00%	\$	-		
Erosion Control		83,102		-	100.00%		83,102	0.00%		-		
Roadway		2,449,190		-	100.00%		2,449,190	0.00%		-		
Sanitary Sewer		1,339,395		-	100.00%		1,339,395	0.00%		-		
Water ^[c]		1,835,811		-	100.00%		1,835,811	0.00%		-		
Storm Sewer		2,957,013		-	100.00%		2,957,013	0.00%		-		
Soft Costs		2,354,085		-	100.00%		2,354,085	0.00%		-		
	\$	11,418,326	\$	-		\$	11,418,326		\$	-		
Private Improvements												
Clearing & Excavation	\$	1,184,629	\$	1,184,629	0.00%	\$	-	0.00%	\$	-		
Erosion Control		90,925		90,925	0.00%		-	0.00%		-		
Retaining Walls		311,708		311,708	0.00%		-	0.00%		-		
Landscape/Hardscape & Miscellaneo	ι	5,358,995		5,358,995	0.00%		-	0.00%		-		
Soft Costs		1,412,944		1,412,944	0.00%			0.00%				
	\$	8,359,200	\$	8,359,200		\$	-		\$	-		
Bond Issuance Costs ^[d]												
Debt Service Reserve Fund	\$	1,107,938	\$	-		\$	1,107,938		\$	-		
Capitalized Interest		-		-			-			-		
Underwriter's Discount		296,900		-			296,900			-		
Underwriter's Counsel		148,450		-			148,450			-		
Cost of Issuance		964,925	_	-			964,925			-		
6.0	\$	2,518,213	\$	-		\$	2,518,213		\$	-		
Other Costs ^[d]												
First Year Annual Collection Costs	\$	40,000	\$	-		\$	40,000		\$	-		
Total	\$	28,905,912	\$	8,359,200		\$	17,080,062		\$	3,466,650		

[[]a] Costs based on Opinion of Probable Construction Cost dated February 28, 2023 provided by Developer's engineer.

[[]b] Major Improvements allocated between Improvement Area #1 and the Remainder Area pro rata based on the Estimated Buildout Value of each area divided by the Estimated Buildout Value of the entire District. See **Exhibit B-2** for allocation calculation and Apportionment of Costs.

[[]c] Note water improvements are to be owned and maintained by Bear Creek SUD.

[[]d] Estimates only. Bond Issuance Costs and Other Costs associated with PID Bonds issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation to be deterimined and incurred at the time such PID Bonds are issued.

EXHIBIT B-2 – APPORTIONMENT OF COSTS

Improvement Area	Units	Es	timated Buildout Value	Major In	nprove		Total Apportionment		
			value	%		Costs	for Future Funding ^[b]		
Improvement Area #1	297	\$	121,527,027.00	47.24%	\$	3,103,523.57			
Remainder Area	354	\$	135,746,234.00	52.76%	\$	3,466,649.74	\$ 3,466,649.74		
Total	651	\$	257,273,261.00		\$	6,570,173.31			

[[]a] The costs of the Major Improvements apportioned pro rata based on Estimated Buildout Value between Improvement Area #1 and the Remainder Area.

[[]b] Reimbursable in part or in full from future Assessments levied on the Remainder Area

EXHIBIT C – SERVICE PLAN

	Improvement Area #1														
Annual Installments Due			1/31/2024		1/31/2025		1/31/2026		1/31/2027	:	1/31/2028				
Improvement Area #1 Reimbui	rsement Obligat	ion													
Principal		\$	87,304.00	\$	223,507.00	\$	235,252.00	\$	247,641.00	\$	260,709.00				
Interest			966,385.00		829,383.00		816,821.00		803,600.00		789,683.00				
	(1)	\$:	1,053,689.00	\$:	1,052,890.00	\$	1,052,073.00	\$:	1,051,241.00	\$ 1	,050,392.00				
Annual Collection Costs	(2)	\$	40,000.00	\$	40,800.00	\$	41,616.00	\$	42,448.32	\$	43,297.29				
Total Annual Installment ^[a]	(3) = (1) + (2)	\$:	1,093,689.00	\$:	1,093,690.00	\$	1,093,689.00	\$ 1	1,093,689.32	\$ 1	,093,689.29				

[[]a] Additional Interest to be added to Total Annual Installment upon issuance of PID Bonds to reimburse all or a portion of the Improvement Area #1 Reimbursement Obligation.

EXHIBIT D – SOURCES AND USES OF FUNDS

	Private		Imp	rovement Area #1	Ren	mainder Area	Total
		Sources of	Funds				
Reimbursement Obligation - Improvement Area #1 ^[a]	\$	-	\$	14,845,000	\$	-	\$ 14,845,000
Developer Contribution - Improvement Area #1 ^[b]		-		2,235,062		-	2,235,062
Remainder Area Apportionment of Costs ^[c]		-		-		3,466,650	3,466,650
Private Improvements		8,359,200		-		-	8,359,200
Total Sources	\$	8,359,200	\$	17,080,062	\$	3,466,650	\$ 28,905,912
		Uses of Fu	ınds				
Major Improvements	\$	-	\$	3,103,524	\$	3,466,650	\$ 6,570,173
Improvement Area #1 Improvements		-		11,418,326		-	11,418,326
Private Improvements ^[b]		8,359,200		-			8,359,200
	\$	8,359,200	\$	14,521,850	\$	3,466,650	\$ 26,347,700
Bond Issuance Costs ^[d]							
Debt Service Reserve Fund	\$	-	\$	1,107,938	\$	-	\$ 1,107,938
Capitalized Interest		-		-		-	-
Underwriter's Discount		-		296,900		-	296,900
Underwriter's Counsel		-		148,450		-	148,450
Cost of Issuance		_		964,925		-	 964,925
	\$	-	\$	2,518,213	\$	-	\$ 2,518,213
Other Costs ^[d]							
First Year Annual Collection Costs	\$	-	\$	40,000	\$		\$ 40,000
	\$	-	\$	40,000	\$	-	\$ 40,000
Total Uses	\$	8,359,200	\$	17,080,062	\$	3,466,650	\$ 28,905,912

[[]a] PID Bonds to reimburse all or a portion of the Improvement Area #1 Reimbursement Obligation to be issued when property has sufficient value to reach 3:1 VTL ratio.

[[]b] Non-reimbursable to the Developer through Assessments.

[[]c] Apportioned Costs to be levied in part or in full at a later date.

[[]d] Estimates only. Bond Issuance Costs and Other Costs associated with PID Bonds issued to refinance all or a portion of the Improvement Area #1 Reimbursement Obligation to be deterimined and incurred at the time such PID Bonds are issued.

EXHIBIT E – MAXIMUM ASSESSMENT AND TAX RATE EQUIVALENT

Lot Type	Units ^[a]	Estimated	Bui	ldout Value ^[a]	Asso	ess	ment		Avera Insta	Annual nent	PID TRE	Total Tax Stack	
		Per Unit		Total	Per Unit		Total	Pe	er Unit	Total		Stack	
Improvement Area #1													
Lot Type 1	54	\$340,615	\$	18,393,210	\$ 41,607	\$	2,246,802	\$	3,065	\$ 165,531	\$ 0.9000	\$ 3.0065	
Lot Type 2	243	\$424,419	\$	103,133,817	\$ 51,844	\$	12,598,198	\$	3,820	\$ 928,158	\$ 0.9000	\$ 3.0065	
Subtotal	297		\$	121,527,027		\$	14,845,000			\$ 1,093,689	\$ 0.9000	\$ 3.0065	

[[]a] Per information provided by the Developer on May 5, 2023.

EXHIBIT F-1 -IMPROVEMENT AREA #1 ASSESSMENT ROLL

Property ID ^[a]	Lot Type	Outstanding Assessment	Annual Installment due 1/31/2024 ^[b]				
1249928	Improvement Area #1 Initial Parcel	\$ 14,845,000.00	\$	1,093,689.00			
Total		\$ 14,845,000.00	\$	1,093,689.00			

[[]a] The entire Improvement Area #1 is contained within Property ID 1249928. For billing purposes, the Annual Installment due 1/31/2024 shall be allocated pro rata based on acreage.

EXHIBIT F-2 –IMPROVEMENT AREA #1 ANNUAL INSTALLMENTS

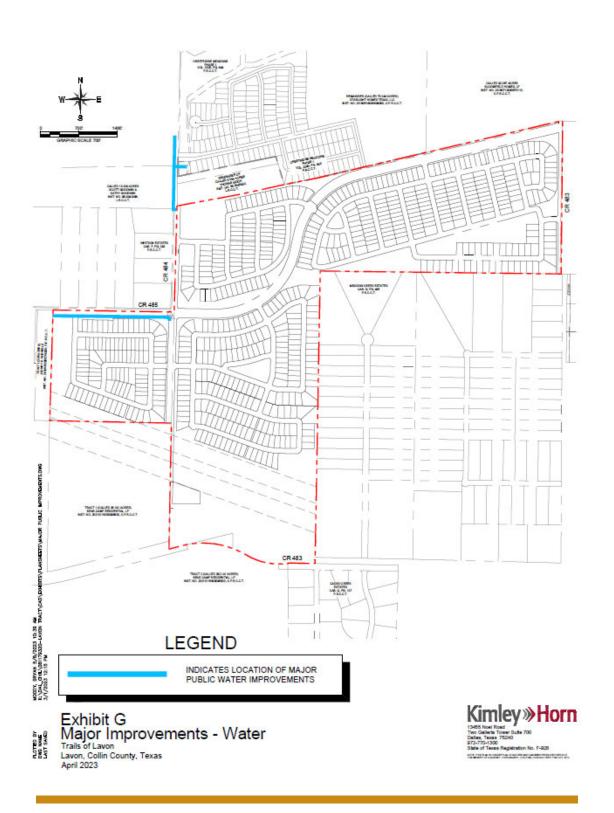
Improvement Area #1 Reimbursement Obligation

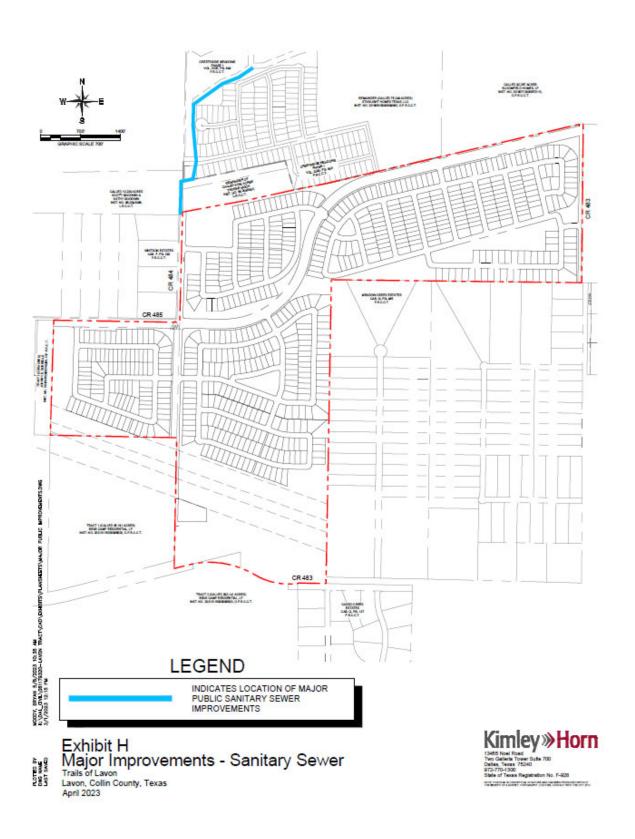
$\overline{}$		oursement Obligation	_			
Annual Installment	Principal		Interest ^{[a], [b]}	Ar	nnual Collection	Annual
Due 1/31			interest		Costs	Installment ^[c]
2024	\$ 87,304	\$	966,385	\$	40,000	\$ 1,093,689
2025	\$ 223,507	\$	829,383	\$	40,800	\$ 1,093,690
2026	\$ 235,252	\$	816,821	\$	41,616	\$ 1,093,689
2027	\$ 247,641	\$	803,600	\$	42,448	\$ 1,093,689
2028	\$ 260,709	\$	789,683	\$	43,297	\$ 1,093,689
2029	\$ 274,495	\$	775,031	\$	44,163	\$ 1,093,689
2030	\$ 289,038	\$	759,604	\$	45,046	\$ 1,093,688
2031	\$ 304,381	\$	743,360	\$	45,947	\$ 1,093,688
2032	\$ 320,568	\$	726,254	\$	46,866	\$ 1,093,688
2033	\$ 337,647	\$	708,238	\$	47,804	\$ 1,093,689
2034	\$ 355,667	\$	689,263	\$	48,760	\$ 1,093,690
2035	\$ 374,680	\$	669,274	\$	49,735	\$ 1,093,689
2036	\$ 394,742	\$	648,217	\$	50,730	\$ 1,093,689
2037	\$ 415,912	\$	626,033	\$	51,744	\$ 1,093,689
2038	\$ 438,252	\$	602,658	\$	52,779	\$ 1,093,689
2039	\$ 461,826	\$	578,029	\$	53,835	\$ 1,093,690
2040	\$ 486,704	\$	552,074	\$	54,911	\$ 1,093,689
2041	\$ 512,958	\$	524,721	\$	56,010	\$ 1,093,689
2042	\$ 540,666	\$	495,893	\$	57,130	\$ 1,093,689
2043	\$ 569,909	\$	465,507	\$	58,272	\$ 1,093,688
2044	\$ 600,773	\$	433,479	\$	59,438	\$ 1,093,690
2045	\$ 633,347	\$	399,715	\$	60,627	\$ 1,093,689
2046	\$ 667,729	\$	364,121	\$	61,839	\$ 1,093,689
2047	\$ 704,019	\$	326,595	\$	63,076	\$ 1,093,690
2048	\$ 742,323	\$	287,029	\$	64,337	\$ 1,093,689
2049	\$ 782,755	\$	245,310	\$	65,624	\$ 1,093,689
2050	\$ 825,433	\$	201,319	\$	66,937	\$ 1,093,689
2051	\$ 870,484	\$	154,930	\$	68,275	\$ 1,093,689
2052	\$ 918,039	\$	106,009	\$	69,641	\$ 1,093,689
2053	\$ 968,240	\$	54,415	\$	71,034	\$ 1,093,689
Total	\$ 14,845,000	\$	16,342,950	\$	1,622,723	\$ 32,810,673

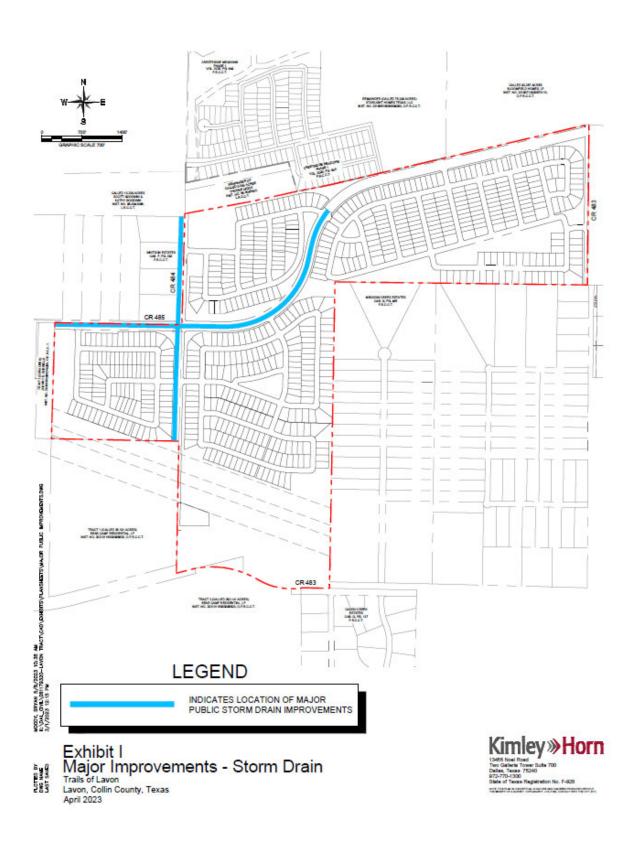
[[]a] Interest is calculated at 5.62%, which is not higher than 2% about the Bond Buyer Index of 3.62% date 5/18/2023, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plu Additional Interest of 0.50%. [b] Interest collected with the Annual Installment due 1/31/2024 covers interest through 9/15/2024.

[[]b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT G-1 – MAPS OF MAJOR IMPROVEMENTS







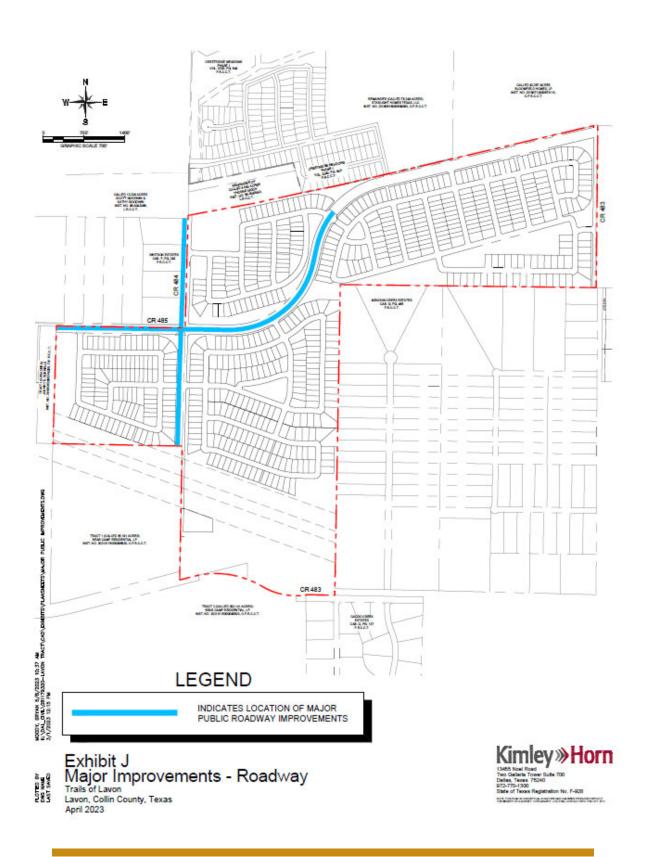
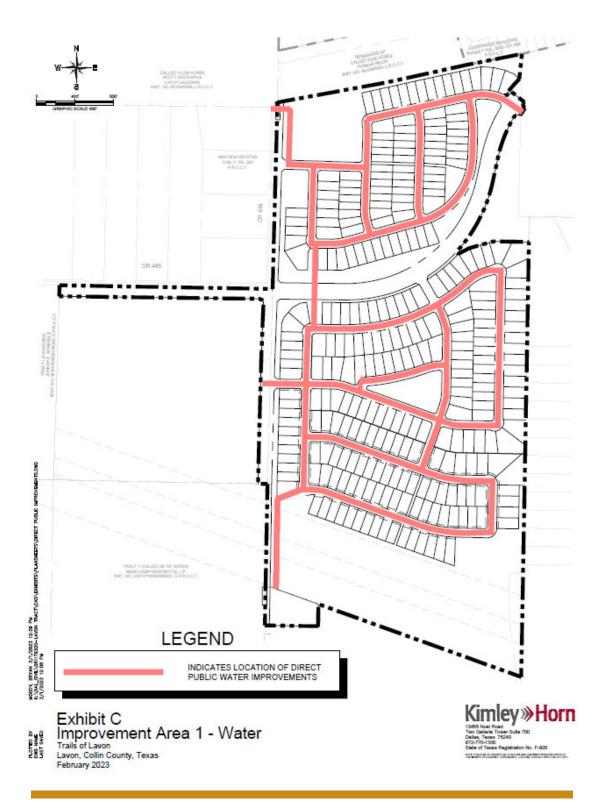
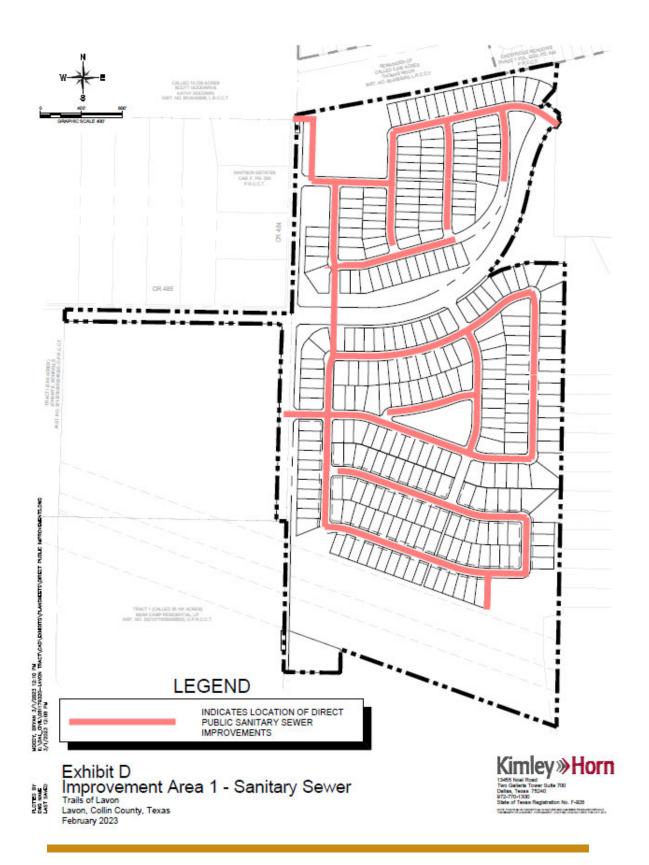
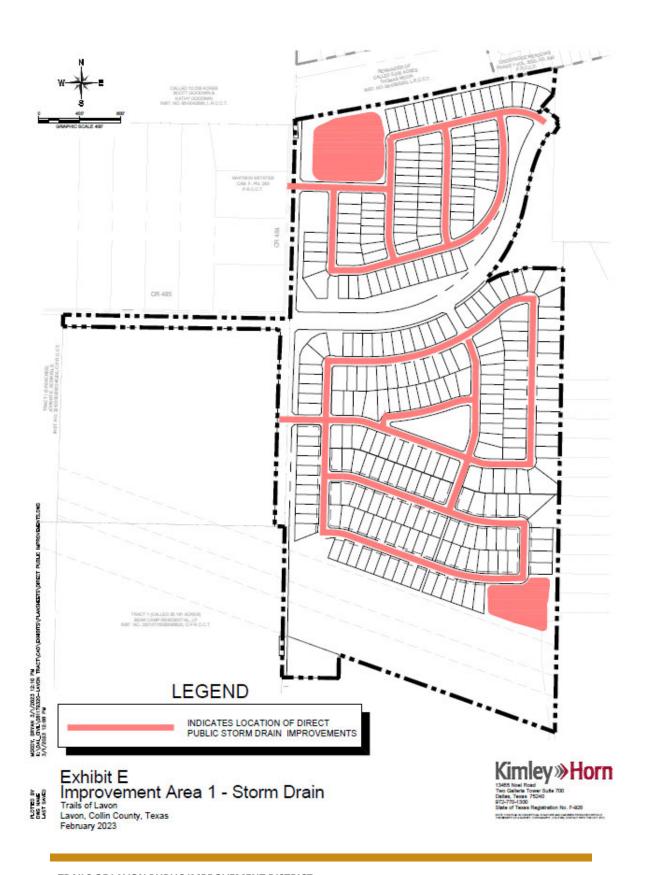


EXHIBIT G-2 – MAPS OF IMPROVEMENT AREA #1 IMPROVEMENTS







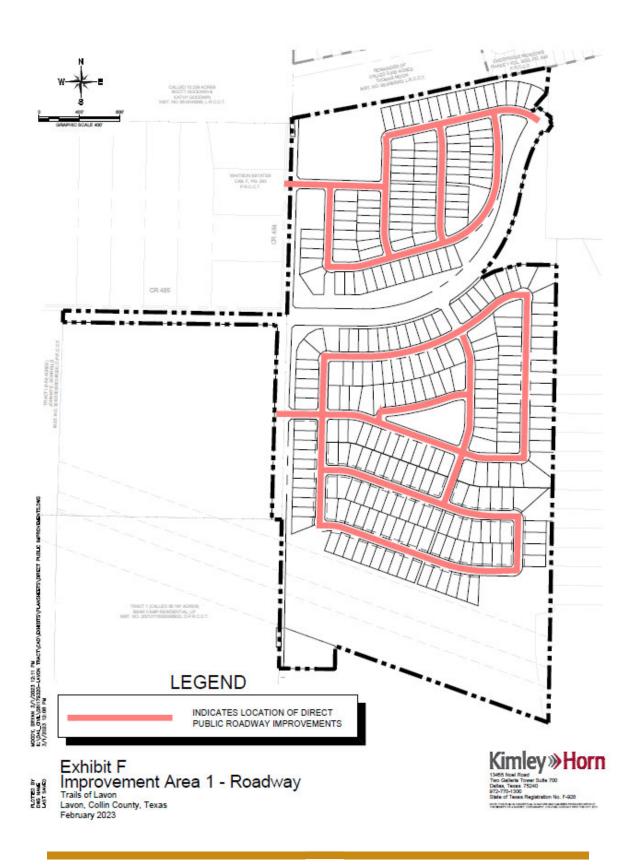


EXHIBIT H – FORM OF NOTICE OF ASSESSMENT TERMINATION



P3Works, LLC 9284 Huntington Square, Suite 100 North Richland Hills, TX 76182

[Date]
Collin County Clerk's Office
Honorable [County Clerk]
Collin County Administration Building
2300 Bloomdale Rd
Suite 2106
McKinney, TX 75071

Re: City of Lavon Lien Release documents for filing

Dear Ms./Mr. [County Clerk]

Enclosed is a lien release that the City of Lavon is requesting to be filed in your office. Lien release for [insert legal description]. Recording Numbers: [Plat]. Please forward copies of the filed documents to my attention:

City of Lavon Attn: City Secretary PO Box 340 120 School Road Lavon TX 75166

Please contact me if you have any questions or need additional information.

Sincerely, [Signature]

P3Works, LLC (817) 393-0353 Admin@P3-Works.com www.P3-Works.com

AFTER RECORDING RETURN TO:

[City Secretary Name] [City Secretary Address]

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

FULL RELEASE OF PUBLIC IMPROVEMENT DISTRICT LIEN

STATE OF TEXAS	8 8	KNOWN ALL MEN BY THESE PRESENTS:
COUNTY OF COLLIN	§	
	as of t	BLIC IMPROVEMENT DISTRICT LIEN (this "Full he Effective Date by the City of Lavon, Texas, a Texas
		RECITALS
Texas is authorized by Chapter 372,	Texas	Chereinafter referred to as the "City Council") of the City, a Local Government Code, as amended (hereinafter improvement districts within the corporate limits of the
		, the City Council of the City approved Resolution No. ublic Improvement District (the "District"); and
WHEREAS, the District co- corporate limits of the City; and	nsists (of approximately 205.502 contiguous acres within the
(hereinafter referred to as the "Asses assessment roll for the real property	ssment locate	ne City Council, approved Ordinance No, ordinance") approving a service and assessment plan and did with the District, the Assessment Ordinance being in the Official Public Records of Collin

WHEREAS, the Assessment Ordinance imposed an assessment in the amount of [amount]

(hereinafter referred to as the "Lien Amount") and further imposed a lien to secure the payment of the Lien Amount (the "Lien") against the following property located within the District, to wit:

	ded as I	e City of [City], [County], Texas, according to instrument No in the Map Records of ");
and		
WHEREAS, the Lien Amor	unt has b	peen paid in full.
		RELEASE
	by these	cion of the full payment of the Lien Amount, the City presents does hereby release and discharge, the Lien to Property.
EXECUTED to be EFFECTIVE the	nis the _	day of, 20
		CITY OF LAVON, TEXAS, A Texas general law municipality,
		By: [Manager Name], City Manager
ATTEST:		
[Secretary Name], City Secretary		
STATE OF TEXAS	\$ \$ \$	
COUNTY OF COLLIN	§	
		before me on the day of, 20, by the a Texas general law municipality, on behalf of said
		Notary Public, State of Texas

EXHIBIT I-1 – DISTRICT LEGAL DESCRIPTION

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being all of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and all of a called 64.952 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northwest corner of said 140.551 acre tract, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-ofway, no record found;

THENCE North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said 140.551 acre tract and the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 77°36'57" East, continuing along the northerly line of said 140.551 acre tract and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 78°41'41" East, continuing along the northerly line of said 140.551 acre tract and along the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northerly northeast corner of said 140.551 acre tract, common to the northwest corner of said 64.952 acre tract;

THENCE North 76°51'00" East, continuing along the southerly line of said Crestridge Meadows Phase 1, along the northerly line of said 64.952 acre tract and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas, a distance of 1088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

THENCE North 76°50'07" East, continuing along the northerly line of said 64.952 acre tract and along the southerly line of said 92.267 acre tract, a distance of 1358.12 feet to a 1/2 inch iron rod found for the northeast corner of said 64.952 acre tract, common to an ell corner of said 92.267 acre tract;

THENCE South 02°49'59" East, along the easterly line of said 64.952 acre tract and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for an exterior corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas, same being on the westerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found;

THENCE South 00°33'28" West, continuing along the easterly line of said 64.952 acre tract, along the westerly line of said 57.075 acre tract and the westerly right-of-way line of said County Road No. 483, a distance of 1473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 64.952 acre tract, common to the northerly southwest corner of said 57.075 acre tract and being on the northerly line of a called Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE North 89°18'33" West, departing the westerly right-of-way line of said County Road No. 483, along the southerly line of said 64.952 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2327.88 feet to a 1/2 inch iron rod found for the northwest corner of said Meadow Creek Estates, common to the southerly northeast corner of said 140.551 acre tract;

THENCE South 01°01'04" West, departing the southerly line of said 64.952 acre tract, along the easterly line of said 140.551 acre tract and the westerly line of said Meadow Creek Estates, passing at a distance of 2765.15 feet a 1/2 inch iron rod found for the southwest corner of said Meadow Creek Estates, being on the northerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found, and continuing along the same course and crossing said County Road No. 483, for a total distance of 2825.15 feet to a mag nail set for the southeast corner of said 140.551 acre tract in the approximate centerline of said County Road No. 483, and on the northerly line of a 60 foot wide right-of-way dedicated in the plat of Caddo Creek Estates, as recorded in Cabinet Q, Page 137 of the Plat Records of Collin County, Texas;

THENCE North 88°52'26" West, along the approximate centerline of said County Road No. 483, the southerly line of said 140.511 acre tract and the northerly line of said 60 foot wide right-of-way dedication, a distance of 263.30 feet to a mag nail set for the northwest corner of said 60 foot wide right-of-way dedication;

THENCE South 00°24'43" East, continuing the approximate centerline of said County Road No. 483, the southerly line of said 140.551 acre tract and along the west line of said 60 foot wide right-of-way dedication, a distance of 9.91 feet to a mag nail set for the northeast corner of a

called 38.87 acre tract of land described as Sixth Tract in a deed to Lumpkin Family Partnership, Ltd., as recorded in Instrument No. 98-0114379 of the Land Records of Collin County, Texas;

THENCE North 89°37'23" West, departing the westerly line of said 60 foot wide right-of-way dedication, continuing along the approximate centerline of said County Road No. 483 and the southerly line of said 140.551 acre tract, and along the northerly line of said 38.87 acre tract and the northerly line of a called 292.141 acre tract of land described as Tract 2 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820 of the Official Public Records of Collin County, Texas, a distance of 93.64 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a tangent curve to the right having a central angle of 30°21'31", a radius of 600.00 feet, a chord bearing and distance of North 74°26'37" West, 314.21 feet;

THENCE in a northwesterly direction, with said curve to the right, continuing along the southerly line of said 140.551 acre tract, the southerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 317.92 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a reverse curve to the left having a central angle of 10°50'27", a radius of 800.00 feet, a chord bearing and distance of North 64°41'04" West, 151.14 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the southerly line of said 140.551 acre tract, the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 151.37 feet to a PK nail with washer stamped "Jones Carter" found for the southeast corner of aforesaid 0.55 acre tract, and at the beginning of a non-tangent curve to the left having a central angle of 32°28'27", a radius of 800.00 feet, a chord bearing and distance of North 85°15'11" West, 447.38 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the southerly line of said 140.551 acre tract, the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 453.42 feet to a PK nail with washer stamped "Jones Carter" found for a northwest corner of said Tract 2;

THENCE South 76°01'59" West, continuing along the southerly line of said 140.551 acre tract and the approximate centerline of said County Road No. 483, a distance of 174.67 feet to a mag nail set for the southernmost southwest corner of said 140.551 acre tract, being in aforesaid County Road No. 484;

THENCE North 01°04'28" East, departing the approximate centerline of said County Road No. 483, along the westerly line of said 140.551 acre tract, the easterly line of a called 35.191 acre tract of land described as Tract 1 in said deed to Bear Camp Residential, LP, and along said County Road No. 484, a distance of 1216.68 feet to a mag nail set for the northeast corner of said Tract 1, common to an ell corner of said 140.551 acre tract;

THENCE North 88°54'08" West, departing the approximate centerline of said County Road No. 484, along the southerly line of said 140.551 acre tract and the northerly line of said Tract 1, a

distance of 1175.53 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost southwest corner of said 140.551 acre tract;

THENCE North 01°44'46" East, departing the northerly line of said Tract 1, along the westerly line of said 140.551 acre tract, passing at a distance of 0.68 feet the southeast corner of a called 3.68 acre tract of land described as Tract I in a deed to Johnny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas, and continuing along the same course and along the easterly line of said Tract I, passing at a distance of 1040.21 feet a 5/8 inch iron rod found for witness, and continuing along the same course, for a total distance of 1070.21 feet to a mag nail set for the southernmost northwest corner of said 140.551 acre tract, common to the northeast corner of said Tract I, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

THENCE South 89°00'14" East, along the northerly line of said 140.551 acre tract and the centerline of said County Road No. 485, a distance of 1170.83 feet to a mag nail set for an ell corner of said 140.551 acre tract and in the centerline of said County Road No. 484;

THENCE North 01°29'36" East, along the westerly line of said 140.551 acre tract and the centerline of said County Road No. 484, a distance of 1026.04 feet to the **POINT OF BEGINNING** and containing 205.502 acres (8,951,681 square feet) of land, more or less.

EXHIBIT I-2 – IMPROVEMENT AREA #1 LEGAL DESCRIPTION

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773 and the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and a portion of a called 64.952 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 1/2 inch iron rod found for the northernmost northwest corner of said 140.551 acre tract, common to the southwest corner of a called 5.000 acre tract of land described in a deed to Thomas Moon, as recorded in Instrument No. 96-0085000 of the Official Public Records of Collin County, Texas, being on the easterly line of a called 10.239 acre tract of land described in a deed to Scott Goodwin and Kathy Goodwin, as recorded in Instrument No. 95-0043368 of the Land Records of Collin County, Texas, and in County Road No. 484, a variable width right-of-way, no record found;

THENCE North 79°37'10" East, departing said County Road No. 484 and the easterly line of said 10.239 acre tract, along the northerly line of said 140.551 acre tract and along the southerly line of said 5.000 acre tract, a distance of 614.28 feet to a 1/2 inch iron rod found for corner;

THENCE North 77°36'57" East, continuing along the northerly line of said 140.551 acre tract and the southerly line of said 5.000 acre tract, a distance of 441.96 feet to a 1/2 inch iron rod found for the southeast corner of said 5.000 acre tract, common to the southwest corner of Crestridge Meadows Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 78°41'41" East, continuing along the northerly line of said 140.551 acre tract and along the southerly line of said Crestridge Meadows Phase 1, a distance of 313.41 feet to a 1/2 inch iron rod found for the northeast corner of said 140.551 acre tract, common to the northwest corner of said 64.952 acre tract:

THENCE departing the southerly line of said Crestridge Meadows Phase 1 and crossing said 140.551 acre tract, the following courses and distances:

South 06°01'53" West, a distance of 138.68 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 835.00 feet, a central angle of 08°06'04", and a chord bearing and distance of South 40°15'52" West, 117.96 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 118.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 77°54'12" East, a distance of 22.82 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 820.00 feet, a central angle of 01°17'26", and a chord bearing and distance of North 38°03'00" East, 18.47 feet;

In a northeasterly direction, with said non-tangent curve to the right, an arc distance of 18.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 51°18'17" East, passing en route the easterly line of said 140.551 acre tract and the westerly line of said 64.952 acre tract, and continuing along the same course and crossing said 64.952 acre tract, for a total distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of 00°52'59", and a chord bearing and distance of South 38°15'13" West, 11.25 feet;

THENCE in a southwesterly direction, continuing across said 64.952 acre tract, with said non-tangent curve to the left, an arc distance of 11.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 09°03'10" East, continuing across said 64.952 acre tract, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 55°19'40" East, continuing across said 64.952 acre tract, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 34°40'20" West, continuing across said 64.952 acre tract, passing en route the westerly line of said 64.952 acre tract and the easterly line of said 140.551 acre tract, and continuing along the same course and crossing said 140.551 acre tract, for a total distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE continuing across said 140.551 acre tract, the following courses and distances:

North 55°19'40" West, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 78°23'50" West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 730.00 feet, a central angle of 19°16'37", and a chord bearing and distance of South 21°53'38" West, 244.45 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 245.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 12°15'20" West, a distance of 143.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of 820.00 feet, a central angle of 30°28'38", and a chord bearing and distance of South 27°29'39" West, 431.06 feet;

In a southwesterly direction, with said tangent curve to the right, an arc distance of 436.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 47°16'02" East, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 62°28'34" East, a distance of 68.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 74°31'15" East, a distance of 138.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°58'56" East, a distance of 193.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 140.551 acre tract, common to the westerly line of Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas;

THENCE South 01°01'04" West, along the common line of said 140.551 acre tract and said Meadow Creek Estates, a distance of 2,391.16 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 70°13′50″ West, departing the common line of said 140.551 acre tract and said Meadow Creek Estates, and crossing said 140.551 acre tract, a distance of 1,184.17 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 00°50′31″ West, continuing across said 140.551 acre tract, a distance of 121.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 89°08′18″ West, continuing across said 140.551 acre tract, a distance of 292.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 140.551 acre tract, common to the easterly line of a called 35.191 acre tract of land described as Tract 1 in a deed to Bear Camp Residential, LP., as recorded in Instrument No. 2021015000095820 of the Official Public Records of Collin County, Texas, same also being in the centerline of said County Road No. 484;

THENCE North 01°04'28" East, along the centerline of said County Road No. 484, the westerly line of said 140.551 acre tract and the easterly line of said Tract 1, a distance of 777.68 feet to a Mag Nail set for the northeast corner of said Tract 1, common to an ell corner of said 140.551 acre tract;

THENCE North 88°54'08" West, along the southerly line of said 140.551 acre tract and the northerly line of said Tract 1, a distance of 52.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the southerly line of said 140.551 acre tract and the northerly line of said Tract 1, and crossing said 140.551 acre tract, the following courses and distances:

North 01°04'37" East, a distance of 5.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°28'41" East, a distance of 647.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 02°11'31" East, a distance of 348.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°32'04" West, a distance of 20.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°15'39" West, a distance of 1,108.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the westerly line of said 140.551 acre tract, common to the easterly line of a called 3.68 acre tract of land described as Tract 1 in a deed to Jonny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas;

THENCE North 01°44'46" East, along the westerly line of said 140.551 acre tract and along the easterly line of said 3.68 acre tract, a distance of 60.33 feet to a Mag Nail set for the westernmost northwest corner of said 140.551 acre tract, common to the northeast corner of said 3.68 acre tract, being in the centerline of County Road No. 485, a variable width right-of-way, no record found;

THENCE South 89°00'14" East, along the centerline of said County Road No. 485 and along the northerly line of said 140.551 acre tract, a distance of 1,170.83 feet to a Mag Nail set at an ell corner of said 140.551 acre tract, same being the intersection of the centerline of said County Road No. 485 with the centerline of said County Road No. 484;

THENCE North 01°29'36" East, departing the centerline of said County Road No. 485, along the centerline of said County Road No. 484 and along the westerly line of said 140.551 acre tract, a distance of 1,026.04 feet to the **POINT OF BEGINNING** and containing 98.107 acres (4,273,529 square feet) of land, more or less.

EXHIBIT I-3 – REMAINDER AREA LEGAL DESCRIPTION

TRACT 1

BEING a tract of land situated in the S. Roberts Survey, Abstract No. 773, Collin County, Texas, and being a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a 5/8 inch iron rod with plastic cap stamped "KHA" set for the northernmost southwest corner of said 140.551 acre tract, same being on the northerly line of a called 35.191 acre tract of land described as Tract 1 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820, of the Official Public Records of Collin County, Texas;

THENCE North 01°44'46" East, departing the northerly line of said 35.191 acre tract and along the westerly line of said 140.551 acre tract, passing at a distance of 0.68 feet the southeast corner of a called 3.68 acre tract of land described as Tract I in a deed to Johnny E. Sorrells, as recorded in Instrument No. 20120302000248200 of the Official Public Records of Collin County, Texas, and continuing along the same course and along the easterly line of said 3.68 ace tract, for a total distance of 1,009.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 89°15'39" East, departing the westerly line of said 140.551 acre tract and the easterly line of said 3.68 acre tract, and crossing said 140.551 acre tract, a distance of 1,108.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 43°32'04" East, continuing across said 140.551 acre tract, a distance of 20.94 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 02°11'31" West, continuing across said 140.551 acre tract, a distance of 348.78 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 01°28'41" West, continuing across said 140.551 acre tract, a distance of 647.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE South 01°04'37" West, continuing across said 140.551 acre tract, a distance of 5.40 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of said 140.551 acre tract and the northerly line of said Tract 1;

THENCE North 88°54'08" West, along the northerly line of said Tract 1 and the southerly line of said 140.551 acre tract, a distance of 1,123.20 feet to the **POINT OF BEGINNING** and containing 26.089 acres (1,136,431 square feet) of land, more or less.

TRACT 2

BEING a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being a portion of a called 64.952 acre tract of land described in a deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas and a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING a 1/2 inch iron rod found for the northwest corner of Meadow Creek Estates, according to the plat thereof recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas, same being on the southerly line of said 64.952 acre tract;

THENCE South 01°01'04" West, departing the southerly line of said 64.952 acre tract, along the westerly line of said Meadow Creek Estates and the easterly line of said 140.551 acre tract, a distance of 138.58 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the westerly line of said Meadow Creek Estates and crossing said 140.551 acre tract and said 64.952 acre tract, the following:

North 88°58'56" West, a distance of 193.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 74°31'15" West, a distance of 138.19 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 62°28'34" West, a distance of 68.37 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 47°16'02" West, a distance of 15.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 820.00 feet, a central angle of 30°28'38", and a chord bearing and distance of North 27°29'39" East, 431.06 feet;

In a northeasterly direction, with said non-tangent curve to the left, an arc distance of 436.18 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 12°15'20" East, a distance of 143.92 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a tangent curve to the right with a radius of

730.00 feet, a central angle of 19°16'37", and a chord bearing and distance of North 21°53'38" East, 244.45 feet;

In a northeasterly direction, with said tangent curve to the right, an arc distance of 245.60 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 78°23'50" East, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 55°19'40" East, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 34°40'20" East, a distance of 50.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 55°19'40" West, a distance of 8.72 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 09°03'10" West, a distance of 20.74 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 730.00 feet, a central angle of 00°52'59", and a chord bearing and distance of North 38°15'13" East, 11.25 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 11.25 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 51°18'17" West, a distance of 90.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 820.00 feet, a central angle of 01°17'26", and a chord bearing and distance of South 38°03'00" West, 18.47 feet;

In a southwesterly direction, with said non-tangent curve to the left, an arc distance of 18.47 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 77°40'36" West, a distance of 22.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the left with a radius of 275.27 feet, a central angle of 00°01'47", and a chord bearing and distance of North 63°05'57" West, 0.14 feet;

In a westerly direction, with said non-tangent curve to the left, an arc distance of 0.14 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set at the beginning of a non-tangent curve to the right with a radius of 835.00 feet, a central angle of 08°06'04", and a chord bearing and distance of North 40°15'52" East, 117.96 feet;

In a northerly direction, with said non-tangent curve to the right, an arc distance of 118.06 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°01'53" East, a distance of 138.68 feet to a 1/2 inch iron rod found for corner the northeast corner of said 140.551 acre tract, common to the northwest corner of said 64.952 acre tract, same being on the southerly line of Crestridge Meadows, Phase 1, according to the plat thereof recorded in Volume 2020, Page 649 of the Plat Records of Collin County, Texas;

THENCE North 76°51'00" East, along the northerly line of said 64.952 acre tract, the southerly line of said Crestridge Meadows, Phase 1, and the southerly line of a called 75.249 acre tract of land described in a deed to Starlight Homes Texas, LLC, as recorded in Instrument No. 20180518000609060 of the Official Public Records of Collin County, Texas, a distance of 1,088.75 feet to a 1/2 inch iron rod found for the southeast corner of said 75.249 acre tract, common to the southwest corner of a called 92.267 acre tract of land described in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 20180713000870110 of the Official Public Records of Collin County, Texas;

THENCE North 76°50'07" East, continuing along the northerly line of said 64.952 acre tract and along the southerly line of said 92.267 acre tract a distance of 1,358.12 feet a 1/2 inch iron rod found for the northeast corner of said 64.952 acre tract, common to an ell corner of said 92.267 acre tract;

THENCE South 02°49'59" East, along the easterly line of said 64.952 acre tract, and the southerly line of said 92.267 acre tract, a distance of 7.53 feet to a 1/2 inch iron rod found for a southwest corner of said 92.267 acre tract, common to the northwest corner of a called 57.075 acre tract of land described as Tract 1 in a deed to Bloomfield Homes, LP, as recorded in Instrument No. 2018050000655680 of the Official Public Records of Collin County, Texas;

THENCE South 00°33'28" West, along the easterly line of said 64.952 acre tract and the westerly line of said Tract 1, a distance of 1,473.51 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of said 64.952 acre tract, common to the southwest corner of said Tract 1, same being on the northerly line of aforesaid Meadow Creek Estates;

THENCE North 89°18'33" West, along the southerly line of said 64.952 acre tract and the northerly line of said Meadow Creek Estates, a distance of 2,327.88 feet to the **POINT OF BEGINNING** and containing 67.729 acres (2,950,296 square feet) of land, more or less.

TRACT 3

BEING a tract of land situated in the D. Anglin Survey, Abstract No. 2, Collin County, Texas, and being a portion of a called 140.551 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211101002229130 of the Official Public Records of Collin County, Texas and being more particularly described as follows:

COMMENCING at a 1/2 inch iron rod found for the southerly northeast corner of said 140.551 acre tract, common to the northwest corner of Meadow Creek Estates, as recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas, being on the southerly line of a called 64.952 acre tract of land described in a Special Warranty Deed to Meritage Homes of Texas, LLC and GRBK Edgewood, LLC, as recorded in Instrument No. 20211030002223420 of the Official Public Records of Collin County, Texas;

THENCE South 1°01'04" West, departing the southerly line of said 64.952 acre tract, along the easterly line of said 140.551 acre tract and the westerly line of said Meadow Creek Estates, a distance of 2529.75 feet to the **POINT OF BEGINNING** of the herein described tract, being on the southerly line of a 100 foot wide Texas Power & Light Company of Dallas, Texas Easement and Right-of-Way, as recorded in Volume 517, Page 143 of the Deed Record of Collin County, Texas;

THENCE South 1°01'04" West, departing the southerly line of said easement, continuing along the easterly line of said 140.551 acre tract and the westerly line of said Meadow Creek Estates, passing at a distance of 235.40 feet a 1/2 inch iron rod found for the southwest corner of Meadow Creek Estates, as recorded in Cabinet G, Page 485 of the Plat Records of Collin County, Texas, being on the northerly right-of-way line of County Road No. 483, a variable width right-of-way, no record found, and continuing along the same course and crossing said County Road No. 483, for a total distance of 295.41 feet to a mag nail set in the approximate centerline of said County Road No. 483, and on the northerly line of a 60 foot wide right-of-way dedicated in the plat of Caddo Creek Estates, as recorded in Cabinet Q, Page 137 of the Plat Records of Collin County, Texas;

THENCE North 88°52'26" West, along the southerly line of said 140.551 acre tract, the approximate centerline of said County Road No. 483 and the northerly line of said 60 foot wide right-of-way dedication, a distance of 263.30 feet to a mag nail set for the northwest corner of said 60 foot wide right-of-way dedication;

THENCE South 0°24'43" East, continuing along the southerly line of said 140.551 acre tract and the approximate centerline of said County Road No. 483 and along the west line of said 60 foot wide right-of-way dedication, a distance of 9.91 feet to a mag nail set for the northeast corner of a called 38.87 acre tract of land described as Sixth Tract in a deed to Lumpkin Family Partnership, Ltd., as recorded in Instrument No. 98-0114379 of the Land Records of Collin County, Texas;

THENCE North 89°37'23" West, departing the westerly line of said 60 foot wide right-of-way dedication, continuing along the southerly line of said 140.551 acre tract and the approximate centerline of said County Road No. 483, and along the northerly line of said 38.87 acre tract and the northerly line of a called 292.141 acre tract of land described as Tract 2 in a deed to Bear Camp Residential, LP, as recorded in Instrument No. 20210115000095820 of the Official Public Records of Collin County, Texas, a distance of 93.64 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a tangent curve to the right having a central angle of 30°21'31", a radius of 600.00 feet, a chord bearing and distance of North 74°26'37" West, 314.21 feet;

THENCE in a northwesterly direction, with said curve to the right, continuing along the southerly line of said 140.551 acre tract and the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 317.92 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a reverse curve to the left having a central angle of 10°50'27", a radius of 800.00 feet, a chord bearing and distance of North 64°41'04" West, 151.14 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the southerly line of said 140.551 acre tract and the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 151.37 feet to a PK nail with washer stamped "Jones Carter" found at the beginning of a non-tangent curve to the left having a central angle of 32°28'27", a radius of 800.00 feet, a chord bearing and distance of North 85°15'11" West, 447.38 feet;

THENCE continuing in a northwesterly direction, with said curve to the left, continuing along the southerly line of said 140.551 acre tract and the northerly line of said Tract 2 and the approximate centerline of said County Road No. 483, an arc distance of 453.42 feet to a PK nail with washer stamped "Jones Carter" found for a northwest corner of said Tract 2;

THENCE South 76°01'59" West, continuing along the southerly line of said 140.551 acre tract and the approximate centerline of said County Road No. 483, a distance of 174.67 feet to a mag nail set for the southernmost southwest corner of said 140.551 acre tract, being in aforesaid County Road No. 484;

THENCE North 1°04'28" East, departing the approximate centerline of said County Road No. 483, along the westerly line of said 140.551 acre tract, the easterly line of a called 35.191 acre tract of land described as Tract 1 in said deed to Bear Camp Residential, LP, and along said County Road No. 484, a distance of 439.00 feet to a point for corner;

THENCE South 89°08'18" East, departing said County Road No. 484 and the westerly line of said 140.551 acre tract, and crossing said 140.551 acre tract, a distance of 292.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE North 00°50'31" East, continuing across said 140.551 acre tract, a distance of 121.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the southerly line of aforesaid Texas Power & Light Company of Dallas, Texas Easement and Right of Way;

THENCE South 70°13'50" East, along the southerly line of said Texas Power & Light Company of Dallas, Texas Easement and Right of Way and continuing across said 140.551 acre tract, a distance of 1184.17 feet to the **POINT OF BEGINNING** and containing 13.577 acres (591,425 square feet) of land, more or less.

APPENDIX A – ENGINEER'S REPORT

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Date: May 10, 2023

RE: Engineer's Report

Trails of Lavon - Improvement Area 1

City of Lavon, Texas

INTRODUCTION

Trails of Lavon is a proposed single-family residential development located at the intersection of County Road 484 and County Road 485 in the City of Lavon, Collin County, Texas (see Exhibit A-1). Improvement Area 1 of the development includes approximately 98 acres and 297 residential lots as depicted on Exhibit A-2 & A-3. This Engineer's Report includes information for the development improvements and associated cost for infrastructure that is anticipated to be financed with bonds sold through a Public Improvement District (PID).

DEVELOPMENT IMPROVEMENTS

Public development improvements include Sanitary Sewer Improvements, Water Improvements, Storm Sewer Improvements, Roadway Improvements, and associated Clearing, Excavation, and Erosion Control Improvements. The public development improvements have been separated into Direct Improvements serving Improvement Area 1 of the development and Major Improvements that serve the entire development.

Private development improvements include Clearing, Excavation, and Erosion Control Improvements, Retaining Wall Improvements, Landscape/Hardscape Improvements, Amenity Center Improvements, Franchise Utility Improvements, & Cluster Mailboxes

A. Direct Public Improvements

1. Clearing & Excavation Improvements

Improvements including all clearing and excavation associated with the public residential road rights-of-way, detention ponds, swales and channels within Improvement Area 1.

2. Erosion Control Improvements

Improvements including the installation of all erosion control measures associated with the public residential road rights-of-way and detention ponds within Improvement Area 1.

3. Water Improvements

Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, service connections, testing, and all other necessary appurtenances required to provide water service to each lot within Improvement Area 1. The water improvements will be owned and operated by Bear Creek Special Utility District. The water improvements are depicted on Exhibit C.



4. Sanitary Sewer Improvements

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to each lot within Improvement Area 1. The sanitary sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit D.

5. Storm Sewer Improvements

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage within Improvement Area 1. The storm sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit E.

6. Roadway Improvements

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public residential road rights-of-way within Improvement Area 1. The roadway improvements will be owned and operated by the City of Lavon. The roadway improvements are depicted on Exhibit F.

B. Major Public Improvements

1. Clearing & Excavation Improvements

Improvements including all clearing and excavation associated with the public arterial road rights-of-way within the Trails of Lavon Development.

2. Erosion Control Improvements

Improvements including the installation of all erosion control measures associated with the public arterial road rights-of-way and major utility improvements within or serving the Trails of Lavon Development.

3. Water Improvements

Improvements including trench excavation and embedment, trench safety, piping, valves, fire hydrant assemblies, testing, and all other necessary appurtenances required to provide water service to the Trails of Lavon Development. The water improvements will be owned and operated by Bear Creek Special Utility District. The water improvements are depicted on Exhibit G.

4. Sanitary Sewer Improvements

Improvements including trench excavation and embedment, trench safety, piping, manholes, service connections, testing, and all other necessary appurtenances required to provide sanitary sewer service to the Trails of Lavon Development. The sanitary sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit H.



5. Storm Sewer Improvements

Improvements including trench excavation and embedment, trench safety, piping, inlets, headwalls, rock rip-rap, pond outfalls, testing, and all other necessary appurtenances required to provide adequate drainage for the arterial road rights-of-way within the Trails of Lavon Development. The storm sewer improvements will be owned and operated by the City of Lavon. The sanitary sewer improvements are depicted on Exhibit I.

6. Roadway Improvements

Improvements including subgrade stabilization, pavement, sidewalks, barrier free ramps, signage, striping, streetlights, testing, and all other materials associated with the public arterial road rights-of-way within the Trails of Lavon Development. The roadway improvements will be owned and operated by the City of Lavon. The roadway improvements are depicted on Exhibit J.

C. Private Improvements

1. Clearing & Excavation Improvements

Improvements including all clearing and excavation associated with the residential and open space lots within the Trails of Lavon Development.

2. Erosion Control Improvements

Improvements including the installation of all erosion control measures associated with the residential and open space lots within the Trails of Lavon Development.

3. Retaining Wall Improvements

Improvements including all retaining walls associated with the residential and open space lots within the Trails of Lavon Development.

4. Landscape/Hardscape & Miscellaneous Improvements

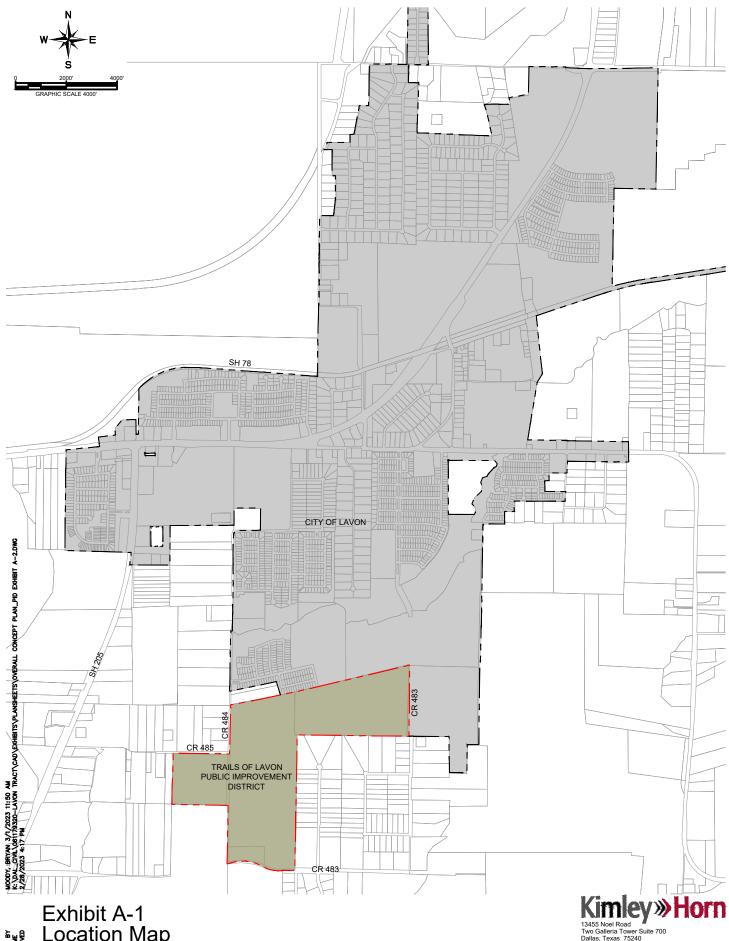
Improvements including all landscaping, irrigation, and hardscape of open space lots, amenity center construction, cluster mailboxes, and franchise utilities within or serving the residential and open space lots in the Trails of Lavon Development.

DEVELOPMENT COSTS

An Opinion of Probable Construction Cost (OPCC) for Improvement Area 1 and the Major Improvements has been prepared and a summary is included as Exhibit B. Where applicable, the construction costs included in the (OPCC) are based on contractor proposals received to date.

DEVELOPMENT SCHEDULE

Construction for Improvement Area 1 and certain Major Improvements being constructed with the initial phase of construction has commenced and is anticipated to be complete for final acceptance by June of 2023.



Location Map Trails of Lavon Lavon, Collin County, Texas February 2023

13455 Noel Road Two Galleria Tower Suite 700 Dallas, Texas 75240 972-770-1300 State of Texas Registration No. F-928 NOTE: THE PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC. 97





Trails of Lavon Lavon, Collin County, Texas February 2023

PLOTTED BY DWG NAME LAST SAVED





IMPROVEMENT	AREA 1 LOT
SUMN	/ARY
LOT TYPE	COUNT
LOT TYPE 1 (40' LOTS)	54
LOT TYPE 2 (50'-60' LOTS)	243
TOTAL	297

Exhibit A-3 Improvement Area 1 Lot Summary Trails of Lavon

Lavon, Collin County, Texas February 2023





EXHIBIT B - OPINION OF PROBABLE CONSTRUCTION COST TRAILS OF LAVON - LAVON, TX COST SUMMARY - IMPROVEMENT AREA 1

May 10, 2023

	DIRECT PUBLIC IMPROVEMENTS	MAJOR PUBLIC IMPROVEMENTS	PRIVATE IMPROVEMENTS	TOTAL
DIVISION				
A. CLEARING & EXCAVATION	\$399,730.00	\$88,171.50	\$1,184,628.50	\$1,672,530.00
B. EROSION CONTROL	\$83,102.25	\$19,570.00	\$90,925.00	\$193,597.25
C. SANITARY SEWER	\$1,339,394.54	\$2,288,643.09	\$0.00	\$3,628,037.63
D. WATER	\$1,835,810.63	\$324,553.77	\$0.00	\$2,160,364.40
E. STORM SEWER	\$2,957,013.05	\$184,951.41	\$0.00	\$3,141,964.46
F. ROADWAY	\$2,449,190.43	\$2,309,688.67	\$0.00	\$4,758,879.10
G. RETAINING WALLS	\$0.00	\$0.00	\$311,708.00	\$311,708.00
H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS	\$0.00	\$0.00	\$5,358,995.00	\$5,358,995.00
SUB-TOTAL	\$9,064,240.90	\$5,215,578.44	\$6,946,256.50	\$21,226,075.84
PLANNING, SURVEY, PLATTING, ENGINEERING & STAKIN	\$906,424.09	\$521,557.84	\$694,625.65	\$2,122,607.58
CITY INSPECTION FEES (4% of C, E, & F)	\$269,823.92	\$191,331.33	\$0.00	\$461,155.25
BEAR CREEK SUD INSPECTION FEES (5% of D)	\$91,790.53	\$16,227.69	\$0.00	\$108,018.22
CONSTRUCTION MATERIALS TESTING (2% of A and C-F)	\$179,622.77	\$103,920.17	\$23,692.57	\$307,235.51
MISCELLANEOUS & CONTINGENCY (10%)	\$906,424.09	\$521,557.84	\$694,625.65	\$2,122,607.58
	•			•
TOTAL	\$11,418,326.31	\$6,570,173.31	\$8,359,200.37	\$26,347,699.99

Notes:

- Costs for the improvements are based on Contractor Proposals where applicable and as noted on the following
 pages. The pro-rated amounts of bonds to be provided by the contractor are included and prorated based on the
 contract amounts.
- 2. Unit prices are subject to market conditions and may vary from this OPC.
- Land cost, easement acquisition costs, interest, legal, marketing, financing, closing costs, cost of sales, HOA funding, overhead, maintenance, insurance, taxes, etc. are not included.



TRAILS OF LAVON - LAVON, TX DIRECT PUBLIC IMPROVEMENTS

			IMPRO	OVEMENT AREA:	1
PROJECT NAME:	Trails of Lavon			NO. OF LOTS:	297
CITY:	Lavon, Collin County, Texas			GROSS AC.	98.11
JOB NUMBER:				NET AC.	81.86

DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
DUACE 4 CONTRACTOR PROPOCAL (CHO. DATER MARCH 20. 2022)	1.0	¢240.550.00	4	#240 FF0 0
PHASE 1 CONTRACTOR PROPOSAL (CHC, DATED MARCH 28, 2022) PHASE 2A CONTRACTOR PROPOSAL (CHC, DATED MAY 5, 2022)	LS	\$349,550.00 \$50,180.00		\$349,550.00 \$50,180.00
PHASE 2A CONTRACTOR PROPOSAL (CHC, DATED MAY 5, 2022)	LS	\$50,180.00	<u>'l</u>	\$50,180.0

B. EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8' CURLEX (BEHIND CURB)	LF	\$1.70	26,670	\$45,339.00
CURLEX MATTING (POND BANKS)	SF	\$0.17	148,725	\$25,283.25
INLET PROTECTION	EA	\$155.00	56	\$8,680.00
ROCK CHECK DAM	EA	\$950.00	4	\$3,800.00
TOTAL EROSION CONTROL				\$83,102.25

		UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$987,783.21	1	\$987,783.21
PHASE 2A CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED MAY 21, 2022	LS	\$351,611.33	1	\$351,611.33



TRAILS OF LAVON - LAVON, TX DIRECT PUBLIC IMPROVEMENTS

		IMPROVEMENT AREA:		1	
PROJECT NAME:	Trails of Lavon			NO. OF LOTS:	297
CITY:	Lavon, Collin County, Texas			GROSS AC.	98.11
JOB NUMBER:				NET AC.	81.86

D. WATER				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$1,245,185.81	1	\$1,245,185.81
PHASE 2A CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED MAY 21, 2022	LS	\$590,624.82	1	\$590,624.82
TOTAL WATER				\$1,835,810.63

E. STORM SEWER				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$1,869,262.70	1	\$1,869,262.70
PHASE 2A CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED MAY 21, 2022	LS	\$1,087,750.35	1	\$1,087,750.35
TOTAL STORM SEWER				\$2,957,013.05

F. ROADWAY				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (CHC, DATED MARCH 4, 2022)	LS	\$1,817,560.18	1	\$1,817,560.18
PHASE 2A CONTRACTOR PROPOSAL (CHC, DATED JUNE 28, 2022)	LS	\$533,630.25	1	\$533,630.25
STREET LIGHTS	EA	\$3,500.00	28	\$98,000.00
TOTAL ROADWAY				\$2,449,190.43



TRAILS OF LAVON - LAVON, TX MAJOR PUBLIC IMPROVEMENTS

		IMPRO	OVEMENT AREA:	1
PROJECT NAME:	Trails of Lavon		NO. OF LOTS:	297
CITY:	Lavon, Collin County, Texas		GROSS AC.	98.11
JOB NUMBER:			NET AC.	81.86

A. CLEARING & EXCAVATION				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (CHC, DATED MARCH 28, 2022)	LS	\$88,171.50	1	\$88,171.50
TOTAL CLEARING & EXCAVATION				\$88,171.50

B. EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
8' CURLEX (BEHIND PAVEMENT)	LF	\$1.70	10,600	\$18,020.00
INLET PROTECTION	EA	\$155.00	10	\$1,550.00
TOTAL EROSION CONTROL			•	\$19,570.00

C. SANITARY SEWER				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$356,883.09	1	\$356,883.09
PRO-RATA FEE FOR CONNECTION TO EXISTING 24" SEWER LINE	LS	\$1,760.00	1	\$1,760.00
WASTEWATER TREAMENT PLANT EXPANSION (PROPORTIONAL COST SHARE)	LS	\$1,930,000.00	1	\$1,930,000.00
TOTAL SANITARY SEWER				\$2,288,643.09



TRAILS OF LAVON - LAVON, TX MAJOR PUBLIC IMPROVEMENTS

		IMPRO	OVEMENT AREA:	1
PROJECT NAME:	Trails of Lavon		NO. OF LOTS:	297
CITY:	Lavon, Collin County, Texas		GROSS AC.	98.11
JOB NUMBER:			NET AC.	81.86

D. WATER				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$324,553.77	1	\$324,553.77
TOTAL WATER				\$324,553.77

E. STORM SEWER				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (MX CONSTRUCTION, DATED APRIL 5, 2022)	LS	\$184,951.41	1	\$184,951.41
TOTAL STORM SEWER				\$184,951.41

F. ROADWAY				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (CHC, DATED MARCH 4, 2022)	LS	\$2,129,688.67	1	\$2,129,688.67
FRANCHISE UTILITY RELOCATION	LF	\$100.00	1,150	\$115,000.00
STREET LIGHTS	EA	\$6,500.00	10	\$65,000.00
TOTAL ROADWAY				\$2,309,688.67

Kimley»Horn

OPINION OF PROBABLE CONSTRUCTION COST - IMPORTANT NOTES APPLY TRAILS OF LAVON - LAVON, TX PRIVATE IMPROVEMENTS

May 10, 2023

		IMPROVEMENT AREA:		1	
PROJECT NAME:	Trails of Lavon			NO. OF LOTS:	297
CITY:	Lavon, Collin County, Texas			GROSS AC.	98.11
JOB NUMBER:				NET AC.	81.86

A. CLEARING & EXCAVATION				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (CHC, DATED MARCH 28, 2022)	LS	\$795,596.00	1	\$795,596.00
PHASE 2A CONTRACTOR PROPOSAL (CHC, DATED MAY 5, 2022)	LS	\$389,032.50	1	\$389,032.50
TOTAL CLEARING & EXCAVATION				\$1,184,628.50

B. EROSION CONTROL				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
CONSTRUCTION ENTRANCE	EA	\$2,500.00	1	\$2,500.00
SILT FENCE	LF	\$1.75	8,100	\$14,175.00
OVERSEED LOTS	LOT	\$50.00	297	\$14,850.00
EROSION CONTROL MAINTENANCE & INSPECTION BUDGET	LOT	\$200.00	297	\$59,400.00
TOTAL EROSION CONTROL				\$90,925.00

G. RETAINING WALLS				
DESCRIPTION	UNIT	UNIT PRICE	QUANTITY	TOTAL
PHASE 1 CONTRACTOR PROPOSAL (RPMX, DATED OCTOBER 19, 2022)	LS	\$218,812.00	1	\$218,812.00
PHASE 2A CONTRACTOR PROPOSAL (RPMX, DATED OCTOBER 19, 2022)	LS	\$92,896.00	1	\$92,896.00
TOTAL RETAINING WALLS				\$311,708.00

Page 6 of 7 105



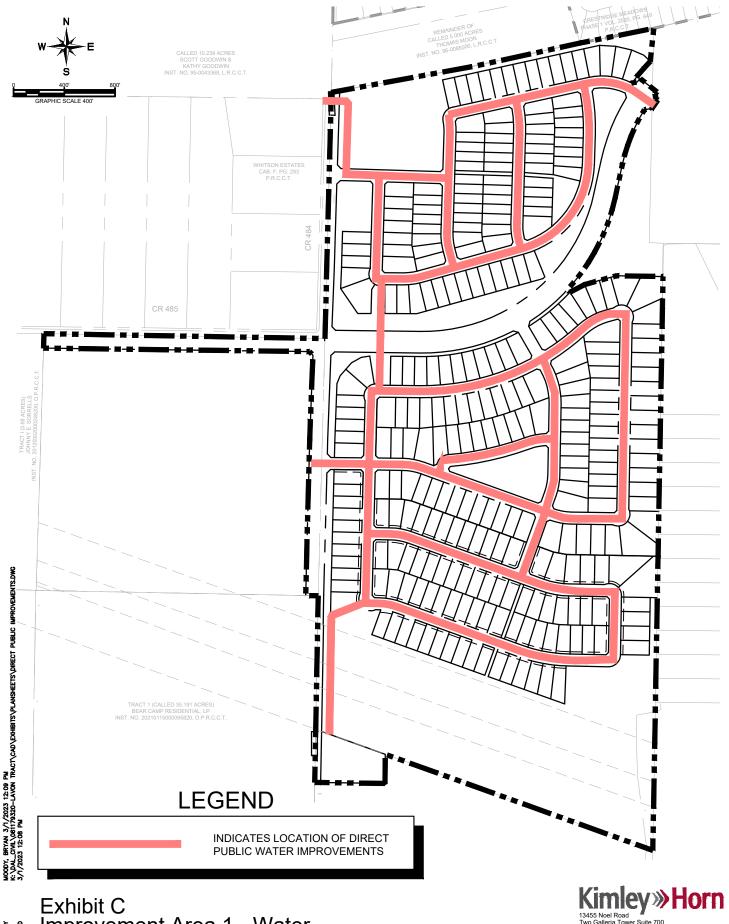
TRAILS OF LAVON - LAVON, TX PRIVATE IMPROVEMENTS

May 10, 2023

			IMPROVEMENT AREA:		1
PROJECT NAME:	Trails of Lavon			NO. OF LOTS:	297
CITY:	Lavon, Collin County, Texas			GROSS AC.	98.11
JOB NUMBER:				NET AC.	81.86

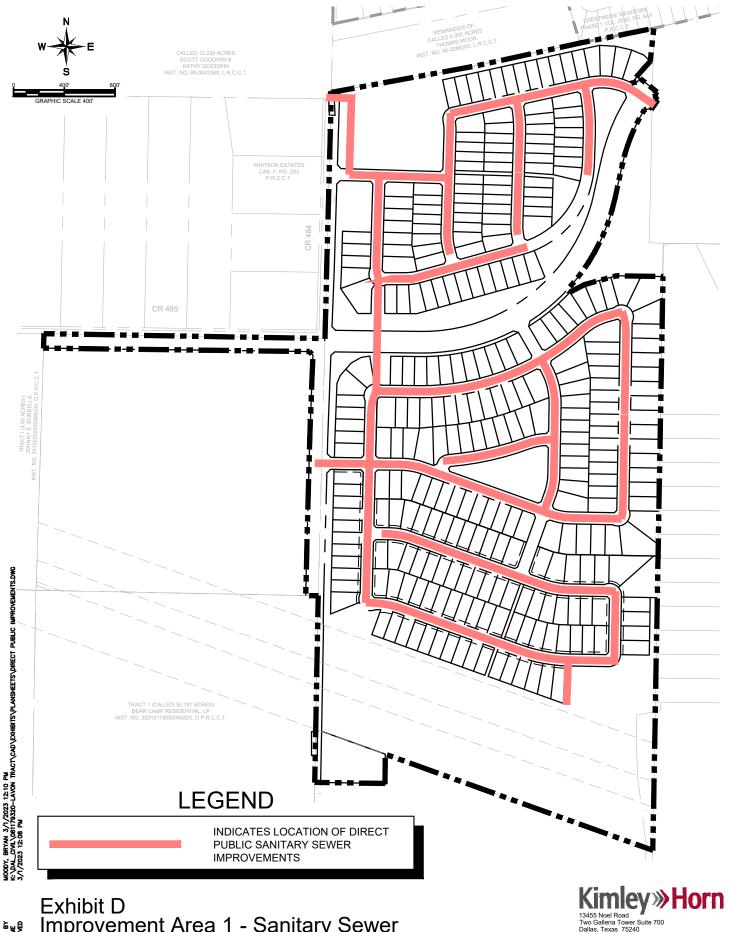
H. LANDSCAPE/HARDSCAPE & MISCELLANEOUS	1		1		
DESCRIPTION		UNIT	UNIT PRICE	QUANTITY	TOTAL
LANDSCAPE/IRRIGATION/HARDSCAPE ALLOWANCE		LOT	\$5,500.00	297	\$1,633,500.00
AMENITY CENTER ALLOWANCE		LS	\$1,250,000.00	1	\$1,250,000.00
CLUSTER MAILBOXES		LOT	\$200.00	297	\$59,400.00
FRANCHISE ELECTRIC SERVICE		LOT	\$1,500.00	297	\$445,500.00
FRANCHISE GAS SERVICE		LOT	\$1,500.00	297	\$445,500.00
SWPPP		LS	\$5,135.00	297	\$1,525,095.00
TOTAL LANDSCAPE/HARDSCAPE & MISCELLANEOUS				\$5,358,995.00	

Page 7 of 7 106



PLOTTED BY DWG NAME LAST SAVED Improvement Area 1 - Water
Trails of Lavon

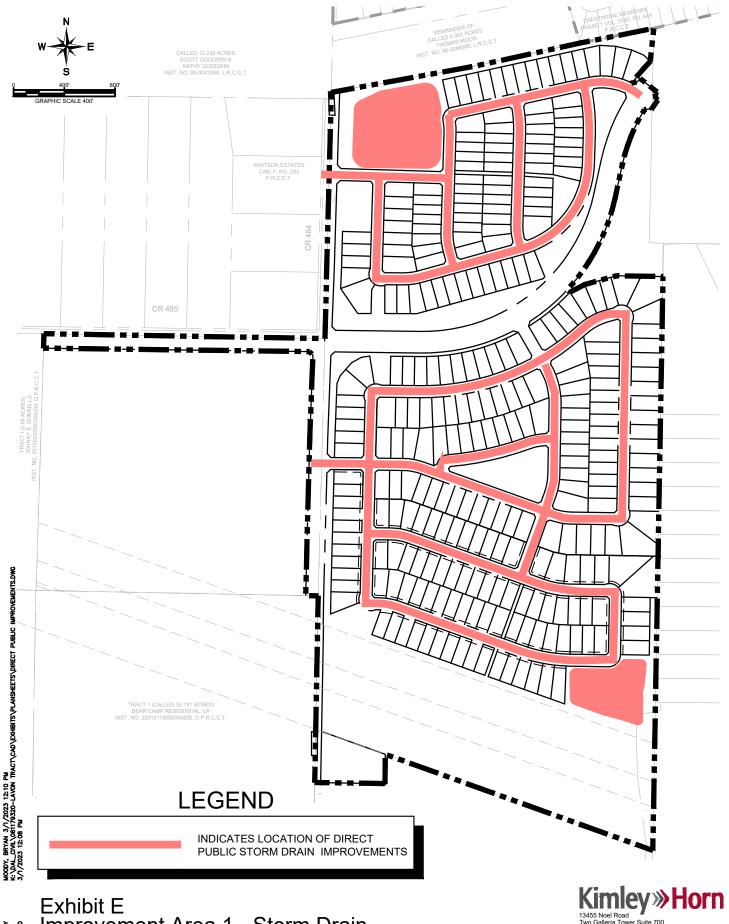
Trails of Lavon Lavon, Collin County, Texas February 2023 13455 Noel Road
Two Galleria Tower Suite 700
Dallas, Texas 75240
972-770-1300
State of Texas Registration No. F-928
MOTE: THIS FAME SOCKETPIAL IN MATURE AND HAS BEEN PRODUCED WITHOUT THE BEART OF A BURNEY, TOWORD-HAY LITTURE MODELS WITHOUT THE BEART OF A BURNEY, TOWORD-HAY LITTURE MODELS WITHOUT THE BEART OF A BURNEY, TOWORD-HAY LITTURE MODELS WITH THE OFF, EXC.



Improvement Area 1 - Sanitary Sewer

Lavon, Collin County, Texas February 2023

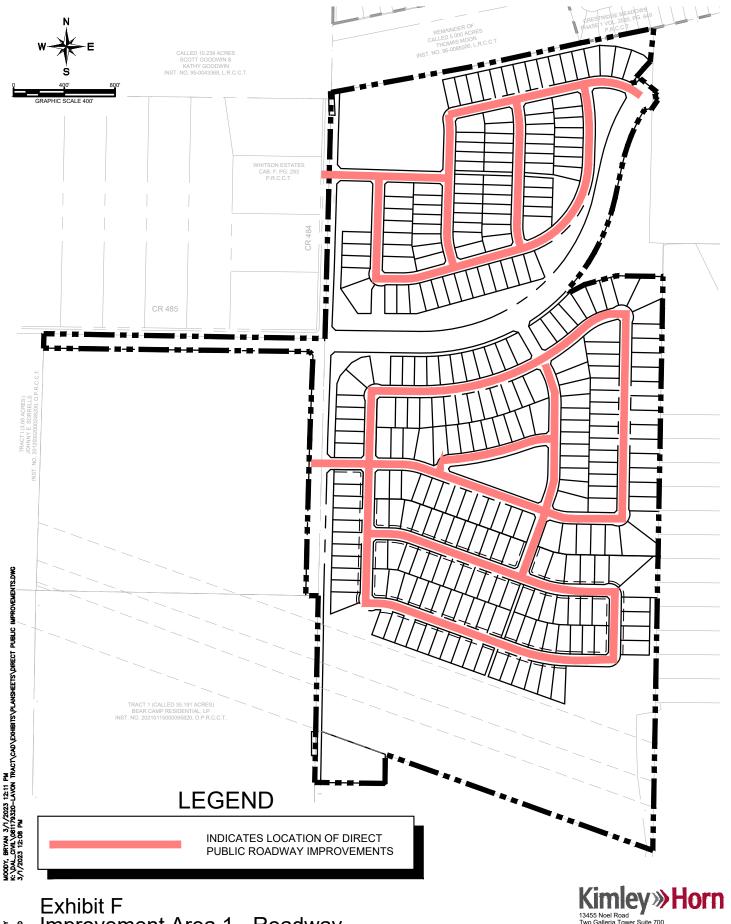
13455 Noel Road Two Galleria Tower Suite 700 Dallas, Texas 75240 972-770-1300 State of Texas Registration No. F-928 NOTE: THE PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC. 108



Improvement Area 1 - Storm Drain

Lavon, Collin County, Texas February 2023

13455 Noel Road Two Galleria Tower Suite 700 Dallas, Texas 75240 972-770-1300 State of Texas Registration No. F-928 NOTE: THE PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC. 109



Improvement Area 1 - Roadway

Lavon, Collin County, Texas February 2023

13455 Noel Road Two Galleria Tower Suite 700 Dallas, Texas 75240 972-770-1300 State of Texas Registration No. F-928 NOTE: THE PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC. 1100



Exhibit G Major Improvements - Water

Lavon, Collin County, Texas April 2023

PLOTTED BY DWG NAME LAST SAVED

Kimley >>> Horn

13455 Noel Road
Two Galleria Tower Suite 700
Dallas, Texas 75240
972-770-1300
State of Texas Registration No. F-928

NOTE: THE PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC. 111

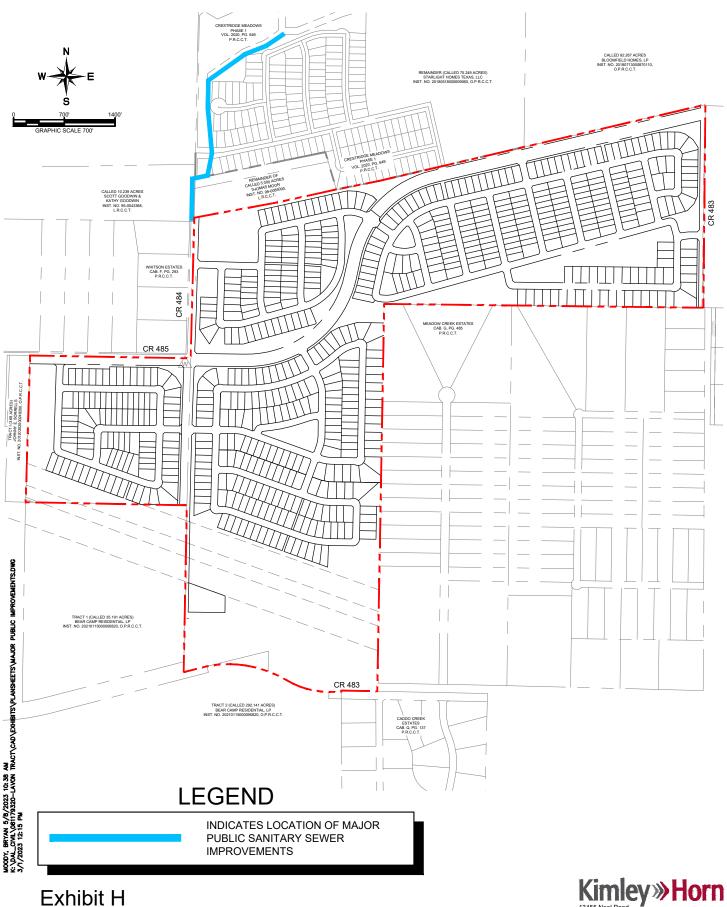


Exhibit H Major Improvements - Sanitary Sewer Trails of Lavon

Lavon, Collin County, Texas April 2023

13455 Noel Road Two Galleria Tower Suite 700 Dallas, Texas 75240 972-770-1300 State of Texas Registration No. F-928

NOTE: THE PLAN IS CONCEPTUAL IN NATURE AND HAS BEEN PRODUCED WITHOUT THE BENEFIT OF A SURVEY, TOPOGRAPHY, UTILITIES, CONTACT WITH THE CITY, ETC. 1112

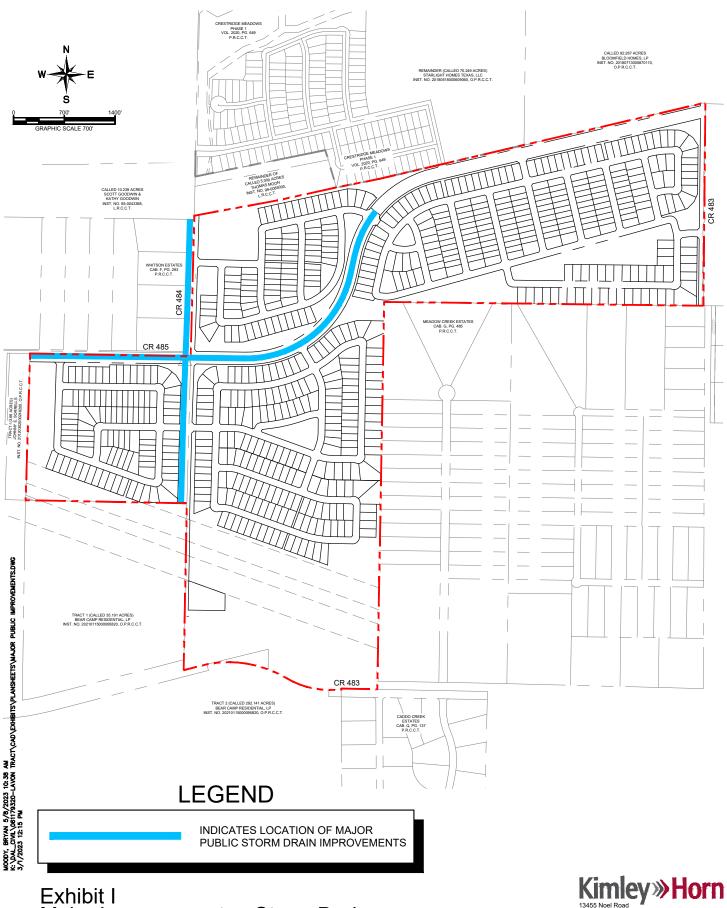


Exhibit I Major Improvements - Storm Drain Trails of Lavon Lavon, Collin County, Texas

13455 Noel Road
Two Galleria Tower Suite 700
Dallas, Texas 75240
972-770-1300
State of Texas Registration No. F-928
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April 2023

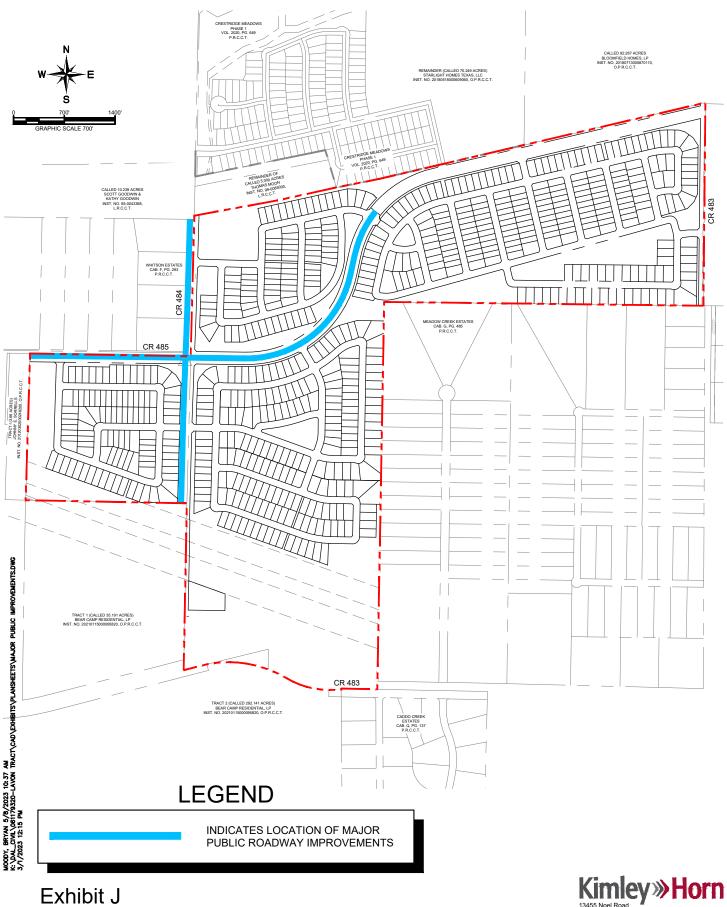


Exhibit J
Major Improvements - Roadway
Trails of Lavon
Lavon Callin County Toyon

13455 Noel Road
Two Galleria Tower Suite 700
Dallas, Texas 75240
972-770-1300
State of Texas Registration No. F-928
MOTE: THIS FAME SOCKETTIAL IN MATURE AND HAS BEEN PRODUCED WITHOUT THE BEART OF A BURNEY, TOWORD-HAY LITTURE MOVEL WITH THE CONT. EXC.

BUYER DISCLOSURES

Forms of the buyer disclosures for the following Lot Types are found in this appendix:

Improvement Area #1

- Improvement Area #1 Initial Parcel
- Lot Type 1
- Lot Type 2

[Remainder of page left intentionally blank.]

APPENDIX B-1 - TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT - IMPROVEMENT AREA #1 INITIAL PARCEL BUYER DISCLOSURE

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING	RETURN TO:
	_
	_
	<u> </u>
NOTICE OF OBLIG	SATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
	CITY OF LAVON, TEXAS
C	CONCERNING THE FOLLOWING PROPERTY
	STREET ADDRESS

IMPROVEMENT AREA #1 INITIAL PARCEL PRINCIPAL ASSESSMENT: \$14,845,000.00

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Trails of Lavon Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from City of Lavon.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of this notice before the effective date of a binding contract for the purchase of the real property at the address described above.					
DATE:	DATE:				
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER				
	providing this notice to the potential purchaser for the purchase of the real property at the address				
DATE:	DATE:				
SIGNATURE OF SELLER	SIGNATURE OF SELLER] ²				

To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

of a binding contract for the purchase of undersigned purchaser acknowledged information required by Section 5.0143, 7	the receipt of th	nis notice including the current
DATE:		DATE:
SIGNATURE OF PURCHASER		SIGNATURE OF PURCHASER
STATE OF TEXAS	§ 8	
COUNTY OF	§ § §	
The foregoing instrument was ack, known to me to be foregoing instrument, and acknowledged purposes therein expressed. Given under my hand and seal of o	be the person(s) where to me that he or sh	nose name(s) is/are subscribed to the se executed the same for the
Notary Public, State of Texas] ³		

[The undersigned purchaser acknowledges receipt of this notice before the effective date

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Section 5.014 of the Texas Property	y Code including the c	separate copy of the notice required urrent information required by Sectif the purchase of the real property at	ion
DATE:		DATE:	
SIGNATURE OF SELLER		SIGNATURE OF SELLER	
STATE OF TEXAS	§ § §		
COUNTY OF	§		
The foregoing instrument wan, known to foregoing instrument, and acknowle therein expressed.	me to be the person(s)	e me bya whose name(s) is/are subscribed to he executed the same for the purpose	and the es
Given under my hand and se	eal of office on this	, 20	
Notary Public, State of Texa	$[s]^4$		

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 INITIAL PARCEL

_	lm	provement Area #1 Re	eimb						
Annual Installment		Annual Collecti				nual Collection	ection Annual		
Due 1/31		Principal		Interest ^{[a], [b]} Annual Collectio Costs		Costs	Installment ^[c]		
2024	\$	87,304	\$	966,385	\$	40,000	\$	1,093,689	
2025	\$	223,507	\$	829,383	\$	40,800	\$	1,093,690	
2026	\$	235,252	\$	816,821	\$	41,616	\$	1,093,689	
2027	\$	247,641	\$	803,600	\$	42,448	\$	1,093,689	
2028	\$	260,709	\$	789,683	\$	43,297	\$	1,093,689	
2029	\$	274,495	\$	775,031	\$	44,163	\$	1,093,689	
2030	\$	289,038	\$	759,604	\$	45,046	\$	1,093,688	
2031	\$	304,381	\$	743,360	\$	45,947	\$	1,093,688	
2032	\$	320,568	\$	726,254	\$	46,866	\$	1,093,688	
2033	\$	337,647	\$	708,238	\$	47,804	\$	1,093,689	
2034	\$	355,667	\$	689,263	\$	48,760	\$	1,093,690	
2035	\$	374,680	\$	669,274	\$	49,735	\$	1,093,689	
2036	\$	394,742	\$	648,217	\$	50,730	\$	1,093,689	
2037	\$	415,912	\$	626,033	\$	51,744	\$	1,093,689	
2038	\$	438,252	\$	602,658	\$	52,779	\$	1,093,689	
2039	\$	461,826	\$	578,029	\$	53,835	\$	1,093,690	
2040	\$	486,704	\$	552,074	\$	54,911	\$	1,093,689	
2041	\$	512,958	\$	524,721	\$	56,010	\$	1,093,689	
2042	\$	540,666	\$	495,893	\$	57,130	\$	1,093,689	
2043	\$	569,909	\$	465,507	\$	58,272	\$	1,093,688	
2044	\$	600,773	\$	433,479	\$	59,438	\$	1,093,690	
2045	\$	633,347	\$	399,715	\$	60,627	\$	1,093,689	
2046	\$	667,729	\$	364,121	\$	61,839	\$	1,093,689	
2047	\$	704,019	\$	326,595	\$	63,076	\$	1,093,690	
2048	\$	742,323	\$	287,029	\$	64,337	\$	1,093,689	
2049	\$	782,755	\$	245,310	\$	65,624	\$	1,093,689	
2050	\$	825,433	\$	201,319	\$	66,937	\$	1,093,689	
2051	\$	870,484	\$	154,930	\$	68,275	\$	1,093,689	
2052	\$	918,039	\$	106,009	\$	69,641	\$	1,093,689	
2053	\$	968,240	\$	54,415	\$	71,034	\$	1,093,689	
Total	\$	14,845,000	\$	16,342,950	\$	1,622,723	\$	32,810,673	

Footnotes:

[[]a] Interest is calculated at 5.62%, which is not higher than 2% about the Bond Buyer Index of 3.62% date 5/18/2023, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plu Additional Interest of 0.50%. [b] Interest collected with the Annual Installment due 1/31/2024 covers interest through 9/15/2024.

[[]b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

APPENDIX B-2 - TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE - IMPROVEMENT AREA #1 - LOT TYPE 1

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

AFTER RECORDING	G ¹ RETURN TO:
	
NOTICE OF ORL	—— IGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT TO
NOTICE OF OBE	CITY OF LAVON, TEXAS
	CONCERNING THE FOLLOWING PROPERTY
	STREET ADDRESS

IMPROVEMENT AREA #1 LOT TYPE 1 PRINCIPAL ASSESSMENT: \$41,607.45

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Trails of Lavon Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

[The undersigned purchaser acknowledges receipt of of a binding contract for the purchase of the real property at	
DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER
The undersigned seller acknowledges providing thi before the effective date of a binding contract for the purchas described above.	± ±
DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER] ²

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

of a binding contract for the purchase of undersigned purchaser acknowledged information required by Section 5.0143,	the receipt of	this notice including the current
DATE:		DATE:
SIGNATURE OF PURCHASER		SIGNATURE OF PURCHASER
STATE OF TEXAS	§ § §	
COUNTY OF	§ §	
The foregoing instrument was according instrument, and acknowledged purposes therein expressed.	be the person(s)	whose name(s) is/are subscribed to the
Given under my hand and seal or	f office on this	, 20
Notary Public, State of Texas] ³		

[The undersigned purchaser acknowledges receipt of this notice before the effective date

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

including the	a separate copy of the notice required by current information required by Section of the purchase of the real property at the
	DATE:
	SIGNATURE OF SELLER
§ §	
§	
be the person(ore me by and (s) whose name(s) is/are subscribed to the r she executed the same for the purposes
ffice on this _	, 20
	including the at the closing

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 1

	lm	provement Area #1 Re					
Annual Installment	Duits aireal [a], [b]		Annual Collection		Annual		
Due 1/31		Principal	Interest ^{[a], [b]}		Costs	In	stallment ^[c]
2023	\$	244.69	\$ 2,708.58	\$	112.11	\$	3,065.38
2024	\$ \$	626.44	\$ 2,324.59	\$	114.35	\$	3,065.39
2025	\$	659.36	\$ 2,289.38	\$	116.64	\$	3,065.38
2026	\$	694.09	\$ 2,252.32	\$	118.97	\$	3,065.38
2027	\$ \$ \$ \$	730.71	\$ 2,213.32	\$	121.35	\$	3,065.38
2028	\$	769.35	\$ 2,172.25	\$	123.78	\$	3,065.38
2029	\$	810.11	\$ 2,129.01	\$	126.26	\$	3,065.38
2030	\$	853.12	\$ 2,083.48	\$	128.78	\$	3,065.38
2031		898.49	\$ 2,035.54	\$	131.36	\$	3,065.38
2032	\$	946.35	\$ 1,985.04	\$	133.98	\$	3,065.38
2033	\$	996.86	\$ 1,931.86	\$	136.66	\$	3,065.39
2034	\$	1,050.15	\$ 1,875.84	\$	139.40	\$	3,065.38
2035	\$	1,106.38	\$ 1,816.82	\$	142.18	\$	3,065.38
2036	\$ \$ \$ \$	1,165.71	\$ 1,754.64	\$	145.03	\$	3,065.38
2037	\$	1,228.33	\$ 1,689.13	\$	147.93	\$	3,065.38
2038	\$	1,294.40	\$ 1,620.10	\$	150.89	\$	3,065.39
2039	\$ \$ \$	1,364.13	\$ 1,547.35	\$	153.91	\$	3,065.38
2040	\$	1,437.71	\$ 1,470.68	\$	156.98	\$	3,065.38
2041	\$	1,515.37	\$ 1,389.89	\$	160.12	\$	3,065.38
2042	\$	1,597.34	\$ 1,304.72	\$	163.33	\$	3,065.38
2043	\$	1,683.84	\$ 1,214.95	\$	166.59	\$	3,065.39
2044	\$	1,775.14	\$ 1,120.32	\$	169.92	\$	3,065.38
2045	\$ \$ \$ \$	1,871.51	\$ 1,020.56	\$	173.32	\$	3,065.38
2046	\$	1,973.22	\$ 915.38	\$	176.79	\$	3,065.39
2047	\$	2,080.58	\$ 804.48	\$	180.32	\$	3,065.38
2048	\$	2,193.90	\$ 687.55	\$	183.93	\$	3,065.38
2049	\$	2,313.52	\$ 564.26	\$	187.61	\$	3,065.38
2050		2,439.79	\$ 434.24	\$	191.36	\$	3,065.38
2051	\$ \$	2,573.07	\$ 297.12	\$	195.19	\$	3,065.38
2052	\$	2,713.78	\$ 152.51	\$	199.09	\$	3,065.38
Total	\$	41,607.45	\$ 45,805.89	\$	4,548.16	\$	91,961.50

Footnotes

[[]a] Interest is calculated at 5.87%, which is not higher than 2% about the Bond Buyer Index of 3.87% date 5/18/2023, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plu Additional Interest of 0.50%. [b] Interest collected with the Annual Installment due 1/31/2024 covers interest through 9/15/2024.

[[]b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

APPENDIX B-3 - TRAILS OF LAVON PUBLIC IMPROVEMENT DISTRICT – BUYER DISCLOSURE IMPROVEMENT AREA #1 - LOT TYPE 2

NOTICE OF OBLIGATIONS RELATED TO PUBLIC IMPROVEMENT DISTRICT

A person who proposes to sell or otherwise convey real property that is located in a public improvement district established under Subchapter A, Chapter 372, Local Government Code (except for public improvement districts described under Section 372.005), or Chapter 382, Local Government Code, shall first give to the purchaser of the property this written notice, signed by the seller.

For the purposes of this notice, a contract for the purchase and sale of real property having a performance period of less than six months is considered a sale requiring the notice set forth below.

This notice requirement does not apply to a transfer:

- 1) under a court order or foreclosure sale;
- 2) by a trustee in bankruptcy;
- 3) to a mortgagee by a mortgagor or successor in interest or to a beneficiary of a deed of trust by a trustor or successor in interest;
- 4) by a mortgagee or a beneficiary under a deed of trust who has acquired the land at a sale conducted under a power of sale under a deed of trust or a sale under a court-ordered foreclosure or has acquired the land by a deed in lieu of foreclosure;
- 5) by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
- 6) from one co-owner to another co-owner of an undivided interest in the real property;
- 7) to a spouse or a person in the lineal line of consanguinity of the seller;
- 8) to or from a governmental entity; or
- 9) of only a mineral interest, leasehold interest, or security interest

The following notice shall be given to a prospective purchaser before the execution of a binding contract of purchase and sale, either separately or as an addendum or paragraph of a purchase contract. In the event a contract of purchase and sale is entered into without the seller having provided the required notice, the purchaser, subject to certain exceptions, is entitled to terminate the contract.

A separate copy of this notice shall be executed by the seller and the purchaser and must be filed in the real property records of the county in which the property is located at the closing of the purchase and sale of the property.

TER RECORDING RETURN TO:	
NOTICE OF OBLIGATION TO PAY IMPROVEMENT DISTRICT ASSESSMENT	ТС
CITY OF LAVON, TEXAS	
CONCERNING THE FOLLOWING PROPERTY	
STREET ADDRESS	

IMPROVEMENT AREA #1 LOT TYPE 2 PRINCIPAL ASSESSMENT: \$51,844.44

As the purchaser of the real property described above, you are obligated to pay assessments to City of Lavon, Texas, for the costs of a portion of a public improvement or services project (the "Authorized Improvements") undertaken for the benefit of the property within the *Trails of Lavon Public Improvement District* (the "District") created under Subchapter A, Chapter 372, Local Government Code.

AN ASSESSMENT HAS BEEN LEVIED AGAINST YOUR PROPERTY FOR THE AUTHORIZED IMPROVEMENTS, WHICH MAY BE PAID IN FULL AT ANY TIME. IF THE ASSESSMENT IS NOT PAID IN FULL, IT WILL BE DUE AND PAYABLE IN ANNUAL INSTALLMENTS THAT WILL VARY FROM YEAR TO YEAR DEPENDING ON THE AMOUNT OF INTEREST PAID, COLLECTION COSTS, ADMINISTRATIVE COSTS, AND DELINQUENCY COSTS.

The exact amount of the assessment may be obtained from the City of Lavon. The exact amount of each annual installment will be approved each year by the Lavon City Council in the annual service plan update for the District. More information about the assessments, including the amounts and due dates, may be obtained from the City of Lavon.

Your failure to pay any assessment or any annual installment may result in penalties and interest being added to what you owe or in a lien on and the foreclosure of your property.

¹ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County when updating for the Current Information of Obligation to Pay Improvement District Assessment.

of a binding contract for the purchase of the real property at	the address described above.
DATE:	DATE:
SIGNATURE OF PURCHASER	SIGNATURE OF PURCHASER
SIGNATIONE OF TOROTHOLIC	SIGINITURE OF TORCHINSER
The undersigned seller acknowledges providing this before the effective date of a binding contract for the purchase described above.	1 1
DATE:	DATE:
SIGNATURE OF SELLER	SIGNATURE OF SELLER] ²

[The undersigned purchaser acknowledges receipt of this notice before the effective date

² To be included in copy of the notice required by Section 5.014, Tex. Prop. Code, to be executed by seller in accordance with Section 5.014(a-1), Tex. Prop. Code.

[The undersigned purchaser acknowledged information required by Section 5.0143,"	the real proper the receipt of	of this notice including the current
DATE:		DATE:
SIGNATURE OF PURCHASER		SIGNATURE OF PURCHASER
STATE OF TEXAS COUNTY OF	\$ \$ \$	
The foregoing instrument was ack, known to me to loose foregoing instrument, and acknowledged purposes therein expressed. Given under my hand and seal of	be the person(s I to me that he	s) whose name(s) is/are subscribed to the or she executed the same for the
Notary Public, State of Texas] ³		

³ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

Section 5.014 of the Texas Property Cod	le including the	g a separate copy of the notice required by e current information required by Section g of the purchase of the real property at the
DATE:		DATE:
SIGNATURE OF SELLER		SIGNATURE OF SELLER
STATE OF TEXAS	§ § §	
COUNTY OF	§	
The foregoing instrument was ack, known to me to foregoing instrument, and acknowledged therein expressed.	o be the person	n(s) whose name(s) is/are subscribed to the
Given under my hand and seal of	office on this _	
Notary Public, State of Texas] ⁴		

⁴ To be included in separate copy of the notice required by Section 5.0143, Tex. Prop. Code, to be executed at the closing of the purchase and sale and to be recorded in the deed records of Collin County.

ANNUAL INSTALLMENTS - IMPROVEMENT AREA #1 LOT TYPE 2

Improvement Area #1 Reimbursement Obligation								
Annual Installment	tallment				Annual Collection		Annual	
Due 1/31		Principal Interest ^{[a], [b]}		Costs		Installment ^[c]		
2023	\$	304.90	\$	3,374.99	\$	139.70	\$	3,819.58
2024	\$	780.57	\$	2,896.52	\$	142.49	\$	3,819.59
2025	\$	821.59	\$	2,852.65	\$	145.34	\$	3,819.58
2026	\$	864.86	\$	2,806.48	\$	148.25	\$	3,819.58
2027	\$	910.50	\$	2,757.88	\$	151.21	\$	3,819.58
2028	\$	958.64	\$	2,706.71	\$	154.23	\$	3,819.58
2029	\$	1,009.43	\$	2,652.83	\$	157.32	\$	3,819.58
2030	\$	1,063.02	\$	2,596.10	\$	160.47	\$	3,819.58
2031	\$	1,119.55	\$	2,536.36	\$	163.68	\$	3,819.58
2032	\$	1,179.19	\$	2,473.44	\$	166.95	\$	3,819.58
2033	\$	1,242.13	\$	2,407.17	\$	170.29	\$	3,819.58
2034	\$	1,308.53	\$	2,337.36	\$	173.69	\$	3,819.58
2035	\$	1,378.59	\$	2,263.82	\$	177.17	\$	3,819.58
2036	\$	1,452.52	\$	2,186.35	\$	180.71	\$	3,819.58
2037	\$	1,530.54	\$	2,104.71	\$	184.33	\$	3,819.58
2038	\$	1,612.87	\$	2,018.70	\$	188.01	\$	3,819.58
2039	\$	1,699.76	\$	1,928.05	\$	191.77	\$	3,819.58
2040	\$	1,791.45	\$	1,832.53	\$	195.61	\$	3,819.58
2041	\$	1,888.21	\$	1,731.85	\$	199.52	\$	3,819.58
2042	\$	1,990.34	\$	1,625.73	\$	203.51	\$	3,819.58
2043	\$	2,098.13	\$	1,513.87	\$	207.58	\$	3,819.58
2044	\$	2,211.89	\$	1,395.96	\$	211.73	\$	3,819.58
2045	\$	2,331.97	\$	1,271.65	\$	215.97	\$	3,819.58
2046	\$	2,458.70	\$	1,140.60	\$	220.29	\$	3,819.58
2047	\$	2,592.48	\$	1,002.42	\$	224.69	\$	3,819.58
2048	\$	2,733.68	\$	856.72	\$	229.19	\$	3,819.58
2049	\$	2,882.73	\$	703.08	\$	233.77	\$	3,819.58
2050	\$	3,040.06	\$	541.07	\$	238.44	\$	3,819.58
2051	\$	3,206.14	\$	370.22	\$	243.21	\$	3,819.58
2052	\$	3,381.47	\$	190.04	\$	248.08	\$	3,819.58
Total	\$	51,844.44	\$	57,075.85	\$	5,667.17	\$	114,587.46

Footnotes:

[[]a] Interest is calculated at 5.87%, which is not higher than 2% about the Bond Buyer Index of 3.87% date 5/18/2023, as allowed by the PID Act, and as described in the Improvement Area #1 Reimbursement Agreement. Upon the issuance of PID Bonds, interest shall adjust to the rate of the PID Bonds plu Additional Interest of 0.50%.

[[]b] Interest collected with the Annual Installment due 1/31/2024 covers interest through 9/15/2024.

[[]b] The figures shown above are estimates only and subject to change in Annual Service Plan Updates. Changes in Annual Collection Costs, reserve fund requirements, interest earnings, or other available offsets could increase or decrease the amounts shown.

EXHIBIT B CITY OF LAVON, TEXAS NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN THAT a public hearing will be conducted by the City Council of Lavon, Texas on *July 18, 2023 at 6:30 p.m., in the City Council Chamber, at Lavon City Hall, 120 School Road, Lavon, Texas 75166.* The public hearing will be held to consider proposed assessments to be levied against the assessable property within the Trails of Lavon Public Improvement District (the "<u>District</u>") pursuant to the provisions of Chapter 372 of the Texas Local Government Code, as amended (the "<u>Act</u>").

The general nature of the proposed public improvements (collectively, the "Authorized Improvements") include: water and wastewater system improvements, drainage improvements, street, roadway and sidewalk improvements, right-of-way acquisition, utility easement acquisition, and other improvement projects; payment of costs associated with operating and maintaining the public improvements listed above; payment of costs associated with developing and financing the public improvements listed above; and costs of establishing, administering, and operating the District. These Authorized Improvements shall promote the interests of the City and confer a special benefit upon the Property.

The total costs of the Authorized Improvements for Improvement Area #1, including the costs of creating the District and issuing the bonds, is approximately \$17,006,300. The total costs of Authorized Improvements to benefit future improvement areas within the District cannot be determined with certainty at this time, but shall not exceed an additional \$22,993,700 in assessments levied.

The boundaries of the District include approximately 190.774 acres of land generally located east and southwest of the intersection of CR 485 and CR 484, northeast of the intersection of CR 484 and CR 483, and as more particularly described by a metes and bounds description available at Lavon City Hall located at 120 School Road, Lavon, Texas 75166 and available for public inspection.

All written or oral objections on the proposed assessment within the District will be considered at the public hearing.

A copy of the Improvement Area #1 Assessment Roll, which includes the assessments to be levied against each parcel in the District for the Authorized Improvements for Improvement Area #1, is available for public inspection at the office of the City Secretary, 120 School Road, Lavon, Texas 75166.



CITY OF LAVON Agenda Brief

MEETING: <u>June 6, 2023</u> ITEM: <u>7 – B</u>

Item:

Discussion and action regarding applications for the Trails of Lavon Phase 1 Amenity Center site plan and landscape plan, located on Lot 1X HOA, Block DD, on 1.210 acres of land out of the S. Roberts Survey, A-773 and the D. Anglin Survey A-2, adjacent to Celestial Trail, Cedar Avenue, and River Lane, City of Lavon, Collin County, TX, (CCAD Property ID 1249928).

Application Information

Owner(s): Meritage Homes of Texas, LLC

Applicant: Meritage Homes of Texas, LLC

Location: Bound by and adjacent to Celestial Trail, Cedar Avenue, and River Lane,

Description: Trails of Lavon, Phase 1, Lot 1X HOA Block DD Amenity Center

Lavon, Collin County, Texas

Current Zoning: Planned Development – PD

Request: Site Plan and Landscape Plan

Request Details

The applicant is seeking approval of the Site Plan and Landscape Plan for the Trails of Lavon Phase 1 Amenity Center. The site will be developed in accordance with Ordinance No. <u>2021-10-04</u> that established the Trails of Lavon Planned Development (PD).

Code Excerpt:

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

9.03.151 **PURPOSE**

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

9.03.154 CRITERIA FOR APPROVAL

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

ORDINANCE NO. 2021-10-04

- An amenity center shall be constructed prior to issuance of the 250th home building permit at the location generally reflected on the Concept Plan and Conceptual Landscape Plan. The amenity center shall include, at a minimum, the following elements:
 - Swimming Pool
 - Children's Pool Area
 - Restroom Building
 - Playground
 - Shade Structure
- Enhanced pedestrian crosswalks at intersections around the Amenity Center and Community Park. An enhanced pedestrian crosswalk may include one of the following: striping, stamped/stained concrete, or pavers.

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

Platting: The final plat has been approved.

Access: There are two points of vehicular access for the site and multiple points of pedestrian access.

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

<u>Screening and Landscaping</u>: Screening is provided in accordance with the zoning requirements. The Landscape Plan complies with the zoning regulations.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF APPLICATIONS FOR THE TRAILS OF LAVON PHASE 1 AMENITY CENTER SITE PLAN AND LANDSCAPE PLAN, LOCATED ON LOT 1X HOA, BLOCK DD, ON 1.210 ACRES OF LAND OUT OF THE S. ROBERTS SURVEY, A-773 AND THE D. ANGLIN SURVEY A-2, AT 731 RIVER LANE, ADJACENT TO CELESTIAL TRAIL, CEDAR AVENUE, AND RIVER LANE, CITY OF LAVON, COLLIN COUNTY, TX SUBJECT TO THE CITY ENGINEERS FINAL APPROVAL OF ENGINEERING PLANS.

MOTION MADE: NABORS SECONDED: TIEGS

APPROVED: UNANIMOUS (Absent: Cox, Jacob)

Staff Notes:

The proposed site plan was reviewed by the city engineer, planning consultant, and staff development review committee (DRC). The application and plans satisfy the criteria for approval.

Approval of the site plan and landscape plan is recommended subject to the city engineer's final approval of the civil engineering plans.

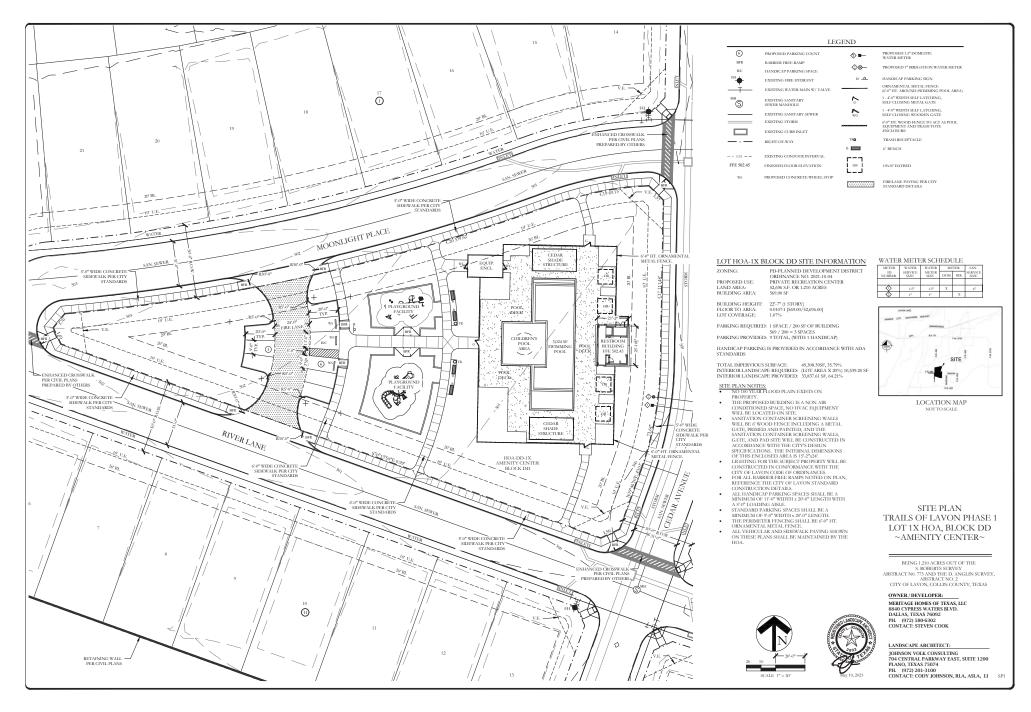
Attachments:

- 1. Application
- 2. Site Plan
- 3. Landscape Plan
- 4. Location Exhibits
- 5. Engineer's correspondence

APPLICATION INFORMATION *Name*: Meritage Homes of Texas, LLC Address: 8840 Cypress Waters BLVD. Telephone Number: 972-580-6302 Email Address: steven.cook@meritagehomes.com **LEGAL DESCRIPTION:** (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address) Lot 1X HOA Block DD Amenity Center <u>SUBDIVISION NAME</u>: (approved plat is prerequisite) Trails of Lavon Phase I **ZONING:** Private Recreation Center **LEGAL OWNER OF PROPERTY INVOLVED:** Meritage Homes If Applicant is NOT the Owner, Relationship to Owner: Landscape Architect I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER. Signature: Cody Johnson Owner Authorized Agent 3-10-2023 Date Printed Name: Cody Johnson Owner / Authorized Agent Title: Executive Vice President Company: Johnson Volk Consulting

City Office Use Only:

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

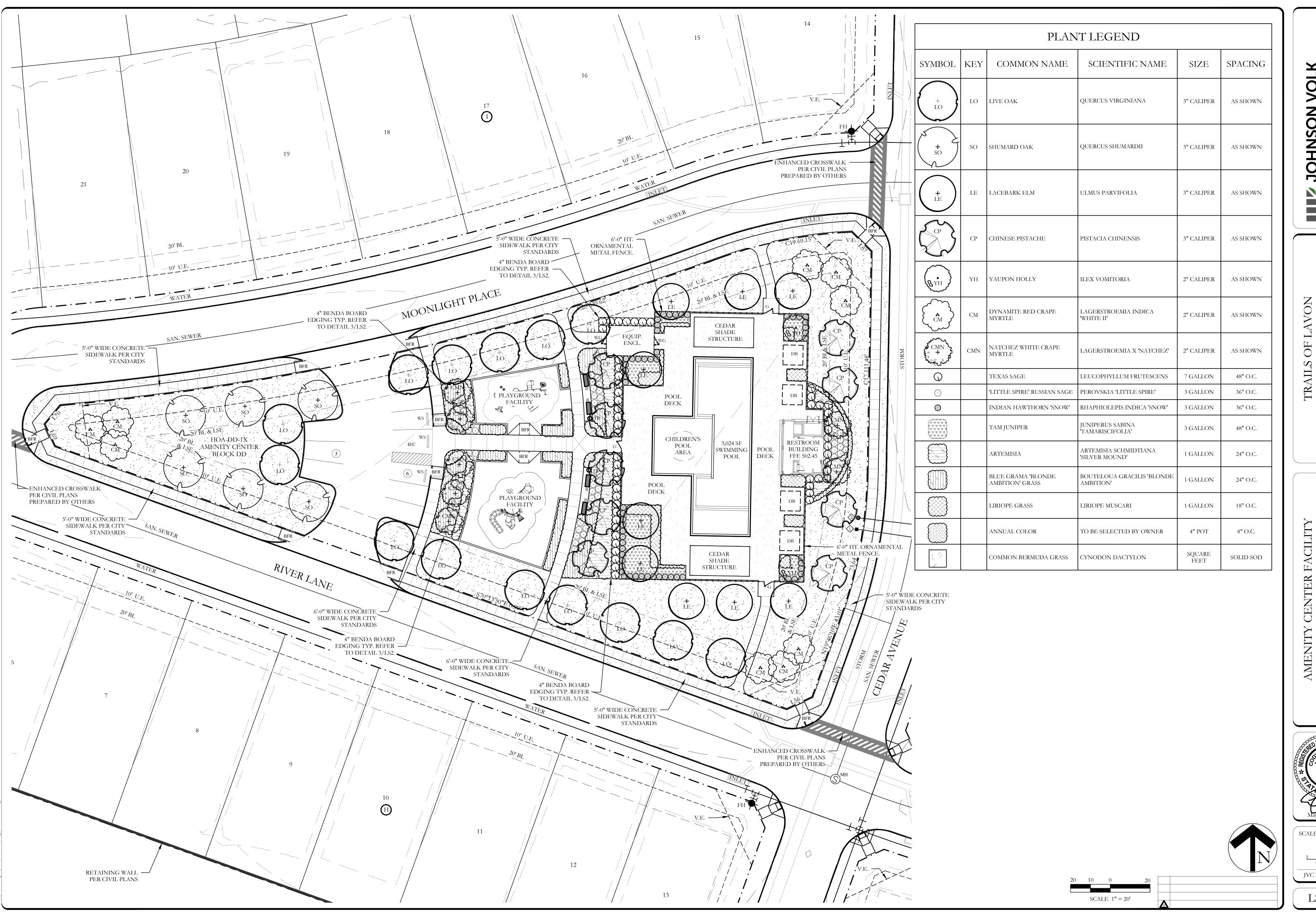




APPLICATION INFORMATION Name: Meritage Homes of Texas, LLC Address: 8840 Cypress Waters Blvd. Dallas, TX 46092 *Telephone Number*: <u>97</u>2-580-6302 Email Address: steven.cook@meritagehomes.com **LEGAL DESCRIPTION:** (Lot, Block, Subdivision, or CAD Tract No, Survey, Abstract, Address) Lot 1X HOA Block DD Amenity Center **SUBDIVISION NAME:** (approved plat is prerequisite) Trails of Lavon Phase I **ZONING:** Private Recreation Center **LEGAL OWNER OF PROPERTY INVOLVED:** Meritage Homes If Applicant is NOT the Owner, Relationship to Owner: Landscape Architect I AM THE OWNER OR AGENT AUTHORIZED TO MAKE THE ABOVE STATEMENTS AND REPRESENTATIONS HEREIN ON BEHALF OF THE OWNER. Signature: Cody Johnson Owner / Authorized Agent 3-10-2023 Date Printed Name: Cody Johnson Owner / Authorized Agent Title: Executive Vice President Company: Johnson Volk Consulting

City Office Use Only:

Erraria (descriptions of montions)	A 4	CI 1 //	0.1
Fee paid (due at time of application)	Amount:	Check #	or Cash
Cost plus admin fee - \$500 deposit			
Required items submitted			
Development Engineer Comments			
Development Review Committee Comments			
Comments Addressed by Applicant			
Planning & Zoning Action			
City Council Action			



JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 101940
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972,201.3100

TRAILS OF LAVON
PHASE I
CITY OF LAVON
COLLIN COUNTY, TEXAS

TENITY CENTER FACILIT LANDSCAPE PLAN



SCALE:

1" = 20'

One Inch

JVC No MTH024A

LS1 of <u>2</u>

GENERAL LANDSCAPE NOTES

INSPECTIONS:

1. NO EXCAVATION SHALL OCCUR IN CITY R.O.W. WITHOUT A R.O.W. PERMIT--CONTACT THE PUBLIC

2. THE CONTRACTOR SHALL MARK ALL WATER LINES, SEWER LINES, AND TREE LOCATIONS PRIOR TO CALLING FOR ROW INSPECTION AND PERMIT.

3. THE LANDSCAPE INSTALLATION SHALL COMPLY WITH APPROVED LANDSCAPE DRAWINGS PRIOR TO FINAL ACCEPTANCE BY THE CITY AND ISSUANCE OF A CERTIFICATE OF OCCUPANCY.

4. WATER METERS, CLEANOUTS AND OTHER APPURTENANCES, SHALL BE ACCESSIBLE, ADJUSTED TO GRADE, CLEARLY MARKED WITH FLAGGING AND COMPLIANT WITH PUBLIC WORKS DEPARTMENT STANDARDS PRIOR TO CALLING FOR FINAL LANDSCAPE AND ROW INSPECTIONS.

LANDSCAPE STANDARDS:

. PLANTINGS AND LANDSCAPE ELEMENTS SHALL COMPLY WITH THE CITY'S ENGINEERING DESIGN STANDARDS, PUBLIC R.O.W. VISIBILITY REQUIREMENTS.

2. UNLESS OTHERWISE SPECIFIED, TREES SHALL BE PLANTED NO LESS THAN 4' FROM CURBS, SIDEWALKS, UTILITY LINES, SCREENING WALLS AND OTHER STRUCTURES. THE CITY HAS FINAL APPROVAL FOR ALL TREE PLACEMENTS.

A MINIMUM THREE FEET (3') RADIUS AROUND A FIRE HYDRANT MUST REMAIN CLEAR OF LANDSCAPE PURSUANT TO THE FIRE CODE.

4. STREET TREES, WHERE REQUIRED, SHALL BE (10') MINIMUM FROM THE EDGE OF A STORM SEWER CURB INLET BOX AND THE EDGE OF THE ROOT BALL SHALL BE (4') MINIMUM FROM THE WATER METER.

THE AMERICAN STANDARD FOR NURSERY STOCK (ANSI Z60.1-2004) SPECIFICATIONS SHALL GOVERN PLANT QUALIFICATIONS, GRADES, AND STANDARDS.

6. TREE PLANTING SHALL COMPLY WITH DETAILS HEREIN AND THE INTERNATIONAL SOCIETY OF ARBORICULTURE (ISA) STANDARDS. 7. A 2-3" LAYER OF MULCH SHALL BE PROVIDED AROUND THE BASE OF THE PLANTED TREE. THE MULCH

SHALL BE PULLED BACK 4" FROM THE TRUNK OF THE TREE. TREE PITS SHALL BE TESTED FOR WATER PERCOLATION. IF WATER DOES NOT DRAIN OUT OF TREE PIT

WITHIN 24-HOURS, THE TREE SHALL BE MOVED OR DRAINAGE SHALL BE PROVIDED.

ALL BEDS TO HAVE 3" OF COMPOSTED SOIL, LIVING EARTH TECHNOLOGY, OR APPROVED EQUAL TILLED AND TURNED TO A DEPTH OF 8" MINIMUM.

10. ALL PLANT BEDS SHALL BE TOP-DRESSED WITH A MINIMUM OF 3 INCHES OF HARDWOOD MULCH. 11. NATIVE SITE TOPSOIL IS TO BE PROTECTED FROM EROSION OR STOCKPILED. NATIVE SITE TOPSOIL

SHALL BE LABORATORY TESTED BY AND ACCREDITED LABORATORY AND AMENDED PER SAID LABORATORY'S RECOMMENDATIONS.

IRRIGATION STANDARDS:

. ANY CHANGES TO THESE APPROVED IRRIGATION DRAWINGS SHALL BE AUTHORIZED BY THE CITY. CONTACT DEVELOPMENT SERVICES FOR AN IRRIGATION PERMIT PRIOR TO INSTALLING THE

IRRIGATION OVER-SPRAY ON STREETS AND WALKS IS PROHIBITED.

4. MAINLINES, VALVES, OR CONTROL WIRES SHALL NOT BE LOCATED IN THE CITY'S ROW. 5. ET IRRIGATION CONTROLLERS SHALL BE PROGRAMMED AND ADJUSTED TO NOT EXCEED THE

LANDSCAPE WATER ALLOWANCE (LWA) PRIOR TO APPROVAL OF LANDSCAPE INSTALLATION. 6. VALVES SHALL BE LOCATED A MINIMUM OF (3') AWAY FROM STORM SEWERS, AND SANITARY SEWER

LINES AND 5 FEET FROM CITY FIRE HYDRANTS AND WATER VALVES. 7. THE BORE DEPTH UNDER STREETS, DRIVE AISLES, AND FIRE LANES SHALL PROVIDE (2') OF CLEARANCE

8. IRRIGATION HEADS THAT RUN PARALLEL AND NEAR PUBLIC WATER AND SANITARY SEWER LINES; SHALL BE FED FROM STUBBED LATERALS OR BULL-BEADS. A MINIMUM FIVE FOOT (5') SEPARATION IS REQUIRED BETWEEN IRRIGATION MAIN LINES AND LATERALS THAT RUN PARALLEL TO PUBLIC WATER AND SANITARY SEWER LINES.

9. NO VALVES, BACKFLOW PREVENTION ASSEMBLIES, QUICK COUPLERS ETC. SHALL BE LOCATED CLOSER THAN 10' FROM THE CURB AT STREET OR DRIVE INTERSECTION.

MAINTENANCE STANDARDS:

THE OWNER SHALL BE RESPONSIBLE FOR THE ESTABLISHMENT, MAINTENANCE, AND VIGOR OF PLANT MATERIAL IN ACCORDANCE WITH THE DESIGN INTENT AND AS APPROPRIATE FOR THE SEASON OF

2. LANDSCAPE AND OPEN AREAS SHALL BE FREE OF TRASH, LITTER AND WEEDS.

3. NO PLANT MATERIAL SHALL BE ALLOWED TO ENCROACH ON R.O.W., SIDEWALKS OR EASEMENTS TO THE EXTENT THAT VISION OR ROUTE OF TRAVEL FOR VEHICULAR, PEDESTRIAN, OR BICYCLE TRAFFIC

4. TREE MAINTENANCE SHALL BE IN ACCORDANCE WITH THE STANDARDS OF THE INTERNATIONAL SOCIETY OF ARBORICULTURE.

5. TREE STAKING MATERIALS, IF USED, SHALL BE REMOVED AFTER (1) GROWING SEASON, NO MORE THAN (1) YEAR AFTER INSTALLATION (STEEL TREE STAKES, WIRES, AND HOSES ARE PROHIBITED).

TREE PROTECTION NOTES:

1. CONTACT DEVELOPMENT SERVICES FOR A TREE REMOVAL PERMIT PRIOR TO REMOVAL OR

TRANSPLANTING OF ANY TREES.

2. ALL TREES WHICH ARE TO REMAIN ON SITE SHALL BE PROTECTED WITH A (4') TALL BRIGHTLY COLORED PLASTIC FENCE, OR SILT FENCE, PLACED AT THE DRIP LINE OF THE TREES.

3. PRIOR TO THE PRE-CONSTRUCTION MEETING OR OBTAINING A GRADING PERMIT, ALL TREE MARKINGS AND PROTECTIVE FENCING SHALL BE INSTALLED BY THE OWNER AND BE INSPECTED BY DEVELOPMENT SERVICES.

4. NO EQUIPMENT SHALL BE CLEANED, OR HARMFUL LIQUIDS DEPOSITED WITHIN THE LIMITS OF THE ROOT ZONE OF TREES WHICH REMAIN ON SITE.

NO SIGNS, WIRES, OR OTHER ATTACHMENTS SHALL BE ATTACHED TO ANY TREE TO REMAIN ON SITE.

6. VEHICULAR AND CONSTRUCTION EQUIPMENT SHALL NOT PARK OR DRIVE WITHIN THE LIMITS OF THE

7. GRADE CHANGES IN EXCESS OF 3 INCHES (CUT OR FILL) SHALL NOT BE ALLOWED WITHIN A ROOT

8. NO TRENCHING SHALL BE ALLOWED WITHIN THE DRIP-LINE OF A TREE, UNLESS APPROVED BY THE

ZONE, UNLESS ADEQUATE TREE PRESERVATION METHODS ARE APPROVED BY THE CITY.

9. ALL REMOVED TREES SHALL BE CHIPPED AND USED FOR MULCH ON SITE OR HAULED OFF-SITE. 10. ALL TREE MAINTENANCE TECHNIQUES SHALL BE IN CONFORMANCE WITH INDUSTRY IDENTIFIED

STANDARDS. IMPROPER OR MALICIOUS PRUNING TECHNIQUES ARE STRICTLY PROHIBITED. SPACING AS SHOWN ON PLANT LIST REMOVE ALL LABELS AND TAGS — TOP OF ROOTBALL SHALL BE 1-2" HIGHER THAN — FINISH GRADE WHEN PLANTED MULCH LAYER AS SPECIFIED — TOP OF MULCH SHALL BE 1/2" BELOW SIDEWALK CONCRETE SIDEWALK PLANTING MIX AS PLANTING MIX AS SPECIFIED SPECIFIED UNDISTURBED NATIVE REMOVE CONTAINER AND

1/2 ROOTBALL DIAMETER -

PLANT LIST

SIZE

3" CALIPER

3" CALIPER

3" CALIPER

3" CALIPER

2" CALIPER

2" CALIPER

2" CALIPER

7 GALLON

3 GALLON

3 GALLON

3 GALLON

1 GALLON

1 GALLON

1 GALLON

4" POT

FEET

TAPER PLANTING BED DOWN

MULCH LAYER AS SPECIFIED

BENDA BOARD EDGING AS SPECIFIED

DECK SCREWS FOR ATTACHMENT, LOCATE ON

PLASTIC EDGING STAKES @ 3'-0" O.C. MAX. WITH PLATED

TO TOP OF EDGING

PLANTING SIDE OF EDGE

TYPICAL BED EDGING DETAIL

PRUNE ANY CIRCLING ROOT

SCIENTIFIC NAME

QUERCUS VIRGINIANA

QUERCUS SHUMARDII

ULMUS PARVIFOLIA

PISTACIA CHINENSIS

LAGERSTROEMIA INDICA

AGERSTROEMIA X 'NATCHEZ'

LEUCOPHYLLUM FRUTESCENS

RHAPHIOLEPIS INDICA 'SNOW'

ARTEMISIA SCHMIDTIANA

BOUTELOUA GRACILIS 'BLONDE

TO BE SELECTED BY OWNER

CYNODON DACTYLON

JUNIPERUS SABINA

TAMARISCIFOLIA'

SILVER MOUND'

LIRIOPE MUSCARI

AMBITION'

ILEX VOMITORIA

'WHITE II'

'LITTLE SPIRE' RUSSIAN SAGE | PEROVSKIA 'LITTLE SPIRE'

SPACING

AS SHOWN

48" O.C.

36" O.C.

36" O.C.

48" O.C.

24" O.C.

24" O.C.

18" O.C.

8" O.C.

SOLID SOD

PLANTING MIX AS SPECIFIED

NOT TO SCALE

REMARKS

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT. NURSERY GROWN; FULL HEAD; MINIMUM BRANCHING

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

NURSERY GROWN; FULL HEAD; MINIMUM 8'-0"

CONTAINER GROWN; FULL PLANT.

MINIMUM 100% COVERAGE ALL AREAS SHOWN

OVERALL HEIGHT.

OVERALL HEIGHT.

OVERALL HEIGHT.

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

HEIGHT AT 6'-0"; MINIMUM 10'-0" OVERALL HEIGHT.

SQUARE SPACING TRIANGULAR SPACING

ESTIMATED

QUANTITY

14

53

75

59

40

315

450

300

500

28,125

LO

SO

CP

YH

CM

CMN

BLACK, 1/2" WIDE

REMOVE BURLAP FROM TOP

MULCH LAYER AS SPECIFIED

— 4" EARTHEN WATERING RING

STAKE. POSITION TO

MINIMUM 2"x2"x36" WOOD

SECURELY STABILIZE TREE.

PROVIDE (3) TOTAL ON EACH

- PLANTING MIX AS SPECIFIED

— UNDISTURBED NATIVE SOIL

NOT TO SCALE

HALF OF ROOT BALL

NYLON TAPE

COMMON NAME

LIVE OAK

SHUMARD OAK

LACEBARK ELM

YAUPON HOLLY

MYRTLE

MYRTLE

TEXAS SAGE

TAM JUNIPER

ARTEMISIA

CHINESE PISTACHE

DYNAMITE RED CRAPE

NATCHEZ WHITE CRAPE

INDIAN HAWTHORN SNOW

BLUE GRAMA 'BLONDE

COMMON BERMUDA GRASS

FINISH GRADE

MAX. 1" DOWN —

AMBITION' GRASS

LIRIOPE GRASS

ANNUAL COLOR

TRIANGULAR SPACING IS PREFERRED. USE SQUARE SPACING ONLY IN SMALL RECTILINEAR AREAS. "D" EQUALS THE SPACING DISTANCE AS SPECIFIED ON THE PLANT LEGEND.

ON PLANT LIST TYPICAL SHRUB AND GROUNDCOVER PLANTING

SPACING AS SHOWN

— 2X ROOT BALL ——

CONCRETE SIDEWALK

TYPICAL TREE PLANTING

DO NOT CUT

CENTRAL LEADER

TRUNK FLARE SHALL

REMAIN VISIBLE

TOP OF ROOTBALL

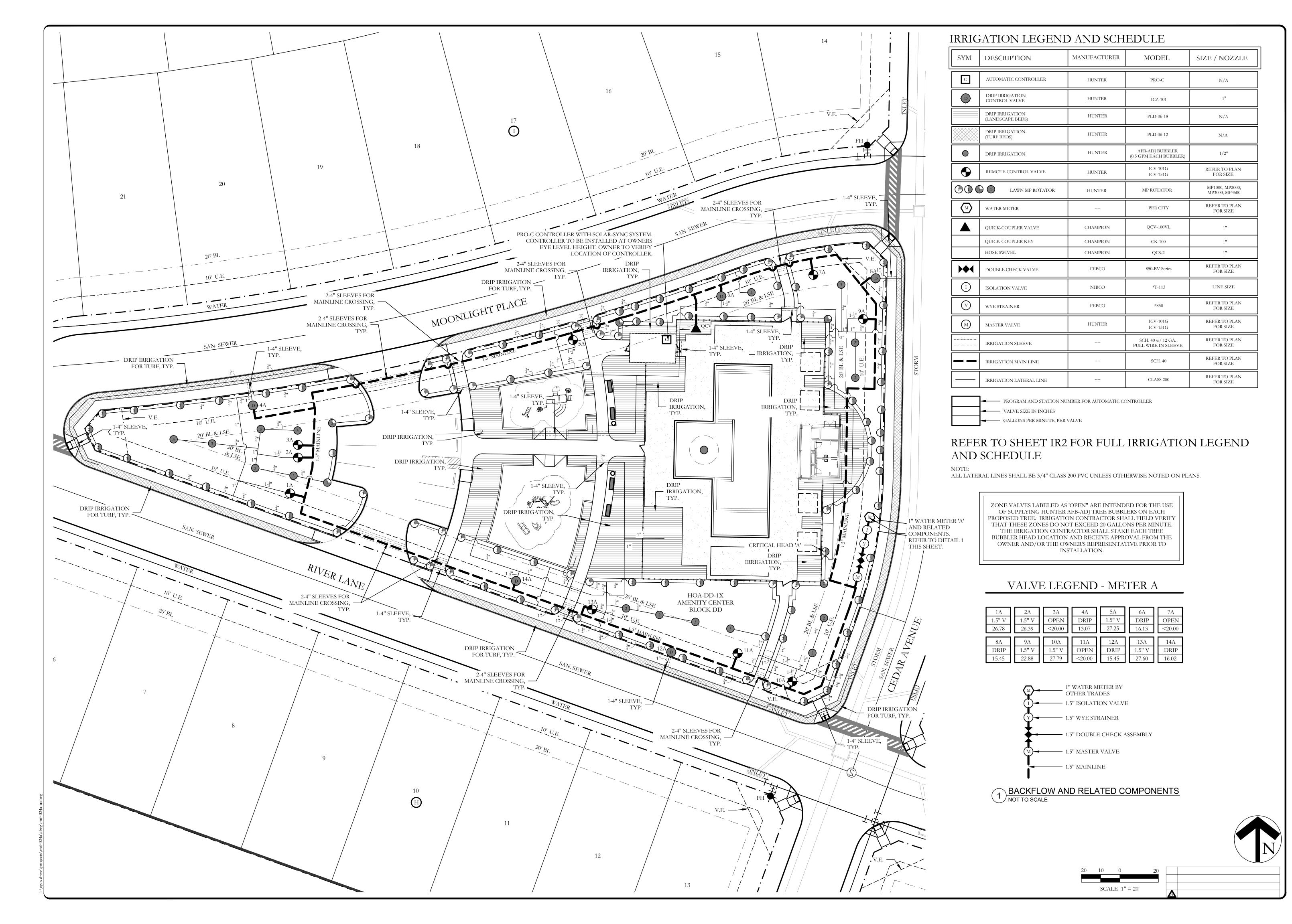
1/2 SPACING AS SHOWN

ON PLANT LIST

AT THE SURFACE

FINISH GRADE —

NOT TO SCALE

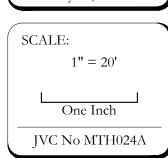


JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194
Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

PHASE I
CITY OF LAVON
COLLIN COUNTY, TEXAS

IENITY CENTER FACILITY
IRRIGATION PLAN





IR1 of <u>3</u>

IRRIGATION LEGEND AND SCHEDULE

		1			
SYM	DESCRIPTION	MANUFACTURER	MODEL	SIZE / NOZZLE	NOTES
С	AUTOMATIC CONTROLLER	HUNTER	I-CORE	N/A	INSTALL PER MANUFACTURER'S STANDARDS. IN ADDITION, INSTALL SOLAR-SYNC SYSTEM BY HUNTER.
D	DRIP IRRIGATION CONTROL VALVE	HUNTER	ICZ-101	1"	INSTALL PER DETAIL IN 10" ROUND BOX w/ BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	DRIP IRRIGATION (LANDSCAPE BEDS)	HUNTER	PLD-06-18	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
	DRIP IRRIGATION (TURF BEDS)	HUNTER	PLD-06-12	N/A	INSTALL PER DETAIL w/ 40 PSI AT OUTFLOW OF DRIP ZONE VALVE.
0	DRIP IRRIGATION	HUNTER	AFB-ADJ BUBBLER (0.5 GPM EACH BUBBLER)	1/2"	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL 1.0 GPM/LARGE SHADE TREE AND 0.5 GPM/ORN. TREES INSTALL ON ALL PROPOSED TREES, SEE LANDSCAPE PLANS.
•	REMOTE CONTROL VALVE	HUNTER	ICV-101G ICV-151G	Refer to Plan for Size	INSTALL PER DETAIL IN 10" ROUND PENTEK VALVE BOX WITH BOLT DOWN LID. ROUT AND PAINT VALVE NUMBER ON LID.
	LAWN MP ROTATOR	HUNTER	MP ROTATOR	MP1000, MP2000, MP3000, MP3500	INSTALL PER DETAIL w/ 40 PSI AT BASE OF HEAD. INSTALL ON IPS FLEX PIPE ALL SPRAY BODIES. INSTALL NOZZLES ON 4" PRS40 SPRAY BODIES.
	QUICK-COUPLER VALVE	CHAMPION	QCV-100VL	1"	INSTALL PER DETAIL IN 12"X17" PENTEK VALVE BOX. ROUT AND PAINT LID AS DESCRIBED IN IRRIGATION NOTES.
	QUICK-COUPLER KEY	CHAMPION	CK-100	1"	FURNISH THREE (x3) TO OWNER
	HOSE SWIVEL	CHAMPION	QCS-2	1"	FURNISH THREE (x3) TO OWNER
M	WATER METER		PER CITY	REFER TO PLAN FOR SIZE	INSTALLED BY GENERAL CONTRACTOR
>	DOUBLE CHECK VALVE	FEBCO	850-BV Series	REFER TO PLAN FOR SIZE	FURNISH AND INSTALL PER LOCAL CODE BY LICENSED IRRIGATION CONTRACTOR.
(I)	ISOLATION VALVE	NIBCO	*T-113	LINE SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
Y	WYE STRAINER	FEBCO	*850	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
M	MASTER VALVE	HUNTER	ICV-101G ICV-151G	REFER TO PLAN FOR SIZE	INSTALL PER DETAIL IN 12"x17" PENTEK VALVE BOX WITH BOLT DOWN LID.
	IRRIGATION SLEEVE		SCH. 40 w/ 12 GA. PULL WIRE IN SLEEVE	REFER TO PLAN FOR SIZE	DRIVEWAY SLEEVES INSTALLED BY GENERAL CONTRACTOR. SIDEWALK SLEEVES INSTALLED BY IRRIGATION CONTRACTOR.
	IRRIGATION MAIN LINE		SCH. 40	REFER TO PLAN FOR SIZE	18" INSTALLATION DEPTH.
	IRRIGATION LATERAL LINE		CLASS 200	REFER TO PLAN FOR SIZE	12" INSTALLATION DEPTH STANDARD. 18" INSTALLATION DEPTH UNDER PAVING.

PROGRAM AND STATION NUMBER FOR AUTOMATIC CONTROLLER

✓ VALVE SIZE IN INCHES

GALLONS PER MINUTE, PER VALVE

SINGLE-WIRE IRRIGATION NOTES

 PROVIDE A COMPLETE, FUNCTIONING AUTOMATIC IRRIGATION SYSTEM INCLUDING LABOR, MATERIALS, FEES, TAXES, EQUIPMENT, AND OTHER COSTS INCIDENTAL TO ACCOMPLISHING WORK.
 ACQUIRE WRITTEN APPROVAL FROM THE LANDSCAPE ARCHITECT OR LICENSED IRRIGATOR FOR

3. FORTY EIGHT (48) HOURS BEFORE IRRIGATION CONSTRUCTION BEGINS, IRRIGATION CONTRACTOR MUST CALL (800) DIG-TESS AND IS RESPONSIBLE FOR LOCATING EXISTING UNDERGROUND UTILITIES AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHES

AND/OR OBSTACLES PRIOR TO BEGINNING WORK. ANY DAMAGE TO UTILITIES AND/OR FINISHE FROM INFERIOR WORKMANSHIP BY THE IRRIGATION CONTRACTOR SHALL BE REPAIRED AT NO

MATERIAL SUBSTITUTES PRIOR TO BEGINNING INSTALLATION.

ADDITIONAL COST TO THE OWNER.

4. PIPING IS DIAGRAMMATIC AND SHOWN FOR CLARITY ONLY. ADJUST AS REQUIRED FOR EXISTING UTILITIES, OBSTRUCTIONS, TREE ROOT BALLS, ETC. PIPING AND VALVES SHOWN IN PAVING FOR CLARITY ONLY AND SHALL BE INSTALLED IN ADJACENT LANDSCAPE AREA. COORDINATE WITH THE CITY OR ENTITY INSPECTING THE IRRIGATION SYSTEM AND DETERMINE THE LOCAL RULES AND

CODES TO ABIDE BY REGARDING MAINLINE AND LATERAL PIPING LOCATIONS.

5. COORDINATE SLEEVE AND CONDUIT REQUIREMENTS WITH GENERAL CONTRACTOR. IRRIGATION SLEEVES SHALL BE AS FOLLOWS:

- 5.1. SLEEVES INTENDED FOR LATERAL LINES ARE TO BE ONE-FOUR INCH SLEEVE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A
- MINIMUM OF 2'-0" BEYOND BACK OF CURB.

 5.2. SLEEVES INTENDED FOR THE 1.5" MAINLINE ARE TO BE TWO-FOUR INCH SLEEVES SIDE BY SIDE AND ARE TO BE NO MORE THAN A DEPTH OF TWO FEET BELOW TOP OF CURB. SLEEVES SHOULD EXTEND A MINIMUM OF 2'-0" BEYOND BACK OF CURB.

6. LOCATE EACH END OF IRRIGATION SLEEVES DIMENSIONALLY ON THE RECORD "AS BUILT" DRAWINGS.

7. THE IRRIGATION CONTRACTOR SHALL COORDINATE THE INSTALLATION OF THE IRRIGATION SYSTEM WITH THE LANDSCAPE CONTRACTOR TO ENSURE ALL PLANT MATERIAL WILL BE WATERED IN ACCORDANCE WITH THE INTENT OF THE PLANS AND SPECIFICATIONS.

8. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE FOR DAMAGE TO PLANT MATERIAL DUE TO SYSTEM FAILURE FROM INFERIOR WORKMANSHIP FOR THE DURATION OF THE INSTALLATION OF PLANT MATERIAL AND MAINTENANCE PERIOD FOLLOWING INSTALLATION.

9. THE IRRIGATION CONTRACTOR SHALL PROVIDE ALL LABOR AND MATERIAL NECESSARY TO HAND DIG WITHIN ALL EXISTING TREE DRIPLINE ZONES AT NO ADDITIONAL COST TO THE OWNER. THE IRRIGATION CONTRACTOR SHALL BE RESPONSIBLE TO STAKE AND RECEIVE APPROVAL FROM ALL DISCIPLINES PRIOR TO AN TRENCHING AND HAND DIGGING IN AREAS OF EXISTING TREE COVERAGE OR ANY ADDITIONAL AREAS THAT MIGHT BE QUESTIONABLE.

10. EXTEND ONE EXTRA CONTROL WIRE TO FARTHEST VALVE, ROUTED PARALLEL TO COMMON GROUND WIRE WITH INSTALLATION OF LEAD AND COMMON WIRES.

11. CONTROL WIRE SHALL BE DIRECT BURIAL, 24 VOLT, SINGLE CONDUCTOR, SOLID COPPER, PLASTIC INSULATED CABLE, RATED FOR DIRECT BURIAL APPLICATIONS, UF., UL., APPROVED, 14 GAUGE MINIMUM LEAD AND COMMON GROUND RETURN WIRE UNLESS NOTED OTHERWISE ON PLANS. COLOR OF INSULATION AS FOLLOWS:

11.1. LEAD WIRE: ANY COLOR (SAME COLOR), EXCEPT WHITE OR ORANGE

11.2. COMMON GROUND WIRE: WHITE (COLOR)

11.3. EXTRA CONTROL WIRE: ORANGE (COLOR)

- 12. WIRE SPLICES SHALL BE KING ONE-STEP #7 (TAN) OR 3M-DBY PERMANENT AND WATERPROOF. INSTALL ALL WIRE SPLICES IN 10" ROUND PENTEK VALVE BOXES.
- 13. THE OWNER AND/OR LANDSCAPE ARCHITECT SHALL DETERMINE THE FINAL CONTROLLER LOCATION. THE IRRIGATION CONTRACTOR SHALL MAKE FINAL ELECTRICAL CONNECTION OF CONTROLLER PER LOCAL ELECTRICAL CODE. PROVIDE ALL NECESSARY FUSE BOXES, CONDUIT, FITTINGS, CONNECTORS OR OTHER ELECTRICAL DEVICES TO MAKE CONNECTION. OWNER SHALL PROVIDE ELECTRICAL SERVICE WITHIN 10 LINEAR FEET OF CONTROLLER LOCATION UNLESS NOTED OTHERWISE ON DRAWINGS.
- 14. CONNECT REMOTE SENSORS TO CONTROLLER WITH GROUND WIRE IN SERIES PRIOR TO CONNECTING TO REMOTE CONTROL VALVES.

15. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIVE AS FOLLOWS:

15. ALL P.V.C. MAINLINES AND LATERAL LINES SHALL RECEIV 15.1. 18" MINIMUM COVER FOR MAIN LINES

15.2. 18" MINIMUM COVER FOR PIPING LOCATED UNDER PAVING

15.2. 16 MINIMUM COVER FOR PIPING LOCATED UNDER PAVIN
15.3. 12" MINIMUM COVER FOR LATERAL LINES

- 16. THE MINIMUM DISTANCE BETWEEN THE MAINLINE AND LATERAL LINE FITTINGS (EXCEPT FOR REDUCER BUSHINGS) SHALL BE 18".
- 17. THE MINIMUM HORIZONTAL DISTANCE OF 36" SHALL BE MAINTAINED BETWEEN ANY VALVES THAT ARE INSTALLED SIDE BY SIDE.
- 18. WHERE SERVICE TREES ARE INSTALLED ON THE MAINLINE FOR INSTALLATION OF THE ELECTRIC VALVES AND/OR QUICK COUPLING VALVES, THE CONTRACTOR SHALL LIMIT THE NUMBER OF THESE PER SERVICE TEE. DO NOT INSTALL MORE THAN A TOTAL OF EITHER THREE ELECTRIC VALVES OR A COMBINATION OF TWO ELECTRIC VALVES AND ONE QUICK COUPLER VALVE AT EACH TEE. THE MINIMUM DISTANCE BETWEEN FITTINGS SHALL BE 18" AS REFERENCED IN THE ABOVE NOTES.

19. ALL PVC PIPE AND FITTINGS ARE TO BE PRIMED WITH PURPLE PVC PRIMER SOLVENT BEFORE APPLYING PVC CEMENT IN ACCORDANCE WITH THE UNIFORM PLUMBING CODE.

20. INSTALL QUICK COUPLING VALVES IN 12"X17" PENTEK VALVE BOXES PER DETAIL SHOWN. CONNECT QUICK COUPLING VALVES TO MAINLINE PIPE WITH LASCO UNITIZED, O-RING SWING JOINTS PER DETAIL SHOWN, #T722-22. SUPPLY OWNER WITH THREE COUPLER KEYS WITH SWIVEL HOSE BIBB EACH, #33DK-10 AND #SH-0 RESPECTIVELY. VALVES TO BE INSTALLED SO THAT THE TOP OF THE QUICK COUPLER IS 2" BELOW BOTTOM OF VALVE BOX LID. PURPLE LID SHALL READ "NON-POTABLE, NOT SAFE FOR DRINKING" IN ENGLISH AND SPANISH.

21. ALL LATERAL LINES SHALL BE 3/4" CLASS 200 PVC UNLESS OTHERWISE NOTED ON PLANS.

- 22. ZONE VALVES LABELED AS 'OPEN" ARE INTENDED FOR THE USE OF SUPPLYING HUNTER AFB-ADJ TREE BUBBLERS ON EACH PROPOSED TREE. IRRIGATION CONTRACTOR SHALL FIELD VERIFY THAT THESE ZONES DO NOT EXCEED 20 GALLONS PER MINUTE. THE IRRIGATION CONTRACTOR SHALL STAKE EACH TREE BUBBLER HEAD LOCATION AND RECEIVE APPROVAL FROM THE OWNER AND/OR THE OWNER'S REPRESENTATIVE PRIOR TO INSTALLATION.
- 23. ALL STATE OF TEXAS LAWS/RULES AND ALL LOCAL CODES/ORDINANCES AREA MADE PART OF THESE PLANS AND SPECIFICATIONS WHETHER SHOWN OR NOT. THESE LAWS AND ORDINANCES WILL SUPERCEDE THE PLANS, DETAILS, AND/OR SPECIFICATIONS FOR THIS PROJECT. THE IRRIGATION CONTRACTOR IS CAUTIONED THAT HE/SHE IS TO INCLUDE ANY AND ALL COST NECESSARY TO MEET OR EXCEED THE LAWS OF THE STATE OF TEXAS AND LOCAL CODES
- CONCERNING LANDSCAPE IRRIGATION.

 24. INCLUDE THE FOLLOWING ALLOWANCES FOR PROVIDING AND INSTALLING AIR RELIEF VALVES AND FLUSH VALVES FOR THE DRIP SYSTEM. EXACT QUANTITY AND LOCATION OF THESE DEVICES WILL BE DETERMINED AT THE TIME OF INSTALLATION. IN GENERAL, ALL AIR RELIEF VALVES WILL BE INSTALLED AT THE HIGH POINTS AND FLUSH VALVES WILL BE INSTALLED AT THE LOW POINTS OF EXHAUST HEADER. ALLOW FOR APPROXIMATELY (1) AIR RELIEF AND APPROXIMATELY ONE (1)
- FLUSH VALVE FOR EACH DRIP ZONE KIT.

 25. INCLUDE THE FOLLOWING ALLOWANCE FOR PROVIDING AND INSTALLING DRIP INDICATOR FOR THE DRIP SYSTEM. LOCATION OF DRIP INDICATOR SHOULD BE CENTERED IN DRIP ZONE.

HYDRAULIC CALCULATION NOTES

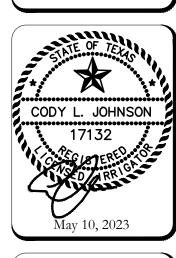
TEN DAYS PRIOR TO COMMENCING WORK, VERIFY STATIC PRESSURE. IF STATIC PRESSURE IS LESS THAN THE ASSUMED STATIC PRESSURE DO NOT START WORK UNTIL NOTIFIED IN WRITING TO PROCEED BY OWNER. IF CONTRACTOR PROCEEDS WITH WORK WITHOUT AUTHORIZATION FROM OWNER, THE CONTRACTOR SHALL BE FINANCIALLY RESPONSIBLE TO CORRECT, MODIFY OR REPAIR ANY ITEMS OR MATERIALS THAT MAY BE REQUIRED TO PROVIDE A FULLY FUNCTIONING AND OPERATIONAL IRRIGATION SYSTEM IN COMPLIANCE WITH THE PLANS AND SPECIFICATIONS. HYDRAULIC CALCULATIONS FOR THIS SYSTEM ARE BASED ON THE STATIC PRESSURE AS STATED ABOVE. THE STATIC PRESSURE SHOWN IS AN ASSUMED PRESSURE, A PRESSURE MEASURED AT THE SITE, OR AN ESTIMATED PRESSURE PROVIDED BY THE COUNTY OR CITY. THE OWNER UNDERSTANDS THIS PROJECT MAY NOT PROVIDE 100% COVERAGE AT ALL TIMES.

HYDRAULIC CALCULATION (LARGEST ZONE)										
ITEM	SIZE	PSI	NOTES							
SERVICE	1.5"	0.78	TYPE "K" COPPER 20 LN. FT. (27.79 GPM)							
WATER METER	1"	5.30	(27.79 GPM)							
BALL VALVE	1.5"	1.00	(27.79 GPM)							
WYE FILTER	1.5"	0.30	(27.79 GPM)							
BACKFLOW PREVENTER	1.5"	4.00	(27.79 GPM)							
MASTER VALVE	1.5"	1.50	(27.79 GPM)							
MAIN LINE	1.5"	0.48	20 LINEAR FEET (27.79 GPM)							
MAIN LINE - LOOPED	1.5"	2.66	450 LINEAR FEET (13.90 GPM)							
ZONE VALVE (10A)	1.5"	1.50	(27.79 GPM)							
LATERAL PIPING	N/A	2.00								
CRITICAL HEAD 'A'	N/A	40.00								
TOTAL LOSS		59.52								
ASSUMED STATIC PRESSURE		70.00								
PRESSURE DIFFERENTIAL		-10.48								

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972,201.3

TRAILS OF LAVOR PHASE I CITY OF LAVON COLLIN COUNTY, TEX

AMENITY CENTER FACILITY
IRRIGATION NOTES & DETAI



SCALE:

REFER TO

DETAILS

One Inch

JVC No MTH024A

 $\overline{1R2 \text{ of } 3}$

l:\cjs-s drive\projects\mth024a\dwg\mth024a-ir.dwg

DETAILS

IR3 of 3

GENERAL NOTES: NO DIRECT CONNECTION TO SLEEVE SHALL BE ALLOWED. SLEEVE SIZE SHALL BE TWO (2) SIZES LARGER THAN THE PIPE TO BE SLEEVED. 2. MARK HARDSCAPE WITH SYMBOL "S" TO INDICATE THAT A SLEEVE IS BELOW. 3. INSTALL WIRING IN SEPARATE SLEEVE FROM LATERAL AND MAINLINE PIPING BELOW

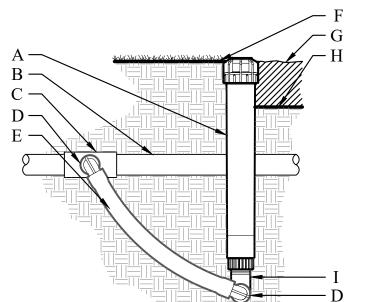
BOTTOM

OF CURB

CONSTRUCTION NOTES:

A. TEMPORARY RISER AND CAP. B. SCH 40 PVC IRRIGATION SLEEVE - SEE PLAN. C. PVC MAINLINE, LATERAL OR WIRING - SEE

D. PAVING



\IRRIGATION SLEEVES

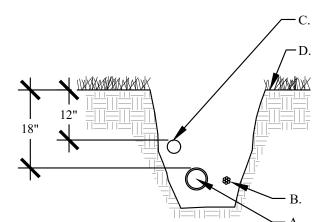
✓ NOT TO SCALE

NOT TO SCALE

CONSTRUCTION NOTES:

- A. ECO INDICATOR ECOID B. LATERAL PIPE PER PLAN
- C. FPT CONNECTION FROM LATERAL D. SPIRAL BARB ELBOW - HSBE-XXX
- E. FLEXsG TUBING FLEXSG F. FINISHED GRADE IN TURF
- G. ADJACENT MULCH
- H. FINISHED GRADE IN PLANTER BED I. MARLEX STREET ELBOW

\ECO INDICATOR WITH FLEX TUBING



ELECTRIC VALVE

NOT TO SCALE

NOT TO SCALE

GENERAL NOTES:

- REST PIPE FIRMLY ON TRENCH BOTTOM.
- SNAKE PIPE FROM SIDE TO SIDE. DO NOT STACK PIPE IN TRENCH. PROVIDE

5. BUNDLE WIRE(S) AT 20 FT. INTERVALS

- HORIZONTAL SEPARATION.
- 4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL LINE PIPING.

CONSTRUCTION NOTES: A. MAINLINE PIPING - 18" MINIMUM COVER B. WIRE BUNDLE - TAPE PER SPECIFICATIONS C. LATERAL LINE PIPING - 12" MINIMUM COVER

D. FINISH GRADE

\IRRIGATION TRENCH NOT TO SCALE



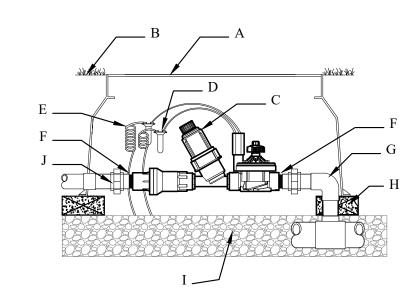
- 1. INSTALL PEA GRAVEL FLUSH WITH BOTTOM OF PIPE AND VALVE.
- 2. MAINLINE SHALL HAVE A MINIMUM OF
- 18" COVER AND LATERAL LINE SHALL HAVE A MINIMUM OF 12" COVER.
- PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE CONNECTION.
- CENTER VALVE ASSEMBLY IN VALVE

CONSTRUCTION NOTES:

- A. PVC SERVICE TEE B. SCH 40 45° BEND
- SCH 40 MALE ADAPTER D. SCH 40 BALL VALVE
- GRAY SCH 80 SHORT NIPPLE (TBE)
- F. AUTOMATIC VALVE G. WIRE COIL H. WATERPROOF WIRE CONNECTORS
- I. LATERAL PIPE
- 10 ML BLACK PLASTIC
- . ARMOR 12" STANDARD VALVE BOX WITH COVER AND PENTAGON LOCK. ROUT AND PAINT VALVE NUMBER ON TOP OF LID.

SET ¼" ABOVE FINISH GRADE.

- FINISH GRADE M. WASHED PEA GRAVEL - 6" DEPTH MIN
- N. 6" VALVE BOX EXTENSIONS AS REQUIRED O. VALVE WIRING



DRIP CONTROL ZONE

TREE BUBBLER PLAN

NOT TO SCALE

NOT TO SCALE

CONSTRUCTION NOTES:

A. JUMBO VALVE BOX

- B. FINISH GRADE DRIP ZONE KIT, MODEL ICZ-101
- D. WATERPROOF CONNECTORS (2)
- 18-24" COILED WIRE F. SCH. 80 T.O.W. NIPPLE
- H. BRICK SUPPORTS (4) I. 3/4" MINUS WASHED GRAVEL

GENERAL NOTES:

TREE BUBBLERS TO BE ALIGNED

PARALLEL WITH MEDIAN CURBS.

2. NO TRENCHING ALLOWED WITHIN

3. TREE BUBBLERS TO BE ON UPHILL

4. COORDINATE THE LOCATION OF

LANDSCAPE PLANTING PLANS.

CONSTRUCTION NOTES:

B. EDGE OF TREE PIT (RETENTION

D. LATERAL LINE (SIZED AS SPEC'D.)

C. TREE BUBBLER. NOZZLE AFB

TREE ROOTBALL

CONSTRUCTION NOTES:

D. PLD-050 OR 1/2" FPT ADAPTER

B. 10" ROUND VALVE BOX

C. LINE FLUSHING VALVE

E. BRICK SUPPORTS (3)

F. 3/4" GRAVEL SUMP

A. FINISH GRADE

RETENTION BASIN OR AS SHOWN.

THE BUBBLERS WITH THE PROPOSED

TREE LOCATIONS AS SHOWN ON THE

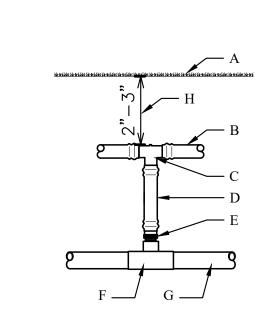
THE TREES ROOTBALL.

SIDE OF THE TREE IN THE

G. MAINLINE PIPING AND FITTINGS J. PVC SLIP UNIONS (2)

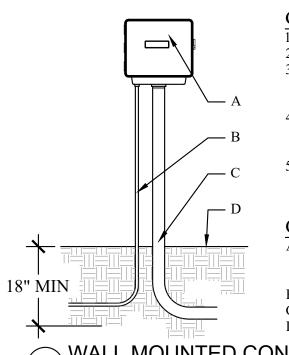
AFB BUBBLER NOT TO SCALE

ONSTRUCTION NOTES: A. MODEL AFB BUBBLER B. FINISH GRADE C. SWING JOINT: HUNTER 'PRO-FLEX' TUBING 24"-36" HSBE-050 ELBOWS (2), & MARLEX STREET ELBOW (1) D. LATERAL TEE OR ELL E. LATERAL PIPE



- **CONSTRUCTION NOTES:** FINISH GRADE
- **HUNTER PLD 06-18** PLD-TEE 17MM BARBxBARB
- PLD-BLNK PLD-075 3/4" MPTxBARB 3/4" MPT TEE
- LATERAL PIPE MINIMUM DRIPLINE DEPTH

BELOW GRADE START CONNECTION NOT TO SCALE



GENERAL NOTES:

- INSTALL PER MANUFACTURER'S SPECIFICATIONS. INSTALL ELECTRICAL SERVICE PER LOCAL CODES. CONTRACTOR SHALL BE RESPONSIBLE FOR ELECTRICAL WORK RELATED TO IRRIGATION
- INSTALLATION. 4. ATTACH RAIN SENSOR WITH STAINLESS STEEL SCREWS 4'-0" MINIMUM ABOVE FINISH GRADE IN LOCATION APPROVED BY IRRIGATION CONSULTANT. ATTACH TEMPERATURE SENSOR TO CONTROLLER

CONSTRUCTION NOTES:

A. WEATHERPROOF CONTROLLER, REFER TO PLAN FOR TYPE AND LOCATION. ATTACH TO WALL SECURELY WITH ANCHOR BOLTS. B. ELECTRIC SERVICE 1/2" CONDUIT.

WITH STAINLESS STEEL SCREWS IN LOCATION

APPROVED BY IRRIGATION CONSULTANT.

- C. REMOTE ELECTRIC VALVE 2" CONDUIT. D. FINISH GRADE
- WALL MOUNTED CONTROLLER

NOT TO SCALE

PRO-C CONTROLLER

UP TO

200' AWAY

NOT TO SCALE

GATE VALVE
NOT TO SCALE

CONSTRUCTION NOTES: A. MODEL: SOLAR SYNC SENSOR

CONSTRUCTION NOTES:

A. GATE VALVE

C. COUPLING

B. SCH 80 TOE NIPPLE

D. 11x17 VALVE BOX

B. SUITABLE POST, POLE, OR GUTTER MOUNT. MOUNT IN LOCATION WHERE SENSOR CAN RECEIVE FULL SUN, IS OPEN TO RAINFALL AND OUT OF SPRINKLER SPRAY PATTERN. C. CONDUIT FROM SOLAR SYNC SENSOR TO CONTROLLER OR TO A POINT 12" BELOW

GENERAL NOTES:

SEPARATION.

INTERVALS

OPENING

LOCAL CODE.

MAINTAIN 2" MINIMUM

5. BUNDLE WIRE(S) AT 20 FT.

CONSTRUCTION NOTES:

A. MINIMAL CLEARANCE FOR

B. CONTROLLER MODEL AS

LABELED ON LEGEND.

C. CONTROL WIRE IN ELECTRICAL

D. ELECTRICAL SUPPLY CONDUIT. CONNECT TO POWER SOURCE.

J BOX INSIDE CONTROLLER.

CONDUIT SIZE AND TYPE PER

AND LATERAL LINE PIPING.

. REST PIPE FIRMLY ON TRENCH

SNAKE PIPE FROM SIDE TO SIDE. 3. DO NOT STACK PIPE IN TRENCH PROVIDE HORIZONTAL

SEPARATION BETWEEN MAINLINE

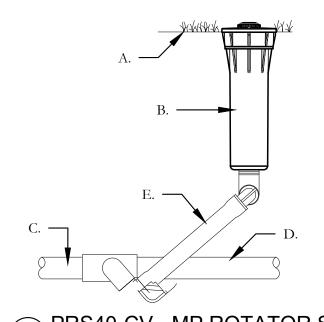
- D. MODEL SOLAR SYNC MODULE. MOUNT LESS THAN 6" AWAY FROM CONTROLLER. MODULE CAN BE MOUNTED INTERNALLY WHEN
- PAIRED WITH THE PCC CONTROLLER.* E. HUNTER PRO-C CONTROLLER F. COMMUNICATION WIRE, 18-2(WIRE TYPE TO MEET INSTALLATION CODE REQUIREMENTS), FROM MODULE TO SENSOR. MAXIMUM TOTAL WIRE DISTANCE, 200 FEET.
- G. POWER SOURCE H. CONDUIT FOR VALVE CONTROL WIRE AND

SOLAR SYNC SYSTEM (PRO-C CONTROLLER)

CONSTRUCTION NOTES: A. FLUSH VALVE HUNTER PLD 06-18 **HUNTER PLD TEE** TUBING STAKE LATERAL TO PLD CONNECTION DRIP CONTROL VALVE. MODEL ICZ-101 G. LATERAL PIPE TO PLANTING BED

DRIP IRRIGATION - FLUSH VALVE

\DRIP IRRIGATION - BED NOT TO SCALE



GENERAL NOTES: 1. REST PIPE FIRMLY ON TRENCH

- BOTTOM. SNAKE PIPE FROM SIDE TO SIDE. DO NOT STACK PIPE IN TRENCH.
- PROVIDE HORIZONTAL SEPARATION. 4. MAINTAIN 2" MINIMUM SEPARATION BETWEEN MAINLINE AND LATERAL
- LINE PIPING. 5. BUNDLE WIRE(S) AT 20 FT. INTERVALS.

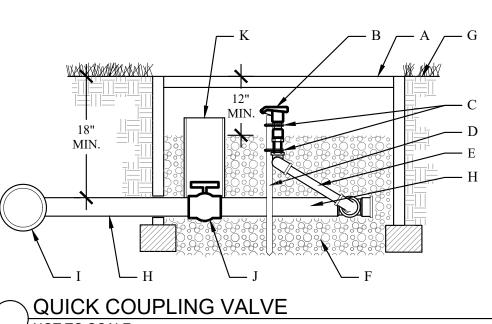
CONSTRUCTION NOTES:

- C. LATERAL TEE OR ELL
- D. LATERAL PIPE E. IPS FLEX PIPE

A. FINISHED GRADE . ROTOR HEAD PER PLANS

PRS40-CV - MP ROTATOR SPRAY HEAD

NOT TO SCALE

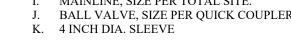


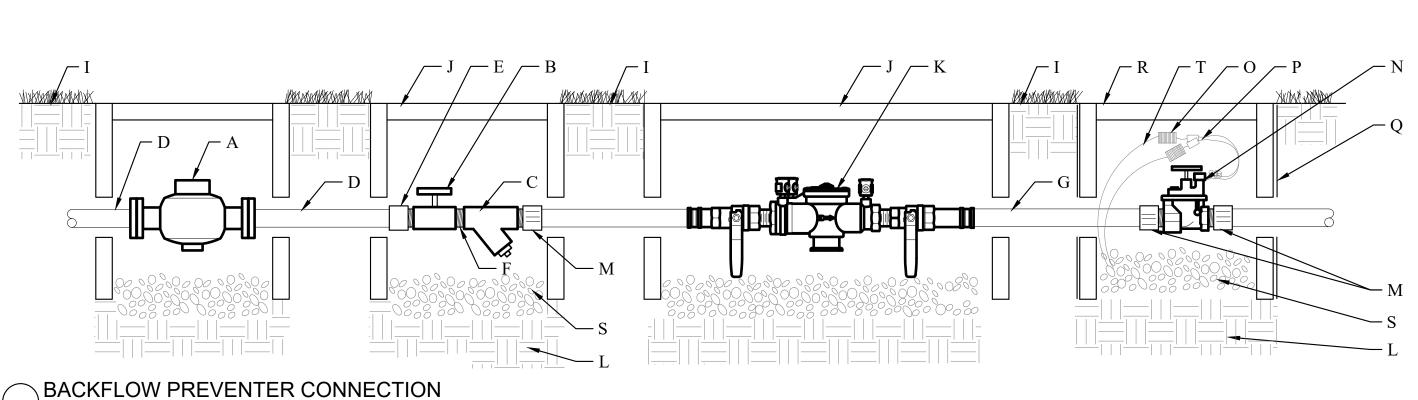
- GENERAL NOTES:

 1. INSTALL BRICK AROUND THE BASE OF EACH VALVE BOX AND
- LEVEL ACCORDINGLY. . INSTALL 1" DIA. WASHED AGGREGATE FLUSH WITH BOTTOM OF QUICK COUPLING VALVE

CONSTRUCTION NOTES:

- A. VALVE BOX WITH OVERLAPPING COVER. ROUT AND PAINT VALVE NUMBER ON TOP OF LID. INSTALL FLUSH TO FINISHED
- B. QUICK COUPLING VALVE
- TWO (2) STAINLESS STEEL WORM GEAR CLAMPS 1" DIA. GALVANIZED STEEL PIPE, EXTEND 12" IN. INTO
- UNDISTURBED SOIL E. PRE-ASSEMBLIED UNITIZED 'O'-RING SWING JOINT ASSEMBLY
- F. WASHED AGGREGATE 12" DEEP MIN. G. FINISH GRADE
- H. LATERAL SET LINE, SIZE PER QUICK COUPLER VALVE.
- MAINLINE, SIZE PER TOTAL SITE. J. BALL VALVE, SIZE PER QUICK COUPLER.





CONSTRUCTION NOTES:

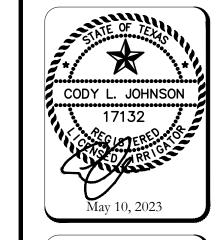
- A. WATER METER (SIZE PER PLAN)
- B. BALL VALVE (SIZE PER LINE) C. WYE STRAINER (SIZE PER LINE)
- D. TYPE "K" COPPER PIPE
- COPPER SxT COUPLING TBE NIPPLE

M. MALE ADAPTER

- G. PIPE PER CITY CODE H. COUPLING
- FINISH GRADE 12"x17" VALVE BOX. SET FLUSH WITH
- FINISH GRADE
- K. DOUBLE CHECK VALVE ASSEMBLY L. COMPACTED SUBGRADE
- N. MASTER ELECTRIC VALVE O. WIRE COIL
- P. WATERPROOF WIRE CONNECTORS Q. 10 ML BLACK PLASTIC
- R. 10" RD VALVE BOX. SET ¼" ABOVE FINISH
- S. WASHED PEA GRAVEL 6" DEPTH MIN T. VALVE WIRING

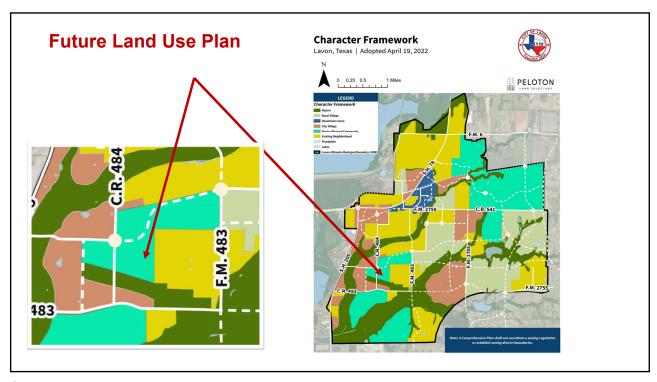
GENERAL NOTES: I. INSTALL WASHED PEA GRAVEL BELOW DCA TO ALLOW ACCESS

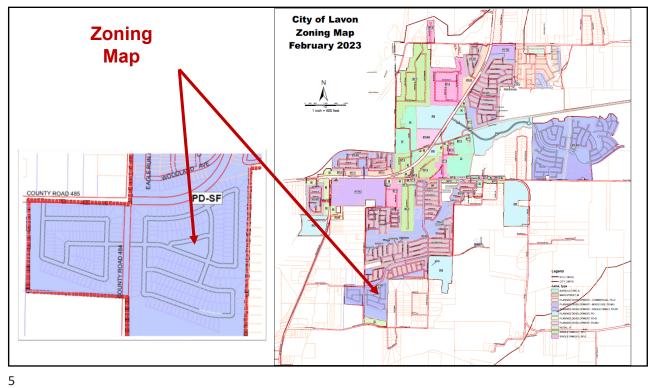
- TO TEST COCKS AND OPERATION OF BALL VALVES 2. INSTALL PEA GRAVEL FLUSH
- WITH ELECTRIC VALVE. 3. PROVIDE A 24" WIRE EXPANSION COIL AT EACH DRY SPLICE WIRE
- CONNECTION. 4. CENTER VALVE ASSEMBLY IN VALVE BOX.

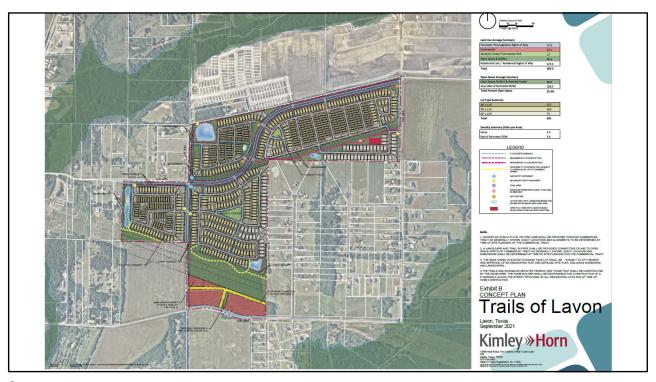


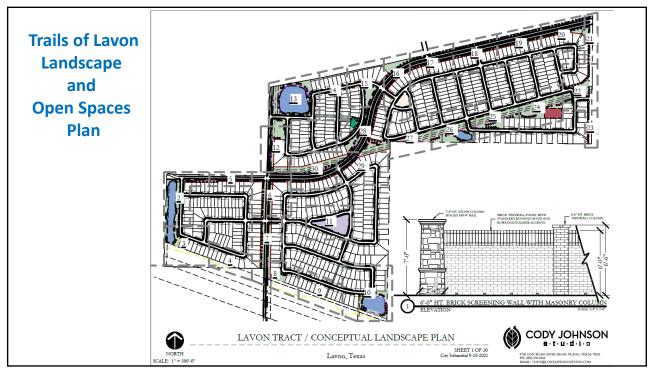
One Inch JVC No MTH024A

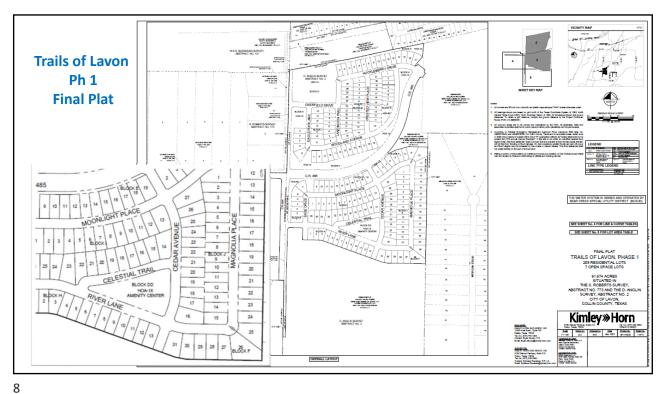
REFER TO













May 9, 2023 Cody Johnson Johnson Volk Consulting Via Email

Re: Trails of Lavon Amenity Center Construction Plans

Drainage/Storm Sewer Capacity

Dear Mr. Johnson:

Kimley-Horn and Associates ("Kimley-Horn") is the engineering design firm of record for the civil improvements for the Trails of Lavon, Phase 1 subdivision, which the subject amenity center site is located within. As requested, Kimley-Horn has reviewed the Trails of Lavon Amenity Center construction plans with respect to the grading and drainage. Based on our review, the proposed grading and drainage for the amenity center is in general conformance with the Trails of Lavon, Phase 1 Civil Plans. The storm drain system (Lines SD-I and SD-N) has adequate capacity to accept the drainage from the amenity center site as proposed.

Please let me know if you need any additional information

Sincerely,

Bryan Moody, P.E. Associate

In the

Kim Dobbs City Manager City of Lavon, Texas

May 10, 2023

RE: Trails of Lavon Phase I Amenity Center Comment Response Letter

The following comments were received on March 23, 2023:

PLANNING: Madeleine Bonney Madeline.Bonney@PelotonLand.com

- 1. FYI, Site Plans require approval by the City Council upon recommendation by the Planning and Zoning Commission. Noted.
- 2. Additional comments may be forthcoming upon resubmittal. Noted.
- 3. The Subject Property is generally located at the southeast corner of CR 485 and CR 484, within the Trails of Lavon Subdivision. The Subject Property has an approved final plat dated October 2022, with subject property being Lot HOA-1X, Block DD, Phase 1 of Trails of Lavon.
- 4. Per the governing PD, Community Enhancement features are required. Specifically, enhanced pedestrian crosswalks at intersections around the Amenity Center. Revise the Plan to illustrate and label enhanced pedestrian crosswalks accordingly. The enhance cross walks have been added.
- 5. Per the governing PD, the minimum masonry requirement for the exterior façades of all buildings is permitted up to 90% of the total façade. Please clarify the proposed materials and architecture accordingly. The architecture has been updated.
- 6. Per Sec. 9.03.191 of the Zoning Ordinance, a twenty (20) foot wide landscaped planting strip shall be required along each public right-of-way. The planting strip may be in the front yard. Revise the Plan to illustrate and label accordingly. The landscape buffer has been added.

The following comments were received on April 21, 2023:

ENGINEERING: Mark D. Hill, P.E. mdhill@fmidallas.com

- 1. Sheet U1 A cleanout is required on the service line at the property line. A clean out has been added.
- 2. Sheet SG5 Engineer to verify flow and capacity of storm sewer system. The engineer has verified the flow and capacity.
- 3. Sheet L4 Recycled concrete is NOT allowed for construction entrances. This detail has been updated to the city standards.
- 4. Sheet L11 The latest version of City Standard Details should be used. These details have been updated.
- 5. The pavement thickness, strength and reinforcement should be identified in the plans. Refer to the details and notes provided on sheet L5.

PLANNING: Maria Skrut Maria. Skrut@PelotonLand.com

- 1. Please provide a Comment Response Letter stating how each comment has been addressed upon resubmittal. This has been provided.
- 2. Revise the Site Plan's Summary Table to state the zoning as "PD Planned Development District Ordinance No. 2021-10-04" instead of "Single Family." The zoning has been updated.
- 3. Per the governing PD, Community Enhancement features are required. Specifically, enhanced pedestrian crosswalks at intersections around the Amenity Center that includes one of the following: stripping,

stamped/stained concrete, or pavers. Revise the Plans to illustrate and label enhanced pedestrian crosswalks accordingly, in addition to the three enhanced crosswalks required on page 26 of the governing PD. The enhanced crosswalks have been added.

- 4. There appears to be at least one structure proposed within the minimum 20-foot building setback on the north side of the subject property (labeled Equip. Encl.). Revise the plans to comply with the minimum setback accordingly. This is not a structure, but rather a wood fence that encloses the pool equipment and storage area. No roof is proposed, just fencing.
- 5. Revise the Site Plan's Site Data Summary Table to reflect one parking space for every 200 square feet of building floor area (instead of 300 square feet), and update the required spaces accordingly (three parking spaces). The parking count has been updated.
- 6. It appears that there is not a dumpster with associated enclosure provided. Revise the Plans to provide and label a dumpster enclosure with appropriate screening, material and height notations, and a minimum of 40 feet of straight and clear backing as measured from the dumpster gates. This facility will not utilize a dumpster, but rather trash totes similar to a residential lot. The trash totes will be stored in the wood fence enclosure with the pool equipment.
- 7. FYI, the Site Plan requires approval by the City Council upon recommendation by the Planning and Zoning Commission. Noted.
- 8. Additional comments may be forthcoming upon resubmittal. Noted.

Sincerely,

Cody Johnson, RLA, ASLA, LI Johnson Volk Consulting

704 Central Parkway East Suite 1200

Plano, Texas 75074



April 21, 2023

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

Re: Trails of Lavon Amenity Center

Construction Plans

Dear Ms. Dobbs:

As requested, we have reviewed the Construction Plans dated March 9, 2023 as prepared by Johnson Volk Consulting for the above amenity center located with Trails of Lavon, Phase 1. Our review only includes general engineering items. Site Plan, Landscape Plan, etc. review will be by others. Our comments are as follows:

- 1. Sheet U1 A cleanout is required on the service line at the property line.
- 2. Sheet SG5 Engineer to verify flow and capacity of storm sewer system.
- 3. Sheet L4 Recycled concrete is NOT allowed for construction entrances.
- 4. Sheet L11 The latest version of City Standard Details should be used.
- 5. The pavement thickness, strength and reinforcement should be identified in the plans.

This concludes our review of the above referenced Construction Plans. A copy of the applicable sheets with markups, is attached for your use.

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

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

Sincerely,

FREEMAN-MILLICAN, INC.

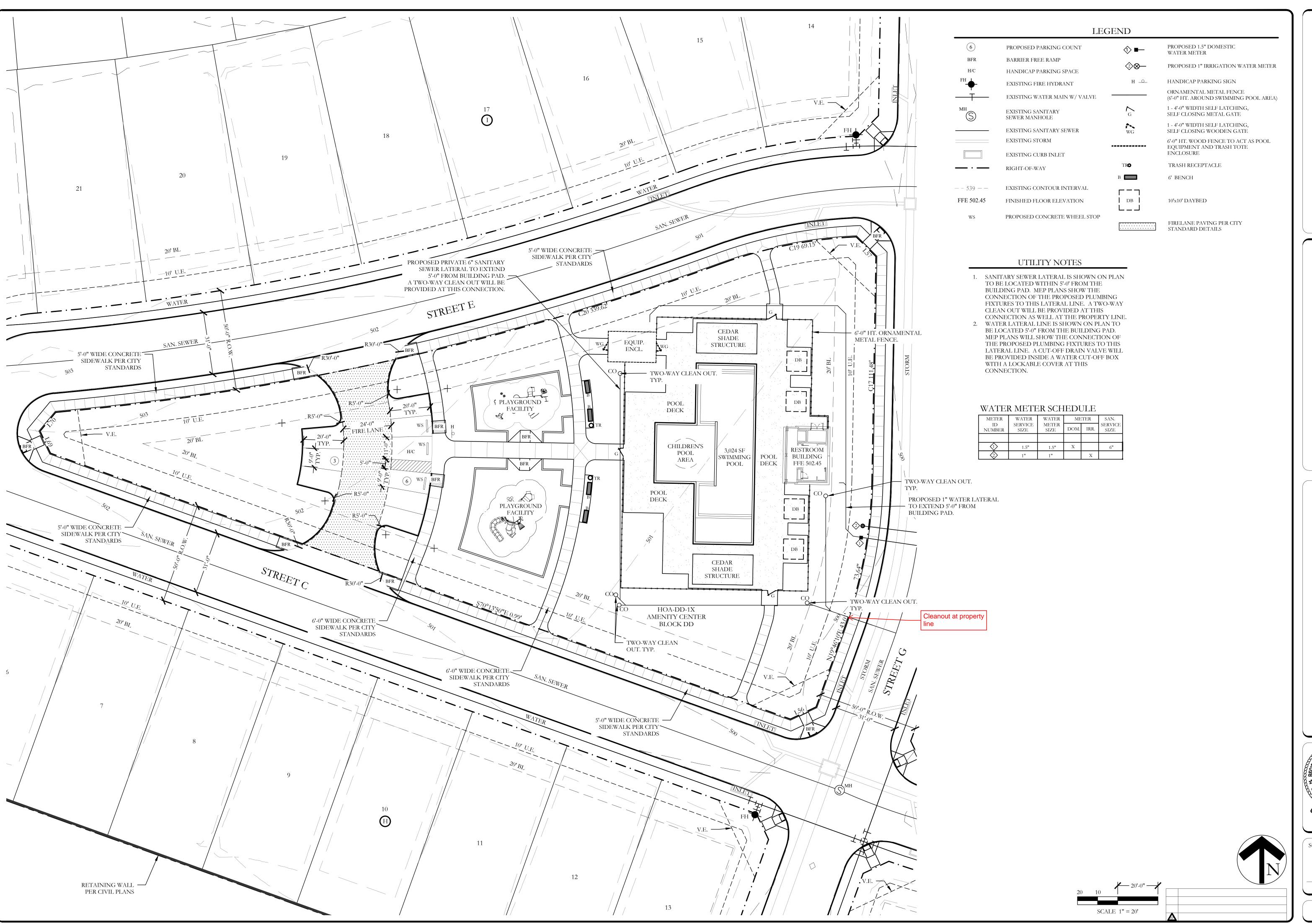
Mark D. Hill, P.E.

Consulting City Engineer

Attachment

Cc: David Carter, Mike Jones, Danny Anthony, LeAnn McClendon

F:\17024 - LAV General Servies\9 - Review\Trails of Lavon\Amenity Center\Trails Lavon Amenity Center - Rev 0.docx



JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 10194
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TRAILS OF LAVON
PHASE I
CITY OF LAVON
COLLIN COUNTY, TEXAS

UTILITY PLAN



March 09, 2023

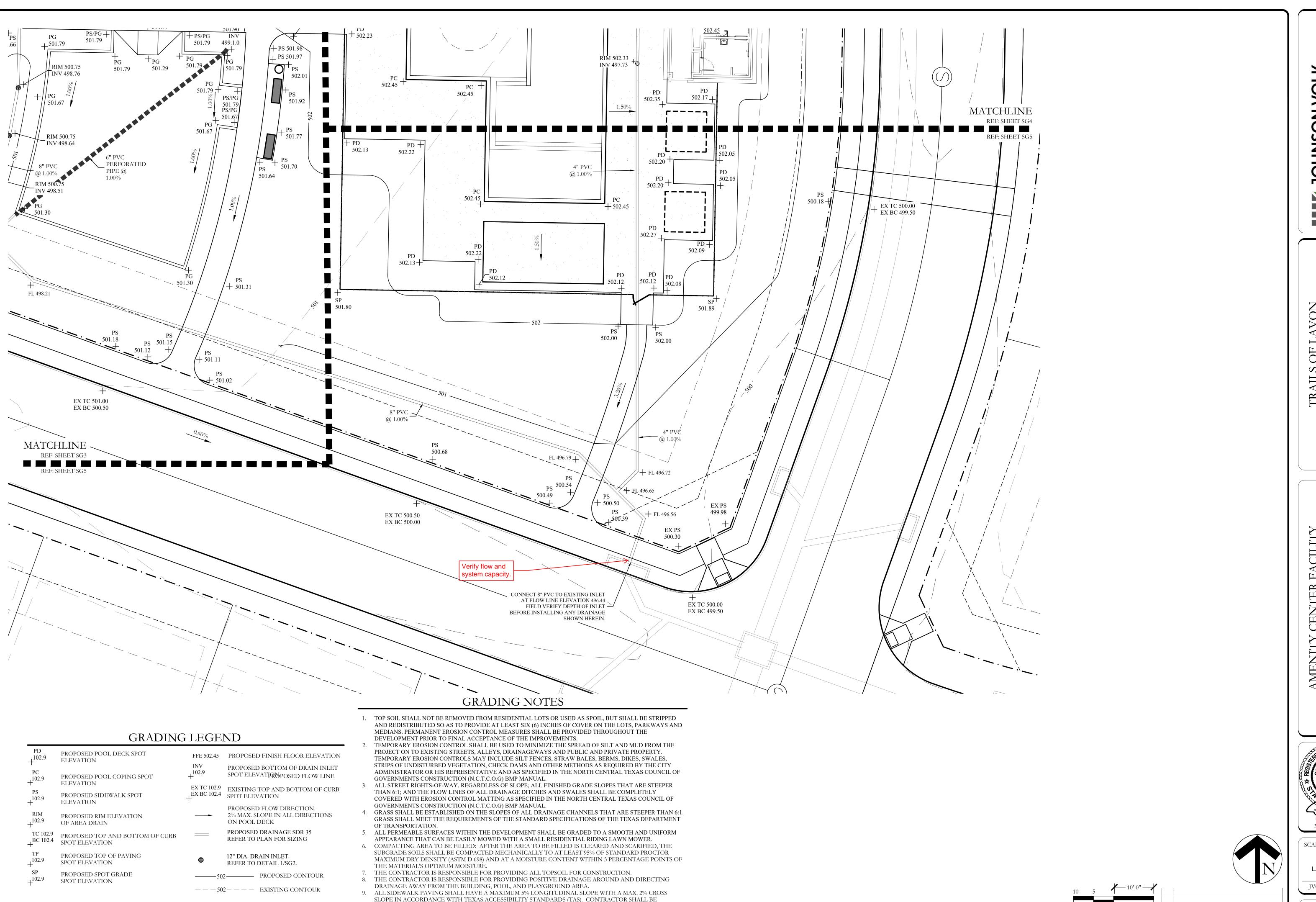
SCALE:

1" = 20'

One Inch

JVC No MTH024A

U1 of <u>1</u>

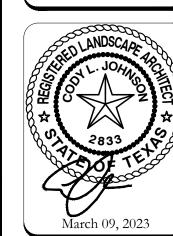


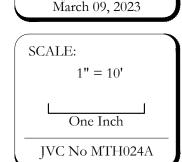
RESPONSIBLE FOR CONFORMING TO REQUIREMENTS.

JOHNSON VOLK
CONSULTING
TBPELS: Engineering Firm No. 11962 / Land Surveying Firm No. 101946
704 Central Parkway East | Suite 1200 | Plano, TX 75074 | 972.201.3100

TRAILS OF LAVON
PHASE I
CITY OF LAVON

AMENITY CENTER FACILITY
GRADING AND DRAINAGE PLAN



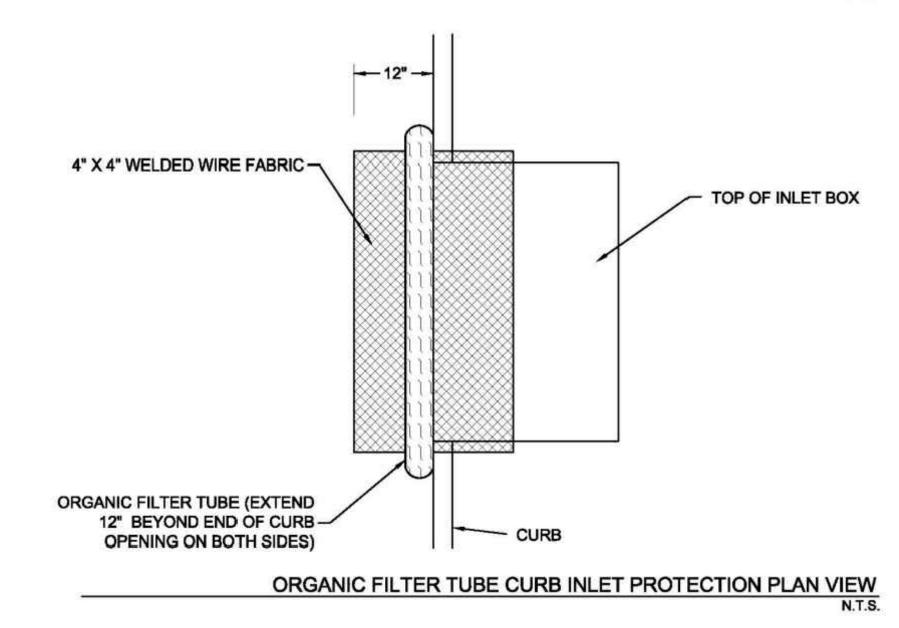


SG5 of <u>5</u>

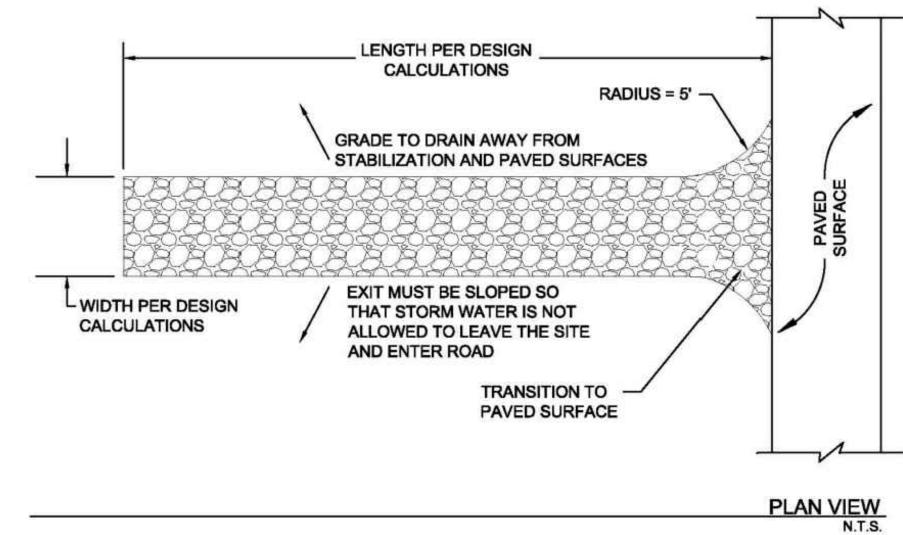
SCALE 1'' = 10'

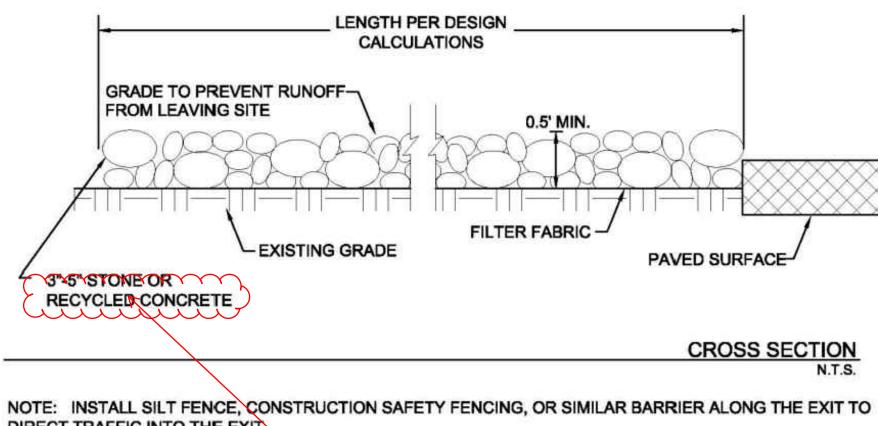
--- 12" ---ORGANIC FILTER TUBE (DIA = 2" LESS THAN INLET OPENING) **CURB INLET** 4" X 4" WELDED WIRE FABRIC -CATCH BASIN

ORGANIC FILTER TUBE CURB INLET PROTECTION CROSS SECTION



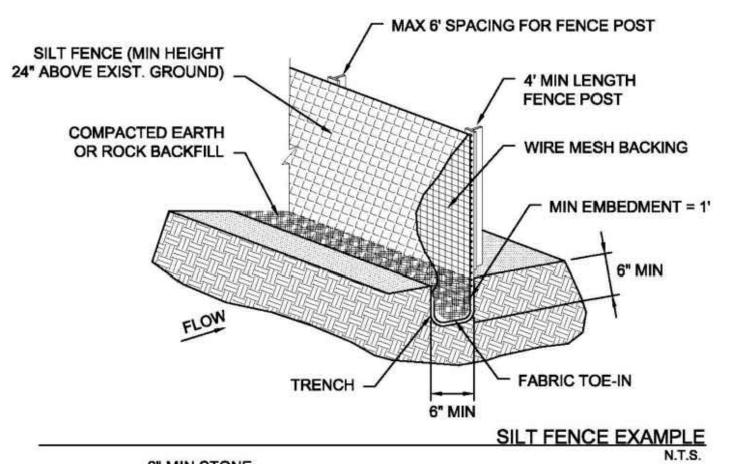
NOTE: THIS CONTROL WILL DECREASE THE CAPACITY OF THE INLET. IT SHALL ONLY BE USED WHEN AN ENGINEER HAS DETERMINED THERE IS ADEQUATE STORAGE OR POSITIVE OVERFLOW.

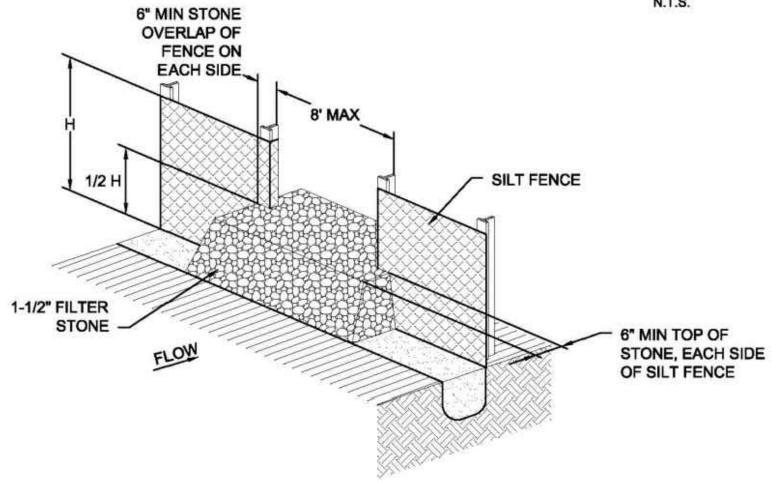




DIRECT TRAFFIC INTO THE EXIT.

Concrete not allowed

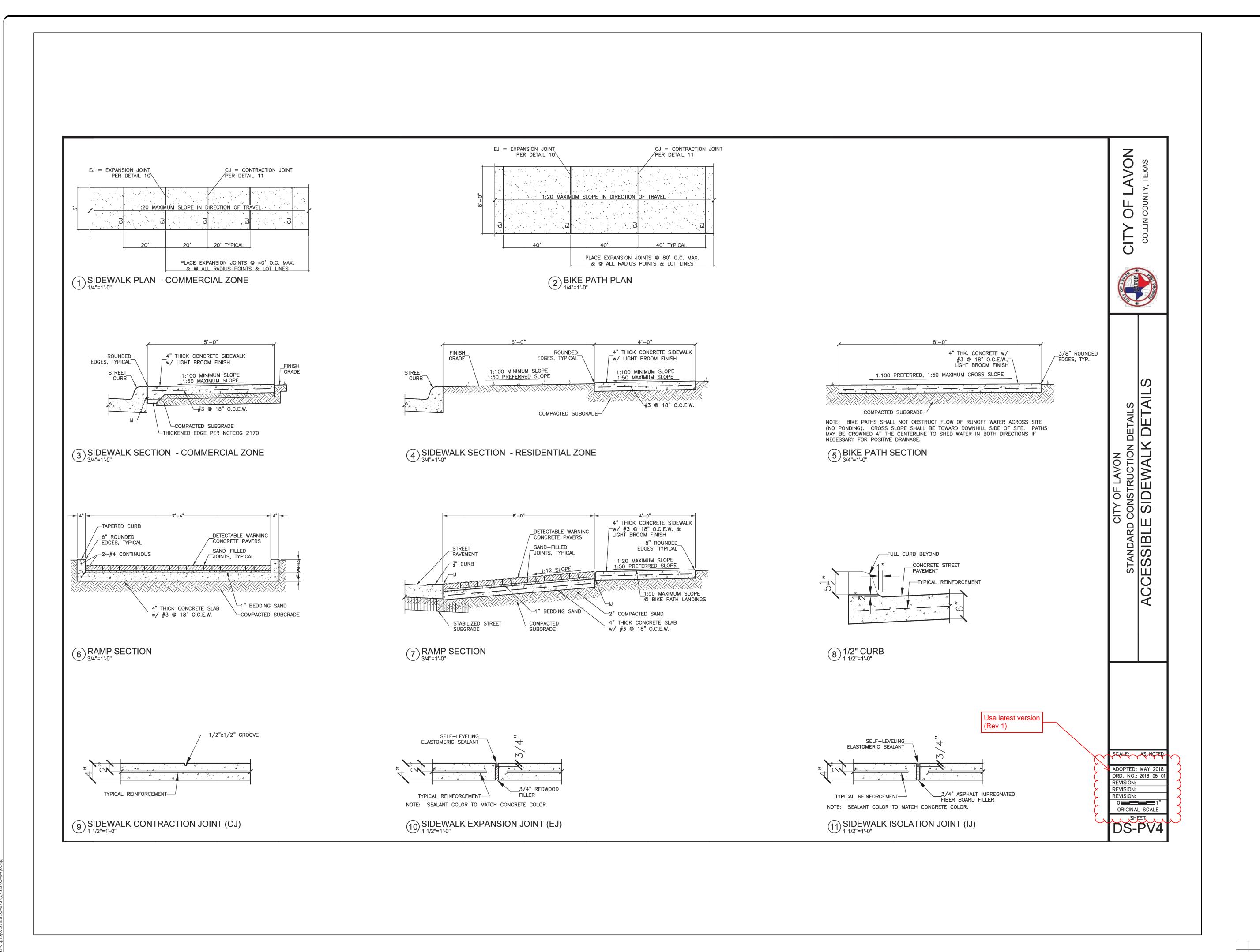




STONE OVERFLOW STRUCTURE EXAMPLE

- NOTES: 1. DESIGN SHALL SHOW ON THE DRAWINGS THE LOCATIONS WHERE OVERFLOW STRUCTURES SHALL BE INSTALLED. OVERFLOW STRUCTURES ARE REQUIRED AT ALL LOW POINTS AND AT A SPACING OF APPROXIMATELY 300 FT WHERE NO LOW POINT IS APPARENT.
 - 2. DESIGNER SHALL ON THE DRAWINGS THE LOCATIONS WHERE SILT FENCE IS TO BE TURNED UPSLOPE. UPSLOPE LENGTHS SHALL BE A MINIMUM OF 10 FEET.

SCALE: DETAILS One Inch JVC No MTH024A L4 of <u>11</u>



FACILIT

JOHNSON VOLK
CONSULTING
BPELS: Engineering Firm No. 11962 / Land Surveying F
ay East | Suite 1200 | Plano. TX 75074 | 977 2011 211

50 P

SITE

THESE DOCUMENTS ARE FOR INTERIM REVIEW ONLY AND NOT INTENDED FOR CONSTRUCTION OR BIDDING PURPOSES.

03-09-2023

SCALE: REFER TO DETAILS One Inch

JVC No MTH024A

L11 of 11

Trails of Lavon Phase 1 Amenity Center

Site Plan Review - Plans Dated March 9, 2023

May 9, 2023

To: Kim Dobbs City Manager

Via Email Delivery to: kdobbs@lavontx.gov



For City of Lavon, TX

- Please provide a Comment Response Letter stating how each comment has been addressed upon resubmittal.
- Revise the Site Plan's Summary Table to state the zoning as "PD Planned Development District Ordinance No. 2021-10-04" instead of "Single Family."
- Per the governing PD, Community Enhancement features are required. Specifically, enhanced pedestrian crosswalks at intersections around the Amenity Center that includes one of the following: stripping, stamped/stained concrete, or pavers. Revise the Plans to illustrate and label enhanced pedestrian crosswalks accordingly, in addition to the three enhanced crosswalks required on page 26 of the governing PD.
- There appears to be at least one structure proposed within the minimum 20-foot building setback on the north side of the subject property (labeled Equip. Encl.).
 Revise the plans to comply with the minimum setback accordingly.
- Revise the Site Plan's Site Data Summary Table to reflect one parking space for every 200 square feet of building floor area (instead of 300 square feet), and update the required spaces accordingly (three parking spaces).
- It appears that there is not a dumpster with associated enclosure provided. Revise the Plans to provide and label a dumpster enclosure with appropriate screening, material and height notations, and a minimum of 40 feet of straight and clear backing as measured from the dumpster gates.
- FYI, the Site Plan requires approval by the City Council upon recommendation by the Planning and Zoning Commission.
- Additional comments may be forthcoming upon resubmittal.

Comments prepared and compiled by:

Maria Skrut

Planner II, Public Sector Services

Peloton Land Solutions

(Maria.Skrut@PelotonLand.com)

For City of Lavon, TX

Quality check by:

Abra R. Nusser, AICP

Planning Practice Lead, Public Sector Services

Peloton Land Solutions

(Abra.Nusser@PelotonLand.com)

Unal. Musser

For City of Lavon, TX

Trails of Lavon Phase 1 Amenity Center Planning Review

PELOTON LAND SOLUTIONS

March 23, 2023

Via Email Delivery to kdobbs@lavontxgov

For City of Lavon, TX

- 1. FYI, Site Plans require approval by the City Council upon recommendation by the Planning and Zoning Commission.
- 2. Additional comments may be forthcoming upon resubmittal.
- 3. The Subject Property is generally located at the southeast corner of CR 485 and CR 484, within the Trails of Lavon Subdivision. The Subject Property has an approved final plat dated October 2022, with subject property being Lot HOA-IX, Block DD, Phase I of Trails of Lavon.
- 4. Per the governing PD, Community Enhancement features are required. Specifically, enhanced pedestrian crosswalks at intersections around the Amenity Center. Revise the Plan to illustrate and label enhanced pedestrian crosswalks accordingly.
- 5. Per the governing PD, the minimum masonry requirement for the exterior façades of all buildings is permitted up to 90% of the total façade. Please clarify the proposed materials and architecture accordingly.
- 6. Per <u>Sec. 9.03.191</u> of the Zoning Ordinance, a twenty (20) foot wide landscaped planting strip shall be required along each public right-of-way. The planting strip may be in the front yard. Revise the Plan to illustrate and label accordingly.

Comments prepared and compiled by:

Madeleine Bonney

Madeleine R. Bonney

Planner II, Public Sector Services

Peloton Land Solutions

(Madeleine.Bonney@PelotonLand.com)

For City of Lavon, TX

Quality check by:

Abra R. Nusser, AICP

Moral Musser

Planning Practice Lead, Public Sector Services

Peloton Land Solutions

(Abra.Nusser@PelotonLand.com)

For City of Lavon, TX



CITY OF LAVON Agenda Brief

MEETING: <u>June 6, 2023</u> ITEM: <u>7-C</u>

Item:

Public hearing, discussion, and action regarding the application of Barnett Signs for variances to Article 4.05 SIGNS of the Code of Ordinances to Section 4.05.008 Approved Signs and Standards (b)(3) Wall Signs to 1) permit three wall signs which is two signs more than permitted and to 2) allow approximately 62.11 square feet in total wall sign area that is 26.11 square feet greater than permitted for Taco Bell on Lot 1, Block A of the SMI Addition, Phase 1 at 891 S. SH 78, northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, Texas (CCAD Property ID 2872466).

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

Background Information

Owner(s): Valley Bell Enterprises, LLC

Applicant: Barnett Signs

Location: 891 S. SH 78, northeast of the intersection of SH 78 and Burleson Dr., south of

Grand Heritage Club, Lavon, TX

Description: Lot 1, Block A of the SMI Addition, Phase 1; part of a 6.369-acre tract (0.82 acres) in

the W. H. Moore Survey, Abstract No. 638, Lavon, Collin County, Texas, CCAD

Property ID 2872466.

Current Zoning: Planned Development; Ordinance No. 2004-09-05

Request: Sign Variance

Request Details

The applicant is seeking two (2) variances to Section 4.05.008 of the Code of Ordinances, Signs. The site plan and final plat for the retail-zoned property have been approved. The site is located northeast of the intersection of SH 78 and Burleson Drive.

Historically, the City Council has considered sign variances in light of the potential hardship created by visibility-related challenges associated with the highway frontage, posted speed limits and elevations approaching a site, and the prohibition of elevated pole signs.

The area of the building structure is 2,475 square feet. The proposed variances pertain to the permitted number of wall signs and the permitted sign area.

A monument sign for the building, somewhat inaccurately labeled as a pole sign is proposed and conforms to the Sign Code. The proposed signage plan is consistent with the approved site plan.

There are no proposed variable messaging signs.

Code Excerpt:

City of Lavon Code of Ordinances

§ 4.05.006 Variances.

- a. The City Council may authorize variances to any restriction set forth in this article, including but not limited to the number, type, area, height or setback of signs, or any other aspect involved in the sign permitting process.
- b. In granting any variance, the City Council shall determine that a literal enforcement of the sign regulations will create an unnecessary hardship or a practical difficulty on the applicant, that the situation causing the unnecessary hardship or practical difficulty is unique to the affected property and is not self-imposed, that the variance will not injure and will be wholly compatible with the use and permitted development of adjacent properties, and that the granting of the variance will not be contrary to the public interest and will be in harmony with the spirit and purpose of this article of the Code of Ordinances.
- c. A person may request a variance from the sign regulations by filing the request with the City Secretary.
- d. Any request for variance shall be accompanied by a completed application and a non-refundable filing fee in the amount specified in the current fee schedule adopted by the City Council."

Variance #1

Code Excerpt:

Lavon Code of Ordinances Section 4.05.008 – Approved signs and standards

- (b) Approved permanent signs.
 - (3) Wall signs.

There may be one sign per building that is permanently affixed to the building, not in any part mounted above the highest part of the building.

The applicant is seeking a variance to Section 4.05.008(b)(3), "Wall Signs" of the Code of Ordinances that permits one sign per building to allow three wall signs. The applicant contends that with the double frontage lot one wall sign is insufficient to identify the business and direct customers. The applicant is requesting three wall signs, one on the front, right and left elevations. The request is consistent with wall signage approved for similar area establishments.

Variance #2

Code Excerpt:

Lavon Code of Ordinances Section 4.05.008 – Approved signs and standards

Business Size	Sign Size
Up to 1500 sq. ft.	24 sq. ft.
1501 - 3000 sq. ft.	36 sq. ft.
3001 - 6000 sq. ft.	48 sq. ft.
6001 sq. ft. and beyond	60 sq. ft.

Related to the request for the number of signs, if the number of wall signs as requested is approved, the applicant is seeking approval of wall sign area of 62.11 square feet. Based on the business size, 36 square feet is permitted.

The applicant has provided information supporting the variance requests. Each sign variance is considered for the unique conditions that a commercial site possesses. A review of the site and circumstances supports the applicant's justifications for requesting the variances.

Staff Notes:

Approval is recommended.

Attachments: 1) Variance Application

2) Location exhibits

PROJECT OVERVIEW

Project Type: Sign Variance (C) | Project Title: Sign Variance (C)

ID # 23-000430 | Started 05/05/2023 at 07:25



Address

Taco Bell

891 S. St. Hwy 78, Lavon, TX USA 75166

Legal

No legal information

Description

Installing signs on the new TACO BELL that is being built: (2) Taco Bell letters,14†sets of | on the Front and Left elevations (3) Bell Logos 3'-6" x3'-10 3/8" | On the Front, right, and left elevations (1) Monument at 3'-1 1/2" x 6' at 5' OAH (2) Clearance bar 10' OAH (2) Menu canopy 9'-9 7/8" OAH (2) Menu board 59.3" x 60.5" at 6' OAH

CONTACTS	CONTACT INFO	ADDRESS	CREDENTIALS	ROLE
Barry Barnett	amanda@barnettsigns.cor 9726818800	m4250 Action Dr Mesquite, TX 75150	Sign Contractor, Genera Contractor	I APPLICANT

INFORMATION FIELDS

Site Address

Taco Bell, 891 S. St. Hwy 78, Lavon, TX 75166

Company Making Submission Information

Name

Taco Bell

Address

891 S. St. Hwy 78, Lavon, TX 75166

Phone

(972) 362-8768

Fax

_

Authorized Person

Peter Grant

Owner Information

Name

Taco Bell

Phone

(972) 362-8768

Address

891 S. St. Hwy 78, Lavon, TX 75166

Representative or Agent Information

Name

Peter Grant

Phone Number

(972) 362-8768

Existing Zoning

-

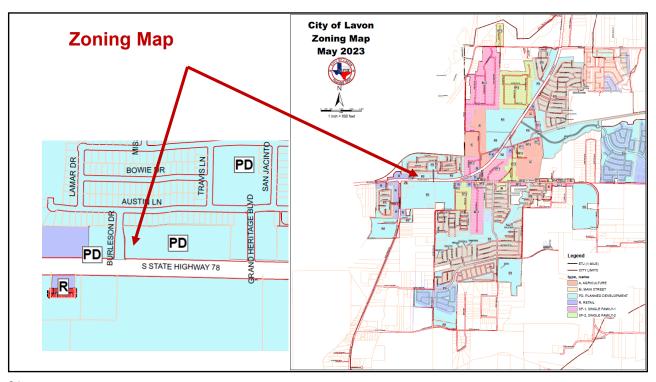
Reason for Request

Reason

The reason for the request is that the normal and reasonable number of signs and square footage therein associated with a normal fast food restaurant is not allowed by the sign ordinance. Hardship is created when the establishment cannot attract the attention of passers by if they are severely limited on the number of signs they have. The City directed us apply for a variance if we wanted to have the amount of signage requested.

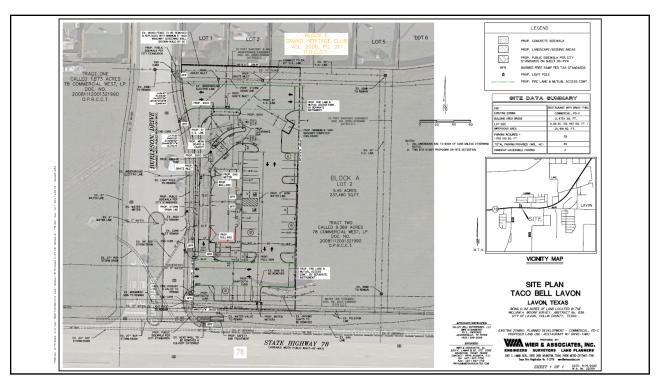
Supporting Documentation

TB Lavon - Site Plan Combined.pdf

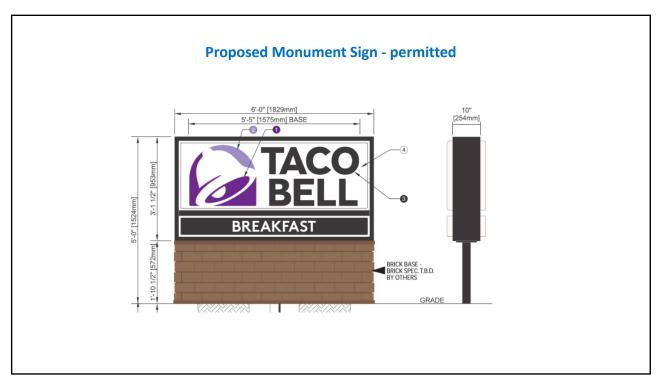


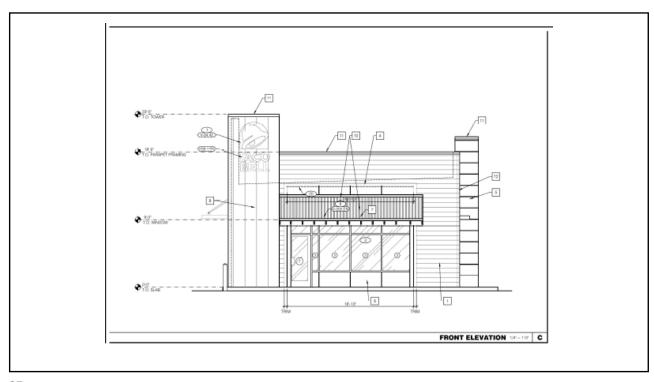


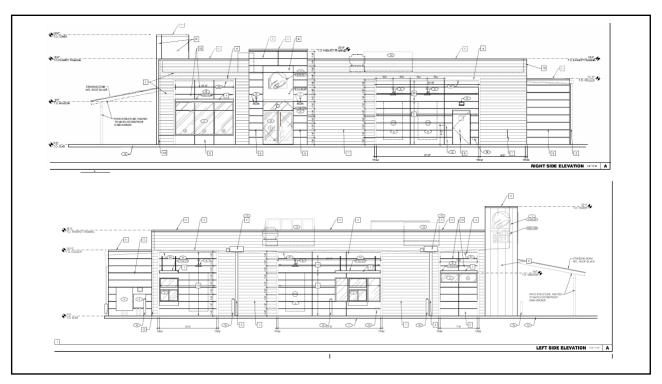












Proposed Wall Signs – variances requested Front Elevation and Left Elevation – Logo and Letters Right Elevation – Logo only 9-9-39*(178rm) 4-2**(1256mm) 4-2**(1256mm)



MEETING: <u>June 6, 2023</u> ITEM: <u>7 - D</u>

Item:

Receive presentation, discussion, and action regarding Resolution No. <u>2023-06-03</u> approving an amendment to the contract with Community Waste Disposal (CWD) for the collection, hauling and disposal of municipal solid waste to approve a market adjustment to rates.

Background:

In 2014, the City and CWD entered into a contract for the provision of services related to refuse collection, removal and disposal services and recyclable materials collection. The contract was extended in May 2019.

The contract states in Section 12. <u>Rates</u> that all rates charged to the City by CWD will be subject to an Annual Consumer Price Index (CPI)/Fuel/Disposal Cost Adjustment.

The proposed adjustment is a rate adjustment to the City only and does not represent an increase to residents or businesses unless the City Council chooses to pass the increase through to customers.

Financial Implication:

It is not recommended that the residential rate increase be passed through to residential garbage customers at this time. With modest reductions in expenditures and the increase in customer base, the garbage enterprise fund will have adequate resources available to absorb the rate increase. The adjustments to commercial garbage rates will generally exceed what the City charges commercial customers and a rate adjustment will be presented for the City Council's consideration in the near future.

Staff Notes:

Approval is recommended.

Attachments: 1) Resolution and CWD Request

2) CWD correspondence

CITY OF LAVON, TEXAS RESOLUTION NO. <u>2023-06-03</u>

CWD Annual Market Adjustment

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, APPROVING AND AUTHORIZING THE MAYOR TO SIGN AN AMENDMENT TO THE CONTRACT WITH COMMUNITY WASTE DISPOSAL (CWD) FOR THE COLLECTION, HAULING AND DISPOSAL OF MUNICIPAL SOLID WASTE TO APPROVE A MARKET ADJUSTMENT TO RATES CHARGED; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council has considered and determined that it is necessary and in the best interests of the residents of the City of Lavon to approve the automatic annual rate adjustment pursuant to the contract with Community Waste Disposal.

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

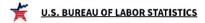
- **SECTION 1.** That the City does hereby authorize an amendment to the contract with CWD, being attached hereto and labeled "Exhibit A", for the collection, hauling and disposal of municipal solid waste a to approve a market adjustment to rates charged.
- **SECTION 2.** That the City Council hereby finds, determines, and declares that the meeting, at which this resolution is passed, approved, and adopted was open to the public, and that the public notice of time, place, and subject matter to be considered was posted as required by law.
- **SECTION 3.** That this resolution shall take effect upon passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 6th day of June 2023.

	Vicki Sanson
	Mayor
ATTEST:	
Dan Norton	_
Rae Norton	
Rae Norton City Secretary	

CITY OF LAVON, TEXAS RESOLUTION NO. 2023-06-03

EXHIBIT A



Databases, Tables & Calculators by Subject

Change Output Options:

From: 2013 **∨** To: 2023 **∨ ⑥**

☐ include graphs ☐ include annual averages

More Formatting Options

Data extracted on: April 12, 2023 (9:53:51 AM)

CPI for All Urban Consumers (CPI-U)

Series Id:

CUURS37ASA0LE,CUUSS37ASA0LE

Not Seasonally Adjusted

Series Title: All items less energy in Dallas-Fort Worth-Arlington, TX, all urban consumers, not seasonally adjusted

Dallas-Fort Worth-Arlington, TX

Item: Base Period: 1982-84=100

All items less energy

Download: 🚺 xisx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2013	214.034	0	215.132		214.590		215.479		216.630		216.241		215.472	214.706	216.239
2014	216.948		218.185		218.293		218.085		218.872		219.281		218.398	217.903	218.893
2015	219.851		221.760		221.630		221.408		222.473		223.021		221.817	221.209	222.425
2016	224.102		225.823		226.910		227.315		227.995		228.292		226.940	225.868	228.013
2017	228.486		229.667		230.934		231.424		233.624		234.845		231.645	229.824	233.467
2018	234.774		235.907		237.847		237.289		238.686		240.358		237.587	236.353	238.822
2019	241.185		242.060		241.921		243.642		245.477		244.604		243.399	242.075	244.724
2020	244.920		246.282		245.301		247.299		248.120		247.458		246.709	245.580	247.838
2021	249.525		252.804		256.633		258.483		259.068		260.725		256.710	253.500	259.920
2022	265.048		270.139		273.652		275.387		279.907		282.445		275.095	270.329	279.860
2023	285.488		290.556												

12-Month Percent Change

CUURS37ASAOLE,CUUSS37ASAOLE Series Id:

Not Seasonally Adjusted

Series Title: All items less energy in Dallas-Fort Worth-Arlington, TX, all urban consumers, not seasonally adjusted Area: Dallas-Fort Worth-Arlington, TX

Item: All items less energy Base Period: 1982-84=100

Download: 🚺 xisx

Year	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Annual	HALF1	HALF2
2013	2.3		2.1		1.7		2.1	1-13	1.9		1.2		1.8	2.0	1.7
2014	1.4		1.4		1.7		1.2		1.0		1.4		1.4	1.5	1.2
2015	1.3		1.6		1.5		1.5		1.6		1.7		1.6	1.5	1.6
2016	1.9		1.8		2.4		2.7		2.5		2.4		2.3	2.1	2.5
2017	2.0		1.7		1.8		1.8		2.5		2.9		2.1	1.8	2.4
2018	2.8		2.7		3.0		2.5		2.2		2.3		2.6	2.8	2.3
2019	2.7		2.6		1.7		2.7		2.8		1.8		2.4	2.4	2.5
2020	1.5		1.7		1.4		1.5		1.1		1.2		1.4	1.4	1.3
2021	1.9		2.6		4.6		4.5		4.4		5.4	-7	4.1	3.2	4.9
2022	6.2		6.9		6.6		6.5		8.0		8.3		7.2	6.6	7.7
2023	7.7		7.6												

U.S. BUREAU OF LABOR STATISTICS Postal Square Building 2 Massachusetts Avenue NE Washington, DC 20212-0001

Telephone:1-202-691-5200_ Telecommunications Relay Service:7-1-1_ www.bls.gov Contact Us



NATURAL GAS

OVERVIEW

DATA

ANALYSIS & PROJECTIONS

GLOSSARY

FAQS >

▲ DOWNLOAD

Referring Pages:

Natural Gas Futures Prices (NYMEX)

View History: O Daily Weekly O Monthly O Annual

Download Data (XLS File)

Henry Hub Natural Gas Spot Price

Dollars per Million Btu



THOMSON REUTERS

Chart-Tools

no analysis applied

This series is available through the EIA open data API and can be downloaded to Excel or embedded as an interactive chart or map on your website.

Henry Hub Natural Gas Spot Price (Dollars per Million Btu)

	Week	. 1	Week	(2	Weel	k 3	Weel	k 4	Weel	k 5
Year-Month	End Date	Value								
1997-Jan			01/10	3.79	01/17	4.19	01/24	2.98	01/31	2.91
1997-Feb	02/07	2.53	02/14	2.30	02/21	1.91	02/28	1.82		
1997-Mar	03/07	1.86	03/14	1.96	03/21	1.91	03/28	1.84		
1997-Apr	04/04	1.88	04/11	1.98	04/18	2.04	04/25	2.14		
1997-May	05/02	2.15	05/09	2.29	05/16	2.22	05/23	2.22	05/30	2.28
1997-Jun	06/06	2.17	06/13	2.16	06/20	2.22	06/27	2.27		
1997-Jul	07/04	2.15	07/11	2.15	07/18	2.24	07/25	2.20		
1997-Aug	08/01	2.22	08/08	2.37	08/15	2.53	08/22	2.54	08/29	2.58
1997-Sep	09/05	2.77	09/12	2.76	09/19	2.85	09/26	3.08		
1997-Oct	10/03	3.00	10/10	2.83	10/17	2.89	10/24	3.21	10/31	3.42
1997-Nov	11/07	3.16	11/14	3.25	11/21	2.89	11/28	2.55		
1997-Dec	12/05	2.51	12/12	2.34	12/19	2.34	12/26	2.21		
1998-Jan	01/02	2.26	01/09	2.11	01/16	2.05	01/23	2.11	01/30	2.08
1998-Feb	02/06	2.28	02/13	2.21	02/20	2.20	02/27	2.22		
1998-Mar	03/06	2.18	03/13	2.22	03/20	2.23	03/27	2.30		
1998-Apr	04/03	2.41	04/10	2.57	04/17	2.46	04/24	2.40		
1998-May	05/01	2.23	05/08	2.14	05/15	2.20	05/22	2.13	05/29	2.09
1998-Jun	06/05	2.10	06/12	2.00	06/19	2.11	06/26	2.38		
1998-Jul	07/03	2.39	07/10	2.36	07/17	2.21	07/24	2.05	07/31	1.95
1998-Aug	08/07	1.86	08/14	1.85	08/21	1.93	08/28	1.81		
1998-Sep	09/04	1.72	09/11	1.83	09/18	2.07	09/25	2.24		
1998-Oct	10/02	2.20	10/09	1.99	10/16	1.73	10/23	1.90	10/30	1.89
1998-Nov	11/06	2.11	11/13	2.27	11/20	2.12	11/27	2.08		
1998-Dec	12/04	1.34	12/11	1.60	12/18	1.93	12/25	1.95		
1999-Jan	01/01	1.84	01/08	2.00	01/15	1.81	01/22	1.81	01/29	1.76
1999-Feb	02/05	1.79	02/12	1.81	02/19	1.79	02/26	1.70		

2018-Aug	08/03	2.80	08/10	2.96	08/17	3.00	08/24	3.01	08/31	2.97
2018-Sep	09/07	2.94	09/14	2.93	09/21	3.03	09/28	3.06		
2018-Oct	10/05	3.23	10/12	3.30	10/19	3.26	10/26	3.32		
2018-Nov	11/02	3.28	11/09	3.58	11/16	4.23	11/23	4.67	11/30	4.43
2018-Dec	12/07	4.49	12/14	4.38	12/21	3.73	12/28	3.26		
2019-Jan	01/04	2.92	01/11	2.89	01/18	3.50	01/25	3.19		
2019-Feb	02/01	2.90	02/08	2.59	02/15	2.65	02/22	2.71		
2019-Mar	03/01	2.91	03/08	3.28	03/15	2.89	03/22	2.86	03/29	2.71
2019-Apr	04/05	2.70	04/12	2.72	04/19	2.62	04/26	2.56		-
2019-May	05/03	2.59	05/10	2.60	05/17	2.67	05/24	2.66	05/31	2.66
2019-Jun	06/07	2.45	06/14	2.41	06/21	2.40	06/28	2.34	00.01	2.00
2019-Jul	07/05	2.31	07/12	2.47	07/19	2.44	07/26	2.30		
2019-Aug	08/02	2.24	08/09	2.11	08/16	2.21	08/23	2.27	08/30	2.28
2019-Sep	09/06	2.46	09/13	2.64	09/20	2.63	09/27	2.52	00.00	
2019-Oct	10/04	2.33	10/11	2.26	10/18	2.25	10/25	2.25		
2019-Nov	11/01	2.62	11/08	2.82	11/15	2.73	11/22	2.58	11/29	2.49
2019-Dec	12/06	2.38	12/13	2.24	12/20	2.28	12/27	2.03	10.22	2.17
2020-Jan	01/03	2.05	01/10	2.09	01/17	2.06	01/24	1.93	01/31	1.95
2020-Feb	02/07	1.89	02/14	1.90	02/21	2.00	02/28	1.88		
2020-Mar	03/06	1.80	03/13	1.86	03/20	1.82	03/27	1.74		
2020-Apr	04/03	1.63	04/10	1.77	04/17	1.72	04/24	1.85		
2020-May	05/01	1.71	05/08	1.84	05/15	1.63	05/22	1.78	05/29	1.76
2020-Jun	06/05	1.70	06/12	1.70	06/19	1.52	06/26	1.57	00/25	,0
2020-Jul	07/03	1.71	07/10	1.78	07/17	1.77	07/24	1.72	07/31	1.82
2020-Aug	08/07	2.13	08/14	2.17	08/21	2.39	08/28	2.52	01131	1.02
2020-Aug 2020-Sep	09/04	2.16	09/11	2.16	09/18	1.93	09/25	1.68		
2020-Sep 2020-Oct	10/02	1.65	10/09	1.91	10/16	2.17	10/23	2.74	10/30	3.09
2020-Nov	11/06	2.78	11/13	2.75	11/20	2.39	11/27	2.39	10/30	3.09
2020-Nov 2020-Dec	12/04	2.69	12/11	2.44	12/18	2.70	12/25	2.72		
2021-Jan	01/01	2.38	01/08	2.74	01/15	2.82	01/22	2.54	01/29	2.71
2021-Feb	02/05	3.12	02/12	4.63	02/19	12.18	02/26	2.86		
2021-Mar	03/05	2.79	03/12	2.65	03/19	2.53	03/26	2.54		
2021-Apr	04/02	2.54	04/09	2.45	04/16	2.59	04/23	2.76	04/30	2.88
2021-May	05/07	2.95	05/14	2.93	05/21	2.91	05/28	2.86		
2021-Jun	06/04	3.03	06/11	3.12	06/18	3.28	06/25	3.28		
2021-Jul	07/02	3.72	07/09	3.65	07/16	3.73	07/23	3.93	07/30	4.06
2021-Aug	08/06	4.15	08/13	4.10	08/20	3.90	08/27	4.07		
2021-Sep	09/03	4.49	09/10	4.87	09/17	5.42	09/24	5.03		
2021-Oct	10/01	5.68	10/08	5.87	10/15	5.54	10/22	4.95	10/29	5.68
2021-Nov	11/05	5.48	11/12	4.99	11/19	4.91	11/26	4.90		
2021-Dec	12/03	4.32	12/10	3.68	12/17	3.78	12/24	3.85	12/31	3.57
2022-Jan	01/07	3.80	01/14	4.42	01/21	4.50	01/28	4.60		
2022-Feb	02/04	5.78	02/11	4.19	02/18	4.39	02/25	4.62		
2022-Mar	03/04	4.57	03/11	4.70	03/18	4.68	03/25	5.14		
2022-Apr	04/01	5.41	04/08	6.08	04/15	6.64	04/22	7.10	04/29	6.81
2022-May	05/06	8.04	05/13	7.47	05/20	8.21	05/27	8.79		
2022-Jun	06/03	8.54	06/10	8.95	06/17	7.93	06/24	6.43		
2022-Jul	07/01	6.35	07/08	5.90	07/15	6.76	07/22	7.76	07/29	8.74
2022-Aug	08/05	8.14	08/12	8.15	08/19	9.19	08/26	9.56		
2022-Sep	09/02	9.17	09/09	8.30	09/16	8.42	09/23	7.69	09/30	6.63
2022-Oct	10/07	6.01	10/14	6.29	10/21	5.48	10/28	5.12		
2022-Nov	11/04	4.57	11/11	4.34	11/18	6.06	11/25	6.41		
2022-Dec	12/02	6.06	12/09	4.60	12/16	6.78	12/23	6.35	12/30	4.06
2023-Jan	01/06	3.65	01/13	3.46	01/20	3.17	01/27	3.08		
2023-Feb	02/03	2.64	02/10	2.34	02/17	2.41	02/24	2.18		
2023-Mar	03/03	2.60	03/10	2.48	03/17	2.47	03/24	2.06	03/31	2.01
2023-Apr	04/07	2.14	04/14	2.09	04/21	2.21	04/28	2.20		
2023-May	05/05	2.03								

^{- =} No Data Reported; - = Not Applicable; NA = Not Available; W = Withheld to avoid disclosure of individual company data,

Release Date: 5/10/2023 Next Release Date: 5/17/2023

Referring Pages:

Natural Gas Futures Prices (NYMEX)

C.M. HINTON JR. REGIONAL LANDFILL

Garland's C. M. Hinton, Jr. Regional Landfill opened in April 2002 and is designed for an approximate 50-year lifespan. The Hinton Landfill accepts municipal solid waste, construction, and demolition waste from residents, private waste haulers, and commercial businesses, taking in approximately 1,100 tons of garbage every day.

RATES

Garland and Sachse residents can use the Hinton Landfill at no cost for household waste they haul and unload themselves with proof of residency (current driver's license, and recent City utility bill). If you cannot supply proof of residency, you will be charged a non-refundable fee. There is a minimum charge of \$25. The waste must come from the home in which the resident resides.

Rowlett residents will be allowed to dispose of debris, without charge, twice within a calendar year at the Hinton Landfill and Transfer Station in Garland by obtaining a "Landfill Pass" from the City of Rowlett. Read about Rowlett's Landfill Pass Information (PDF).

Non-Garland residents, private waste haulers and customers with commercially generated waste will be charged a per-ton fee based on the weight of the load.

- Automatic Dump Trailers & Vehicles: \$42 per ton
- Non-Automatic Vehicles: \$57.75 per ton
- Environmental Fee: 94 cents per ton

A security deposit is required. There is a minimum charge of \$25.

Payment Types Accepted:

- All major credit cards except American Express
- Cash
- Local checks. Bring a copy of the driver's license of the person who signed the check

Please note that only brick and masonry goods that are 100% clean and free of trash, wire, and/or rebar will be accepted free of charge in the landfill.

LOCATION

3175 Elm Grove Road Rowlett, TX 75089 View Map

HOURS

Monday - Friday from 7 a.m. to 4:30 p.m. for the general public and 7 a.m. to 5 p.m. for automated commercial vehicles.

Saturday hours for all customers are 7 a.m to 3 p.m.

Closed Sunday

During inclement weather, please call 972-205-3670 as restrictions may apply.

CONTACT US

E-mail Hinton Landfill

Phone: 972-205-3670

Hotline: 972-205-3671



CITY OF LAVON Agenda Brief

MEETING: <u>June 6, 2023</u> ITEM: <u>7 - E</u>

Item:

Discussion and action regarding the provision of expanded interim office space for the Police Department.

Background:

On April 4, 2023, the Police Department presented and the City Council discussed options for the provision of interim office space. Rental options were provided and reviewed and staff was directed to broaden the scope of the research to consider purchasing space rather than renting it.

To recap the background and presentation, when the staff recommended and the City Council made a facilities planning decision to defer the Police Department renovations in favor of waiting to construct a new facility on city property in Elevon, an estimated amount of \$4-\$5 million was put into the Capital Improvements Plan (CIP) as a placeholder. Information available at the time indicated that it would be more economically responsible to focus Police Department expansion resources on the new facility and managing with current conditions for a couple of years. That was almost a couple of years ago. In the meantime, construction costs for police departments in general have escalated such that the anticipated new facility may not be possible in the near term.

The research identified there could be savings realized with the purchase rather than rental of interim office space. The office unit could be utilized for other department needs in the future and/or be sold when it is no longer needed. The interim office space could potentially serve the Police Department's office needs for up to 10 years.

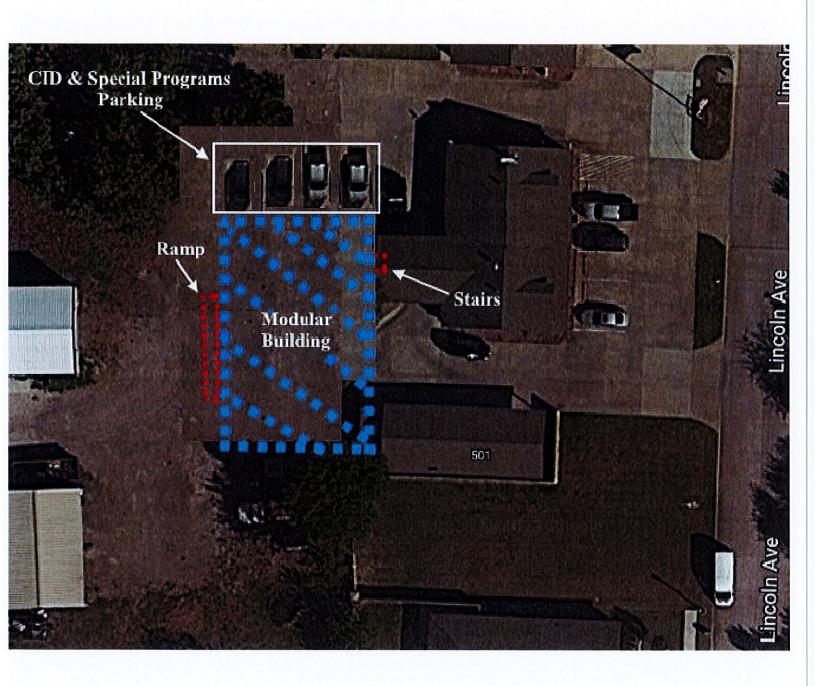
Financial Implications:

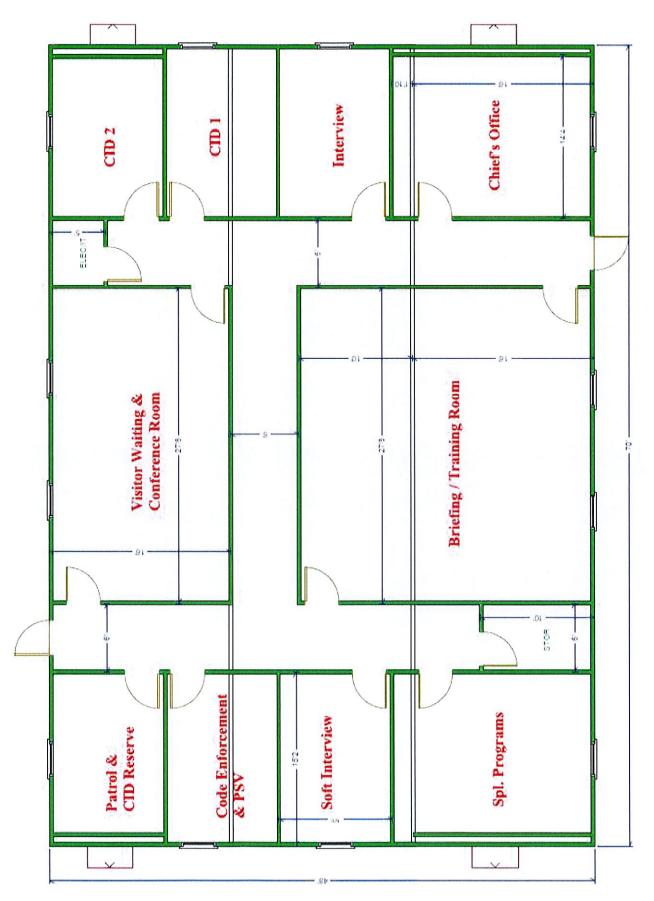
The proposed estimated cost to purchase, mobilize, and furnish interim office space for the Police Department is \$309,000.00. Funding is available in the Capital Improvements Program and would necessitate a budget amendment to allocate the funds.

Staff Notes:

Approval is recommended.

Attachments: Interim Office Building Information





DMAR MODULAR BUILDINGS LLC



LAVON POLICE DEPARTMENT

J. Michael Jones Chief of Police



03 May 2023

Cost Comparison between a used modular from Texas State Modular and a new purpose built modular from Palomar Buildings.

			Texas State Modular	ılar			Palomar Modular	ılar	
			Used	2592 Sq Ft	q Ft		Purpose Built	3360 Sq Ft	
Category	ltem	Per Month	Rental		Purchase	Per Month	Rental		Purchase
20 10 10 10 10 10 10 10 10 10 10 10 10 10	Structure	\$2,250 /Mo	\$135,000		\$205,000	\$4,377/Mo	\$262,620		\$244,178
	Delivery & Setup		\$9,300		\$9,300		\$25,370	Included	\$0
	Install Power		\$15,000		\$15,000	Est.	\$15,000		\$15,000
	Building Skirting		\$5,185		\$5,185	Included		Included	\$0
	Dismantle and Return	Est.	\$9,300	N/A	\$0	Est.	\$25,370	N/A	\$0
	Skirting Removal	Est.	\$865	N/A	\$0	Included		N/A	\$0
	Total Building		\$174,650		\$234,485		\$328,360		\$259,178
Ramp and Stairs	airs								
	Ramp	\$265 /Mo	\$15,900		\$9,800		006'6\$		006'6\$
	Stairs	\$20 /Mo	\$1,200		\$1,100	Included	\$0	Included	\$0
	Delivery and Setup		\$1,700	N/A	\$0	N/A	\$0	N/A	\$0
	Removal (est)		\$1,700	N/A	\$0	N/A	\$0	N/A	0\$
	Total Ramp & Stairs		\$20,500		\$10,900		\$9,900		006′6\$
Building Totals	sls		\$195,150		\$245,385		\$338,260		\$269,078

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Other Upfront Costs

Site Prep

\$1,750 Tree Removal

te Prep \$1,750
Total Site Prep

Building Outfit

\$4,000 \$2,000 \$14,500 \$2,000 Access Control (3 doors) IT hardware and Data Drops (20) Window Blinds connection

\$22,500 **Total Building Outfit**

Equipment

\$2,100 \$1,000 \$2,000 \$10,000 Furniture (estimate) Camera System Computers Phones

\$15,100 Total Equipment

\$39,350

Optional

Total Other Upfront Costs

\$15,000 Roof over Ramp Connecting to PD

\$15,000 **Total Optional**

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