



AGENDA
MARCH 19, 2024
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. PRESENTATION**

Presentation of and discussion regarding the 2023 Financial Statements and Independent Audit Report – Mike Ward Accounting & Financial Consulting, PLLC.
- 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 March 5, 2024 meeting.
 - B.** Take no action regarding the Public Utility Commission of Texas inquiry relating to the 2024 consumer price index (CPI) adjustment thereby allowing an increase to municipal telecommunications right-of-way access line rates.
- 7. ITEMS FOR CONSIDERATION**
 - A.** Public Hearing and discussion regarding an amendment to the City’s Code of Ordinances Chapter 9 “Planning and Development Regulations,” Article 9.03 “Zoning Ordinance”, Division 2 “Districts and Zoning District Map,” Section 9.03.032 “Permitted Use Table” generally to add a mobile food unit use to the permitted use table, Division 6 “Regulations Applicable to Mixed Use and Nonresidential Districts” generally to establish regulations for mobile food units.
 - 1) Presentation of proposed amendment.
 - 2) **PUBLIC HEARING** continued from March 5, 2024, to receive comments regarding the proposed amendment.
 - 3) No action recommended.
 - B.** Discussion and action regarding Ordinance No. **2024-03-07** amending Chapter 7 “Health and Sanitation”, Article 7.04 “Food Establishments”, Section 7.04.003 “Mobile Food Units and Mobile Food Parks” of the Code of Ordinances of the City of Lavon, to amend the City’s regulations regarding Mobile Food Units and Mobile Food Parks.
 - C.** Public Hearing, discussion, and action regarding an amendment to the City’s Code of Ordinances Chapter 9 “Planning and Development Regulations,” Article 9.02 “Subdivision Ordinance,” Division 1 “Generally,” Section 9.02.005 “General Plat Requirements” to add Subsection (6) “Parkland Dedication and Development Requirements” to provide open space and recreational areas in the form of parks as a function of subdivision and site development.
 - 1) Presentation of proposed amendment.

2) **PUBLIC HEARING** continued from March 5, 2024, to receive comments regarding the proposed amendment.

3) Discussion and action regarding the proposed amendment and Ordinance No. **2024-03-08**.

D. Discussion and action regarding Resolution No. **2024-03-03** approving and authorizing execution of Change Order No. 4 to the construction contract with Infra Construction L.L.C. for the City of Lavon Bear Creek Trail Creek Pedestrian Trail Crossing Connection (CIP-15) Construction Project in an amount not to exceed \$2,800.00 for additional expansion joints and sidewalk thickness.

E. Discussion and action regarding Resolution No. **2024-03-04** approving and authorizing execution of Change Order No. 1 to the construction contract with VLEX Construction, L.L.C. for the City of Lavon Miscellaneous Paving Improvements (CIP-3C) Construction Project in an amount not to exceed \$3,159.00 to comply with TxDOT driveway permit requirements.

F. Discussion and action regarding Resolution No. **2024-03-05** approving and authorizing the execution of Change Request No. 20 to the construction contract with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project in an amount not to exceed \$13,155.04 for additional paving and retaining wall.

G. Discussion and action regarding Ordinance No. **2024-03-09** repealing Chapter 12 “Utilities,” Article 12.04 “On-Site Sewage Facilities,” of the Code of Ordinances of the City of Lavon, Texas to repeal regulations for On-Site Sewage Facilities.

H. Discussion and action regarding acceptance of the public infrastructure for the Lavon Trails Additions, Phase 1 and Phase 2A.

8. DEPARTMENT REPORTS

Members may receive and discuss the reports.

A. Police Services – Service, activity, programs, and administration report

B. Fire Services – Service, activity, programs, and administration report

C. Public Works Services – utilities, capital projects, public works, and street maintenance report

D. Administration Services – building permits; CWD service; Collin County tax collection; sales tax; finance report; CIP budget report; TxDOT projects report; and administration and staff report.

9. SET FUTURE MEETINGS AND AGENDA

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

April 2, 2024 – Regular Meeting

10. 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 March 15, 2024.

/ 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.



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 5

Item:

PRESENTATION

Presentation of and discussion regarding the 2023 Financial Statements and Independent Audit Report – Mike Ward Accounting & Financial Consulting, PLLC.

Background:

Chapter 103.001 of the Texas Local Government Code requires that the City's financial statements shall be audited annually by an independent certified public accountant. The professional audit firm, Mike Ward Accounting & Financial Consulting, PLLC was engaged by the City Council to conduct the annual audit for FY 2022-23.

The annual audit was conducted in accordance with governmental auditing standards and fulfills the requirements set out in state law.

The auditor provided a preliminary comment that the audit resulted in a clean unmodified report indicating that the financial statements are presented fairly, in all material respects, in accordance with generally accepted accounting principles.

This represents the best opinion possible.

The audit report will be distributed and presented by the auditor at the meeting and will subsequently be uploaded to the City website.

Staff Notes:

The record will reflect that the City Council received the annual report.

No action is necessary.



**MINUTES
MARCH 5, 2024
LAVON CITY COUNCIL
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
REGULAR MEETING**

ATTENDING: VICKI SANSON, MAYOR
MIKE SHEPARD, PLACE 1
MIKE COOK, PLACE 2, MAYOR PRO TEM
KAY WRIGHT, PLACE 3
Absent: 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 DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/COMMUNICATIONS

- Education Foundation Bags for the Braves on March 21, 2024
- Breakfast with the Bunny on March 23, 2024, 9am-10:30am
- Total Eclipse on the Farm on April 8, 2024, 11:30am-2:30pm

4. CITIZENS COMMENTS

There were no citizen comments.

5. CONSENT AGENDA

- A. Approve the minutes of the February 20, 2024, meeting.**
- B. Approve Resolution No. 2024-03-01 approving and authorizing the execution of an Economic Development Incentive Agreement with the Lavon Economic Development Corporation (LEDC) relating to the Fitness Court ® as part of the 2023 National Fitness Campaign.**
- C. Approve the final plat of the Collier Addition consisting of two residential lots on approximately 3.167 acres of land out of the Drury Anglin Survey, Abstract No. 2, Sheet 3, Tract 121 situated southwest of the intersection of CR 483 and FM 2755/McClendon Rd., Lavon, Collin County, Texas, (CCAD Property ID 2653997).**
- D. Approve the final plat of the Elevon West Commercial, Phase 2 Addition consisting of two lots on 29.863 acres of land out of the S. M. Rainer Survey, Abstract No. 740, including the Cottages at Elevon, situated west of Elevon Parkway and north and west of Villas Drive, Lavon, Collin County, Texas, (CCAD Property ID's 2900971 and 2868715).**
- E. Approve the final plat of the Elevon Multifamily, Block A, Lot 1 Addition consisting of one multifamily casitas lot on 13.194 acres of land out of the S. M. Rainer Survey, Abstract No. 740, situated on the north side of Elevon Parkway east of the intersection of Elevon Parkway and Bois D' Arc, Lavon, Collin County, Texas, (CCAD Property ID 2882922).**
- F. Approve the final plat of the Elevon Multifamily, Block A, Lot 2 Addition consisting of one multifamily apartment lot on 13.679 acres of land out of the S. M. Rainer Survey, Abstract No. 740, situated on the north side of Elevon Parkway east of the intersection of Elevon Parkway and Bois D' Arc, Lavon, Collin County, Texas, (CCAD Property ID 2882922).**

- G. Approve the preliminary plat of the Elevon Parkway West Open Spaces Addition consisting of two lots on 11.679 acres out of the S. M. Rainer Survey, Abstract No. 740, situated adjacent to Elevon Parkway and north of Lavon Ranchettes, Lavon, Collin County, Texas, (CCAD Property ID's 2882926 and 2882923).
- H. Approve the final plat of the Elevon Parkway West Open Spaces Addition consisting of two lots on 11.679 acres out of the S. M. Rainer Survey, Abstract No. 740, situated in the adjacent to Elevon Parkway and north of Lavon Ranchettes, Lavon, Collin County, Texas, (CCAD Property ID's 2882926 and 2882923).
- I. Approve the preliminary plat of the Elevon East Commercial Addition, previously referenced as Elevon Parkway West Entry Addition, consisting of four lots on 31.253 acres being two tracts out of the S. M. Rainer Survey, Abstract No. 740, situated adjacent to and east of the intersection of S. H. 78 and Elevon Parkway, Lavon, Collin County, Texas, (CCAD Property ID's 2868716 and 2542829).
- J. Approve the final plat of the Elevon East Commercial Phase 1, Addition, previously referenced as Elevon Parkway West Entry Phase 1 Addition, consisting of two lots on 1.517 acres of land being two tracts out of the S. M. Rainer Survey, Abstract No. 740, situated adjacent to and east of the intersection of S. H. 78 and Elevon Parkway, Lavon, Collin County, Texas, (CCAD Property ID's 2868716 and 2542829).
- K. Receive the City of Lavon Police Department 2023 Racial Profiling Report.

MOTION: APPROVE CONSENT AGENDA.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill, Hedge)

6. ITEMS FOR CONSIDERATION

- A. Public Hearing, discussion, and action regarding the application of GRACO Real Estate Development 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 four wall signs which is three signs more than permitted and 2) allow approximately 96.75 square feet in total wall sign area that is 60.75 square feet greater than permitted for Starbucks on Lot 2, Block A of the SMI Addition, Phase 2 at 875 S. SH 78, northeast of the intersection of SH 78 and Burleson Dr., Lavon, Collin County, Texas (CCAD Property ID 2898025).

Presentation of the request.

City Manager Kim Dobbs provided information regarding the application and details of the request. Tyler Parr, GRACO Real Estate provided additional information.

PUBLIC HEARING to receive comments regarding the application.

Mayor Sanson opened the public hearing at 6:42 p.m. and invited comments for or against the proposed application. There being no comments, Mayor Sanson closed the public hearing at 6:43 p.m.

Discussion and action regarding the application.

Ms. Dobbs reported that staff recommended approval of the variance, noting it is similar to variances approved for other new businesses.

MOTION: APPROVE THE APPLICATION OF GRACO REAL ESTATE DEVELOPMENT 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 FOUR WALL SIGNS WHICH IS THREE SIGNS MORE THAN PERMITTED AND 2) ALLOW APPROXIMATELY 96.75 SQUARE FEET IN TOTAL WALL SIGN AREA THAT IS 60.75 SQUARE FEET GREATER THAN PERMITTED FOR STARBUCKS ON LOT 2, BLOCK A OF THE SMI ADDITION,

PHASE 2 AT 875 S. SH 78, NORTHEAST OF THE INTERSECTION OF SH 78 AND BURLESON DR., LAVON, COLLIN COUNTY, TEXAS .

MOTION MADE: COOK

SECONDED: SHEPARD

APPROVED: UNANIMOUS (Absent: Dill, Hedge)

- B. Public Hearing, discussion, and action regarding an application for a conditional use permit to construct an on-site temporary concrete batch plant in the Trails of Lavon, Phase 2B Addition on approximately 1 acre out of the S.A. Roberts Survey, A-773, Tract 3, southwest of the intersection of CR 485 and CR 484, Lavon, Collin County, Texas (CCAD Property ID 1291872).**

PRESENTATION of proposed application

Ms. Dobbs provided information regarding the applicant's request to construct an on-site temporary concrete batch plant and provided a report from the Planning and Zoning Commission recommending approval. Brian Cottle, Chris Harp Construction, was available for questions.

PUBLIC HEARING to receive comments regarding the proposed application.

Mayor Sanson opened the public hearing at 6:45 p.m. and invited comments for or against the proposed amendment. There being no comments, Mayor Sanson closed the public hearing at 6:46 p.m.

Discussion and action regarding the proposed application.

Ms. Dobbs noted that the requisite public hearing notice had been published, posted, signs placed, and that two (2) neighbor notices were mailed to the owners of property located within 200 feet of the subject property with none returned in favor of and none in opposition to the proposed zoning change.

MOTION: APPROVE ORDINANCE NO. 2024-03-01 A CONDITIONAL USE PERMIT TO CONSTRUCT AN ON-SITE TEMPORARY CONCRETE BATCH PLANT IN THE TRAILS OF LAVON, PHASE 2B ADDITION ON APPROXIMATELY 1 ACRE OUT OF THE S.A. ROBERTS SURVEY, A-773, TRACT 3, SOUTHWEST OF THE INTERSECTION OF CR 485 AND CR 484, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill, Hedge)

- C. Public Hearing, discussion, and action regarding an amendment to the City's Code of Ordinances Chapter 9 "Planning and Development Regulations," Article 9.03 "Zoning Ordinance", Division 2 "Districts and Zoning District Map," Section 9.03.032 "Permitted Use Table" generally to add a mobile food unit use to the permitted use table, Division 4 "Regulations Applicable to All Districts" generally to establish parkland dedication and development requirements, Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" generally to establish design standards for dumpsters and regulations for mobile food units, Division 7 "Site Plan Requirements," Section 9.03.153 "Site Plan Requirements" generally to modify site plan drawing requirements, Division 8 "Off-Street Parking and Loading Regulations," Section 9.03.173 "Off-Street Parking Requirements" generally to establish multi-family parking and Section 9.03.174 "Off-Street Loading Site Design Requirements" generally to establish commercial loading dock requirements, and Division 9 "Landscaping Requirements," Section 9.03.191 "Purpose" generally to add parking lot landscaping requirements and, modify landscape plan drawing requirements.**

PRESENTATION of proposed amendment.

Abra Nusser, LJA Engineering, Inc. presented information regarding the amendments, noting the need to improve and update the Planning and Development Regulations. Ms. Dobbs relayed that the city attorney was reviewing and preparing specific ordinances. Ms. Dobbs further advised that the city

attorney recommended continuing the public hearing regarding the mobile food units as additional information was being considered.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 6:58 p.m. Mayor Sanson opened the public hearing and invited comments for or against the amendment. There being no comments, Mayor Sanson closed the public hearing at 6:58 p.m. for all amendments except those related to Mobile Food Units, which will remain open and be continued to a City Council meeting that begins at 6:30 p.m. on March 19, 2024.

Discussion and action regarding the proposed amendment.

Ms. Dobbs noted that the amendment was posted and published and comes forward with a recommendation for approval from the Planning & Zoning Commission.

MOTION: APPROVE ORDINANCES AMENDING THE CITY’S CODE OF ORDINANCES CHAPTER 9 “PLANNING AND DEVELOPMENT REGULATIONS,” ARTICLE 9.03 “ZONING ORDINANCE”, DIVISION 2 “DISTRICTS AND ZONING DISTRICT MAP,” SECTION 9.03.032 “PERMITTED USE TABLE” GENERALLY TO ADD A MOBILE FOOD UNIT USE TO THE PERMITTED USE TABLE, DIVISION 4 “REGULATIONS APPLICABLE TO ALL DISTRICTS” GENERALLY TO ESTABLISH PARKLAND DEDICATION AND DEVELOPMENT REQUIREMENTS, DIVISION 6 “REGULATIONS APPLICABLE TO MIXED USE AND NONRESIDENTIAL DISTRICTS” GENERALLY TO ESTABLISH DESIGN STANDARDS FOR DUMPSTERS, DIVISION 7 “SITE PLAN REQUIREMENTS,” SECTION 9.03.153 “SITE PLAN REQUIREMENTS” GENERALLY TO MODIFY SITE PLAN DRAWING REQUIREMENTS, DIVISION 8 “OFF-STREET PARKING AND LOADING REGULATIONS,” SECTION 9.03.173 “OFF-STREET PARKING REQUIREMENTS” GENERALLY TO ESTABLISH MULTI-FAMILY PARKING AND SECTION 9.03.174 “OFF-STREET LOADING SITE DESIGN REQUIREMENTS” GENERALLY TO ESTABLISH COMMERCIAL LOADING DOCK REQUIREMENTS, AND DIVISION 9 “LANDSCAPING REQUIREMENTS,” SECTION 9.03.191 “PURPOSE” GENERALLY TO ADD PARKING LOT LANDSCAPING REQUIREMENTS AND MODIFY LANDSCAPE PLAN DRAWING REQUIREMENTS SUBJECT TO CITY ATTORNEY APPROVAL.

MOTION MADE: WRIGHT

SECONDED: SHEPARD

APPROVED: UNANIMOUS (Absent: Dill, Hedge)

- D. Public Hearing, discussion, and action regarding an amendment to the City’s Code of Ordinances Chapter 9 “Planning and Development Regulations,” Article 9.02 “Subdivision Ordinance,” Division 1 “Generally,” Section 9.02.005 “General Plat Requirements” to add Subsection (6) “Parkland Dedication and Development Requirements” to provide open space and recreational areas in the form of parks as a function of subdivision and site development.**

PRESENTATION of proposed amendment.

Abra Nusser, LJA Engineering, Inc. presented information regarding the proposed amendment and background methodology. Ms. Dobbs relayed that the city attorney was reviewing and preparing the ordinance. Ms. Dobbs further advised that the city attorney recommended continuing the public hearing regarding the parkland dedication ordinance.

PUBLIC HEARING to receive comments regarding the proposed amendment.

At 7:10 p.m. Mayor Sanson opened the public hearing and invited comments for or against the amendment. John Marlin, MA Partners, 2121 Midway Rd., Ste. 240, Carrollton Tx, 75006, asked for clarification on the “fees in lieu of” section. There being no further comments, at 7:12 p.m. the Mayor continued the public hearing to a City Council meeting to be held on March 19, 2024, at 6:30 p.m.

- E. Discussion and action regarding Resolution No. 2024-03-02 approving and authorizing the execution of Task Order No. 14 with Freeman-Millican, Inc. for professional engineering services associated with the Texas Pollutant Discharge Elimination System (TPDES) Permit Application to the Texas Commission on Environmental Quality (TCEQ) for the Lavon Wastewater Treatment Plant No. 3 project in an amount not to exceed \$27,790.00.**

Ms. Dobbs provided information regarding the Lavon Wastewater Treatment Plant No. 3 Project and Mark Hill, Freeman Millican, Inc was available for questions.

MOTION: APPROVE RESOLUTION NO. 2024-03-02 APPROVING AND AUTHORIZING THE EXECUTION OF TASK ORDER NO. 14 WITH FREEMAN-MILLICAN, INC. FOR PROFESSIONAL ENGINEERING SERVICES ASSOCIATED WITH THE TEXAS POLLUTANT DISCHARGE ELIMINATION SYSTEM (TPDES) PERMIT APPLICATION TO THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY (TCEQ) FOR THE LAVON WASTEWATER TREATMENT PLANT NO. 3 PROJECT IN AN AMOUNT NOT TO EXCEED \$27,790.00.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill, Hedge)

7. EXECUTIVE SESSION

At 7:18 p.m. in accordance with 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 and pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property.

8. RECONVENE FROM EXECUTIVE SESSION

In accordance with Texas Government Code, Section 551.001, et seq., Mayor Sanson reconvened the meeting at 7:31 p.m. and stated no action was taken in executive session.

9. SET FUTURE MEETINGS AND AGENDA

March 19, 2024 – Regular Meeting

10. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:32 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 19th day of March 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 6 - B

Item:

CONSENT AGENDA

Take no action regarding the Public Utility Commission of Texas inquiry relating to the 2024 consumer price index (CPI) adjustment thereby allowing an increase to municipal telecommunications right-of-way access line rates.

Background:

The Public Utility Commission (PUC) notified the City that the access line rates have increased by 2.2484% due to inflation as measured by the consumer price index (CPI). The change in rates is outlined on the attached form.

The line rates are paid by the telecommunication companies to the City to compensate for using the City's right-of-way and for expenditures related to maintenance of the right of way.

If the City does not take action to refuse the increase, the increase will automatically be implemented.

Financial Implication:

Taking no action maintains the rate adjustment for inflation in the rates paid by telecommunications companies to the City.

Staff Notes:

Staff recommends that the City Council **take no action** and thereby allow the rates to be adjusted for inflation pursuant to the provisions of the Local Government Code.

Attachments: PUC Correspondence



Public Utility Commission of Texas

1701 N. Congress Ave., PO Box 13326, Austin, TX 78711-3326

2024 CONSUMER PRICE INDEX (CPI) ADJUSTMENT TO MUNICIPAL TELECOMMUNICATIONS RIGHT-OF-WAY ACCESS LINE RATES

February 28, 2024

PURPOSE

This letter is to notify you that your city's 2024 maximum access line rates have increased by 2.2484% due to inflation, as measured by the CPI. This adjustment has been made pursuant to Chapter 283 of the Local Government Code (House Bill 1777).

DEFAULT RATES FOR 2024: INCREASE

Based on the choices made by your city in April 2023, your city's 2024 rate will either be adjusted for inflation, or will remain the same as your 2023 rate. According to our records, when similar CPI adjustments were made in April 2023, your city chose the MAXIMUM allowable CPI-adjusted rates. Therefore, your 2024 rates will reflect an increase of 2.2484% from your 2023 rates. You have the option to decline this increase in rates by taking the action explained below.

ACTION BY CITY: TO REFUSE THE INCREASE

(1) You do not have to respond to accept the increased access line rates. (2) Respond ONLY if you want to DECLINE the increase in access line rates. (3) To decline, notify the PUC using page 2 of this letter no later than April 30, 2024. (4) The PUC does not require City council authorization; however, if your city charter requires it, please do so immediately. (5) Verify your contact information and highlight any changes. (6) Make a copy of this document.

WHAT HAPPENS IF A CITY DOES NOT RESPOND BY APRIL 30, 2024?

If a city does not respond by April 30, 2024, the rates for your city will increase from 2023 levels to the newly established 2024 levels. The next opportunity to adjust your rates will be September 1, 2024.

WHAT HAPPENS NEXT?

The PUC will notify telephone companies of your desired rates and you will be compensated accordingly no later than July 1, 2024.

FUTURE REVISIONS TO CPI

The access line rates will be revised annually in March depending on whether the CPI changes for the previous year. If the CPI changes for the year 2024, you will receive a similar letter in March 2025.

See over...

RECEIVED
MAR 05 2024
CITY OF LAVON

City of Lavon

SECTION 1: Your 2023 city preferred rates are as follows:

Residential: \$0.74 Non-Residential: \$1.60 Point-to-Point: \$2.38

SECTION 2: Your default rates for 2024 are as follows. Note: These are higher than the 2023 rates (above) due to the CPI inflation adjustment.

Residential: \$0.76 Non-Residential: \$1.64 Point-to-Point: \$2.44

To decline your default increase in rates, notify the PUC by completing the section below. You can mail or fax this page to the PUC. To accept rates in SECTION 2, no action is required.

I _____, Title _____, am an authorized representative for the City/Town/Village of _____. The City declines to accept the default rates indicated in SECTION 2 above. Instead, we choose the following rates: Residential _____; Non-Residential _____; Point-to-Point _____.

Date: _____ Signature: _____

Other Comments:

HOW TO RESPOND

Mail: Stephen Mendoza
Public Utility Commission
P.O. Box 13326
Austin, Texas 78711-3326

Or FAX to Stephen Mendoza at: 512-936-7428;
EMAIL to stephen.mendoza@puc.texas.gov

INQUIRIES

Inquiries only. NOT for sending your response.
HB1777@puc.texas.gov
Phone No: 512-936-7394

CITY CONTACT INFORMATION

Please notify us if the contact information we have on file for your city has changed. Thank you.

Phone No. 1: (972) 843-4220

Phone No. 2: _____

Fax No: (972) 843-0397

Email: _____

Address

KIM DOBBS CITY SECRETARY
or current city official responsible for right-of-way issues
CITY OF LAVON
PO BOX 340; 120 SCHOOL ROAD
LAVON TX 75166



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 7 - A

Item:

Public Hearing and discussion regarding an amendment to the City's Code of Ordinances Chapter 9 "Planning and Development Regulations," Article 9.03 "Zoning Ordinance", Division 2 "Districts and Zoning District Map," Section 9.03.032 "Permitted Use Table" generally to add a mobile food unit use to the permitted use table, Division 6 "Regulations Applicable to Mixed Use and Nonresidential Districts" generally to establish regulations for mobile food units.

- 1) Presentation of proposed amendment.
- 2) **PUBLIC HEARING** continued from March 5, 2024, to receive comments regarding the proposed amendment.
- 3) No action recommended.

Background

On March 5, 2024, the City Council opened and at the direction of the city attorney, continued the public hearing to receive input regarding proposed mobile food unit regulations. The city attorney, city planner, and staff worked on the proposed regulations and determined the regulations are most appropriately accommodated in Chapter 7. "Health and Sanitation" of the Code of Ordinances rather than the Zoning Ordinance in Chapter 12.

Staff Notes:

Because the public hearing was continued, it is recommended that the public hearing be opened and concluded with no action taken on the proposed amendment to the zoning ordinance.

A separate ordinance to amend Chapter 7. that contains almost all the provisions of the draft previously considered has been prepared for the City Council's consideration.



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 7 - B

Item:

Discussion and action regarding Ordinance No. 2024-03-07 amending Chapter 7 “Health and Sanitation”, Article 7.04 “Food Establishments”, Section 7.04.003 “Mobile Food Units and Mobile Food Parks” of the Code of Ordinances of the City of Lavon, to amend the City’s regulations regarding Mobile Food Units and Mobile Food Parks.

Background

On March 5, 2024, the City Council opened and at the direction of the city attorney, continued the public hearing to receive input regarding proposed mobile food unit regulations. The city attorney, city planner, and staff worked on the proposed regulations and determined the regulations are most appropriately accommodated in Chapter 7. “Health and Sanitation” of the Code of Ordinances rather than the Zoning Ordinance in Chapter 12.

The proposed amendment makes the process more efficient to administer and more user-friendly for mobile food vendors.

Financial Implication:

There are none anticipated.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS
ORDINANCE NO. 2024-03-07

Amend Mobile Food Unit Regulations

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING CHAPTER 7 “HEALTH AND SANITATION”, ARTICLE 7.04 “FOOD ESTABLISHMENTS”, SECTION 7.04.003 “MOBILE FOOD UNITS AND MOBILE FOOD PARKS” OF THE CODE OF ORDINANCES OF THE CITY OF LAVON, TO AMEND THE CITY’S REGULATIONS REGARDING MOBILE FOOD UNITS AND MOBILE FOOD PARKS; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING A PENALTY CLAUSE FOR EACH OFFENSE; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW.

WHEREAS, the City of Lavon (the “City”) is a Home Rule municipality; and

WHEREAS, the City Council of the City (the “City Council”) adopted Chapter 7 “Health and Sanitation”, Article 7.04 “Food Establishments” of its Code of Ordinances, which sets forth various regulations for food establishments, including mobile food units and mobile food parks; and

WHEREAS, the City Council desires to amend the Chapter 7 “Health and Sanitation”, Article 7.04 “Food Establishments” to provide for additional regulations for mobile food units and mobile food parks; and

WHEREAS, the regulation of mobile food units and mobile food parks is necessary and in the interests of the public health, safety, and general welfare to manage the health and sanitation of food establishments in the City; and

WHEREAS, the non-regulation of mobile food units and mobile food parks in the city could result in undesirable impacts to the community; and

WHEREAS, after considering the necessity for orderly and appropriate regulations of mobile food units and mobile food parks within the city, the City Council does hereby find that the amendment approved hereby accomplishes such objectives.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. FINDINGS. After due deliberations and consideration of the recommendation of staff and information and other materials received, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare of its citizens.

SECTION 3. AMENDMENTS. Chapter 7 “Health and Sanitation”, Article 7.04 “Food Establishments”, Section 7.04.003 “Mobile food units and mobile food parks”, is hereby amended as follows, with additions indicated by underline and deletions indicated by strikethrough:

1. Subsection (b) is hereby amended to delete the term and definition for “Special temporary permit”.
2. Subsection (c)(1), (2), (3), (4), and (6) shall be amended to read as follows:

“(1) An individual(s) and/or entity(ies) wishing to operate a mobile food unit shall first obtain an annual health and safety permit issued by the city, ~~and ensure that any property it intends to operate on holds proper zoning permits.~~ The permit fees shall be set annually by the city council in the fee schedule. Only one (1) mobile food unit permit is allowed per applicant, per lot, or per calendar year.

(2) Mobile food units are permitted to be located on a site located in a properly zoned district and approved by the city. A mobile food unit must be located on private property on which is located a permanent structure in which a business is operating in accordance with a certificate of occupancy. Unless otherwise approved in the permit, vending ~~MFUs~~ mobile food units may not remain stopped for a period of more than 30 minutes in neighborhoods, on any public street, or public right-of-way, and mobile food units and their customers shall not sell or consume food within any public street, public alley, driveway, or fire lane unless closed to through traffic pursuant to permit issued by the city.

(3) Mobile food units shall be parked and located on a paved surface. Mobile food units will not be allowed to touch, lean against or be affixed temporarily or permanently to any building structure, wall, tree, shrubbery or planting bed. An operator of a mobile food unit shall not use stakes, rods, or any method of support that is required to be drilled, driven, or otherwise fixed, in asphalt pavement, curbs, sidewalks, or buildings.

(4) Mobile food units shall not impede access to the entrance or driveway of any adjacent property or building. A mobile food unit shall not encumber required parking spaces, drive aisles, or fire lanes of the property it is located on, or adjacent properties.

...

(6) An operator of a mobile food unit is prohibited from using sound systems, bells, or music. Loudspeakers or loud noises of any kind for the purpose of attracting

attention to a mobile food unit is prohibited. Mobile food unit operators shall not hang or display merchandise on trees, umbrellas, or walls, or sell from any other structures located upon any public street, sidewalk, right-of-way, or other public property.”

3. Subsection (c)(9)(B), (C), (K), (L), (Q), and (X) shall be amended to read as follows:

“ . . .

(B) All food, supplies, and related equipment must be stored within the mobile food unit and all food shall be supplied from an approved source. The water supply for a mobile food establishment shall be from an internal water tank which must be filled from an external source when not in operation. Temporary connection of a mobile food establishment to a potable water source while in operation is prohibited.

(C) Unless otherwise provided for in the approved permit, a person who operates a mobile food unit may not place food, equipment, or supplies related to its operation outside of the permitted unit and must conduct all of its operational activities within the mobile food unit. The city may approve a canopy with table to serve food from the mobile food unit application, provided the operation complies with all of the regulations within this Section.

. . .

(K) Stationary mobile food units, except at a mobile food park, must be removed from their location daily.

(L) The operator of a mobile food unit shall demonstrate that the vehicle is readily moveable and operable if requested by the code enforcement officer or their designee. A mobile food unit operator shall not alter or modify a mobile food unit or the premises adjacent to the mobile food unit in a manner that would prevent the operation or mobility of the unit.”

. . .

(Q) Mobile food units shall have a current state food handler permit, state food manager’s license and a state sales tax permit. Evidence of current up to date permits and inspection reports shall be subject to inspections by the city health official or their designee at any time. A tax certificate from the State showing that sales tax is being collected on site, if applicable, shall be included with the mobile food unit application.

. . .

(X) Mobile food unit operators shall only engage in the sale and service of food and beverages. The sale of other products or services from a mobile food unit is

prohibited, including but not limited to, smoking/vaping products, sexually explicit and/or drug related paraphernalia, obscene material, sales real estate and vacation packages, marketing and advertising activities, sales of tickets for events, any non-food vending, and other services or products, unless otherwise approved by the city with issuance of the permit. The sale of alcoholic beverages by a mobile food unit shall be subject to city and state regulations.”

4. Subsection (c)(9) shall be amended by adding item (Y) to read as follows:

“(Y) A mobile food unit shall not be left unattended.”

5. A sentence shall be added after the heading of Subsection (d) to read as follows:

“(d) Mobile food regulations. In addition to the regulations for each mobile food unit described in Subsection (c), mobile food parks shall be subject to the following regulations:”

6. Subsection (e) shall be amended to read as follows:

“(e) Zoning.

- (1) A mobile food unit shall be permitted to operate only in non-residentially zoned districts, except as provided herein. Any property owner desiring to allow a mobile food unit (operating individually of a mobile food park) intending to operate (i) on any property for more than one (1) day, and/or (ii) on residential property, shall obtain a temporary use permit from the city. The operator of a mobile food unit may apply for the temporary use permit on behalf of the property owner, but must include the signature of the property owner. The mobile food unit shall have a copy of such permit available during operation. Vending mobile food units, including but not limited to ice cream trucks, shall be allowed in residential districts, provided that they are not stopped for longer than thirty (30) minutes when vending.
- (2) Unless otherwise approved in the ~~by the mayor~~ conditional use permit, a mobile food park ~~shall~~ may be permitted to operate only in non-residentially zoned districts.
- (3) The operation of a mobile food park shall require a conditional use permit issued by the city.
- (4) The operation of a mobile food park shall require a site plan approved by the city.
- (5) City-sponsored events may be exempt from this article.

SECTION 4: SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5: SEVERABILITY. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6: PENALTY. Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined a sum in accordance with the penalty previously adopted for each section amended herein, or the general penalty for violations of the code in Section 1.01.009. Each continuing days' violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7: PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 8. OPEN MEETING. That it is hereby 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, all as required by Chapter 551, Texas Government Code.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Collin County, Texas, on this the ____ day of March 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 7 - C

Item:

Public Hearing, discussion, and action regarding an amendment to the City's Code of Ordinances Chapter 9 "Planning and Development Regulations," Article 9.02 "Subdivision Ordinance," Division 1 "Generally," Section 9.02.005 "General Plat Requirements" to add Subsection (6) "Parkland Dedication and Development Requirements" to provide open space and recreational areas in the form of parks as a function of subdivision and site development.

- 1) Presentation of amendment.
- 2) **PUBLIC HEARING** continued from March 5, 2024, to receive comments regarding the proposed amendment.
- 3) Discussion and action regarding the amendment and Ordinance No. 2024-03-08.

Background

On March 5, 2024, the City Council opened and at the direction of the city attorney, continued the public hearing to receive input regarding proposed parkland dedication regulations. The city attorney, city's planner, and staff continued to work on the proposed regulations to prepare an ordinance for the City Council's consideration upon conclusion of the continued public hearing.

The City of Lavon Strategic Plan, Comprehensive Plan, and Parks and Recreation Master Plan consistently identify the adoption of parkland dedication requirements as a project or action to further the accomplishment of specific goals or strategies.

Strategic Plan

The second of seven two-year goals identified in the City of Lavon Strategic Plan is "**Invest in Lavon's Future**" and one of the anticipated projects to accomplish this goal is:

Revise the Code of Ordinances to adopt Parkland Dedication and Development Requirements, consistent with the Comprehensive Plan and Parks and Recreation Master Plan.

Comprehensive Plan

In the City of Lavon Comprehensive Plan, Section 3. Design Framework: Land Use and Placemaking, the first Action item identified in **Strategy 2: Parks, Trails and Gathering Spaces** is:

Revise the Code of Ordinances to require Parkland Dedication and Development to coordinate and implement the Parks and Recreation Master Plan

Parks and Recreation Master Plan

In the City of Lavon Parks and Recreation Master Plan, **Subchapter 6.D Implementation & Monitoring: Actions to Achieve the Vision**, Action 6.1 states:

Draft and adopt parkland dedication and development requirements for developers to dedicate and develop public parkland or pay a fee-in-lieu-of parkland dedication and/or development for each project. Revise ordinances and standards to reflect requirements accordingly.

In 2018, the Parks and Recreation Board received a presentation regarding and discussed the concept of parkland dedication. In 2022, the City Council adopted the City's first Parks and Recreation Master Plan which is a required element for the preparation of parkland dedication requirements.

Under the scope of the professional services agreement, the City engaged LJA Engineering to prepare the parkland dedication regulations. LJA Engineering presented an introduction to parkland dedication and a timeline for implementation to the Parks and Recreation Board and Planning and Zoning Commission in July 2023. On February 13, 2024, the Parks and Recreation Board voted unanimously in favor of the parkland dedication draft regulations. On February 27, 2024, the Planning and Zoning Commission considered the proposed amendment.

Because parkland dedication and development directly impact the layout of a project, the regulations are typically included in the Subdivision Code.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF AN AMENDMENT TO THE CITY'S CODE OF ORDINANCES CHAPTER 9 "PLANNING AND DEVELOPMENT REGULATIONS," ARTICLE 9.02 "SUBDIVISION ORDINANCE," DIVISION 1 "GENERALLY," SECTION 9.02.005 "GENERAL PLAT REQUIREMENTS" TO ADD SUBSECTION (6) "PARKLAND DEDICATION AND DEVELOPMENT REQUIREMENTS" TO PROVIDE OPEN SPACE AND RECREATIONAL AREAS IN THE FORM OF PARKS AS A FUNCTION OF SUBDIVISION AND SITE DEVELOPMENT SUBJECT TO CITY ATTORNEY APPROVAL.

MOTION MADE: NABORS
SECONDED: TIEGS
APPROVED: UNANIMOUS

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance

CITY OF LAVON, TEXAS
ORDINANCE NO. 2024-03-08

Parkland Dedication

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AMENDING CHAPTER 9 “PLANNING AND DEVELOPMENT REGULATIONS”, ARTICLE 9.02 “SUBDIVISION ORDINANCE”, OF THE CODE OF ORDINANCES OF THE CITY OF LAVON, BY ADDING DIVISION 3 “PARKLAND DEDICATION AND DEVELOPMENT”, TO ADOPT REGULATIONS REGARDING PARKLAND DEDICATION, FEES, AND DEVELOPMENT IN THE CITY OF LAVON; PROVIDING SAVINGS, REPEALING AND SEVERABILITY CLAUSES; PROVIDING FOR PUBLICATION; PROVIDING FOR AN EFFECTIVE DATE; AND FINDING AND DETERMINING THE MEETING AT WHICH THIS ORDINANCE IS ADOPTED TO BE OPEN TO THE PUBLIC AS REQUIRED BY LAW; PROVIDING A PENALTY CLAUSE FOR EACH OFFENSE.

WHEREAS, the City of Lavon (the “City”) is a Home Rule municipality; and

WHEREAS, the City Council of the City (the “City Council”) adopted Chapter 9 “Planning and Development Regulations”, Article 9.02 “Subdivision Ordinance” of its Code of Ordinances, which sets forth various regulations for subdivisions and development; and

WHEREAS, the City Council desires to amend Chapter 9 “Planning and Development Regulations”, Article 9.02 “Subdivision Ordinance” to adopt regulations for parkland dedication, development, and fees; and

WHEREAS, the regulation and promotion of parkland development and dedication is necessary and in the interests of the public health, safety, and general welfare; and

WHEREAS, open space and recreational areas in the form of trails, parks, and preserves are necessary for the health and welfare of the residents of the City, and the only adequate procedure to provide for parks is by integrating such requirements into the procedure for planning and developing property or subdivisions in the City to accommodate the associated and proportionate impact on the parks and recreation system, whether such development consists of subdivision, new construction on vacant land, or rebuilding and remodeling of structures on previously developed property; and

WHEREAS, land development increases demand upon a municipality’s parks and recreation system; and

WHEREAS, the City consulted the “Parkland Dedication: Optimizing an Underutilized Resource” resource, by the Texas A&M AgriLife Extension Service when drafting this Ordinance, widely used by Texas cities for consideration of parkland dedication and development; and

WHEREAS, the City conducted multiple community engagement activities, citizen surveys, and public hearings in coordination with the preparation and adoption of the 2022 Parks and Recreation Master Plan, the 2022 Update to the Comprehensive Plan, and the 2023 Update to the Strategic Plan; and

WHEREAS, after considering the necessity for orderly and appropriate regulations of parkland within the city, the City Council does hereby find that the amendment approved hereby accomplishes such objectives.

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

SECTION 1. INCORPORATION OF PREMISES. The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

SECTION 2. FINDINGS. After due deliberations and consideration of the recommendation of staff and information and other materials received, the City Council has concluded that the adoption of this Ordinance is in the best interests of the City, and of the public health, safety and welfare of its citizens.

SECTION 3. AMENDMENTS. Chapter 9 “Planning and Development Regulations”, Article 9.02 “Subdivision Ordinance”, is hereby amended to adopt Division 3 “Parkland Dedication and Development” to read as provided in **Exhibit A**, attached hereto and incorporated herein for all purposes.

SECTION 4: SAVINGS/REPEALING CLAUSE. All provisions of any ordinance in conflict with this Ordinance are hereby repealed to the extent they are in conflict; but such repeal shall not abate any pending prosecution for violation of the repealed ordinance, nor shall the repeal prevent a prosecution from being commenced for any violation if occurring prior to the repeal of the ordinance. Any remaining portions of said ordinances shall remain in full force and effect.

SECTION 5: SEVERABILITY. Should any section, subsection, sentence, clause or phrase of this Ordinance be declared unconstitutional or invalid by a court of competent jurisdiction, it is expressly provided that any and all remaining portions of this Ordinance shall remain in full force and effect. The City hereby declares that it would have passed this Ordinance, and each section, subsection, clause or phrase thereof irrespective of the fact that any one or more sections, subsections, sentences, clauses and phrases be declared unconstitutional or invalid.

SECTION 6: PENALTY. Any person, firm, corporation, or entity violating this Ordinance, as it exists or may be amended, shall be deemed guilty of a misdemeanor, and upon conviction thereof, shall be fined in accordance with Section 9.02.009 of the City’s Code of Ordinances. Each continuing days’ violation under this Ordinance shall constitute a separate offense. The penal provisions imposed under this Ordinance shall not preclude the City from filing suit to enjoin the violation. The City retains all legal rights and remedies available to it pursuant to local, state, and federal law.

SECTION 7: PUBLICATION AND EFFECTIVE DATE. This Ordinance shall become effective immediately upon its adoption and its publication as required by law.

SECTION 8. OPEN MEETING. That it is hereby 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, all as required by Chapter 551, Texas Government Code.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Collin County, Texas, on this the 19th day of March 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

ORDINANCE NO. 2024-03-08

EXHIBIT A

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Exhibit A

Division 3 Parkland Dedication and Development

Section 9.02.051 Purpose

- (a) This section is adopted to provide open space and recreational areas in the form of parks as a function of subdivision and site development in the City of Lavon. This section is enacted in accordance with the home rule powers of the City granted under the Texas Constitution and the statutes of the state, including, but not by way of limitation, Tex. Local Gov't. Code, Ch. 212 as may be amended from time to time.
- (b) It is hereby declared by the City Council that open space and recreational areas in the form of trails, parks, and preserves are necessary for the health and welfare of the residents of Lavon, and that the only adequate procedure to provide for parks is by integrating such requirements into the procedure for planning and developing property or subdivisions in the City to accommodate the associated and proportionate impact on the parks and recreation system, whether such development consists of subdivision, new construction on vacant land, or rebuilding and remodeling of structures on previously developed property.
- (c) Parks provide for a variety of indoor and outdoor recreational and healthy living opportunities and are located in various locations throughout the City. The land area of the City of Lavon being less than 15 square miles shall be prima facie evidence that any park located therein is within a convenient distance from any residence located therein. The primary cost of purchasing or acquiring, developing, and improving parks shall be borne by the landowners of residential property or projects who, by reason of the proximity of their property to such parks, are the primary beneficiaries of such facilities.
- (d) Due to Lavon's small size, a typical park in the City is designed to serve the needs of residents from the entire community no matter where the park is or will be located in Lavon. Parks serve both active and passive leisure and recreation needs of residents and their visitors, in addition to serving the essential purposes of providing family-oriented open space and lake-oriented destinations as desired by the community. The purchase, acquisition, development, and improvement of the basic infrastructure and facilities for parks in Lavon are based upon the demand from the residents they are intended to serve.
- (e) Recognizing that there are different sizes, scales, and types of park facilities, the required level of service contained herein has been designed based on the smallest of park facilities at existing level of service, a neighborhood park of two to ten acres, to meet the basic infrastructure and facilities standard. Any fees collected per these requirements can, however, be utilized in the purchase or acquisition of parkland, development, and/or improvement of any size or scale park facility in the City as planned for or recommended in the Parks and Recreation Master Plan (expressly or via intent), as may be amended from time to time, which is hereby adopted by reference and incorporated herein for all purposes.
- (f) Therefore, the following requirements are adopted to affect the purposes stated above.

Section 9.02.052 Definitions

The following definitions shall apply unless the context clearly indicates or requires a different meaning.

DEVELOPER. Landowner(s) of the subject property containing a proposed development or project.

MULTI-FAMILY DWELLING. A residential structure providing complete, independent living facilities for three (3) or more families or households living independently of each other and including permanent provisions for living, sleeping, cooking, eating, and sanitation in each unit. Condominiums are included in this definition. Multi-family residential projects shall be assessed parkland fees and pay parkland fees of this section prior to the issuance of a building permit.

PARK. Includes a variety of parks, trails, open spaces, natural preserves, gathering spaces, and recreational opportunities and facilities that are open and accessible to the general public and are located within a convenient distance of the residences to be served thereby.

RESIDENTIAL USES. Includes single family and multi-unit dwellings.

SINGLE-FAMILY DWELLING. Any building or portion of a building constructed for use by or occupied exclusively by one (1) family with culinary and sanitary conveniences provided for their use. Any one proposed lot containing only one proposed dwelling unit shall be assessed parkland fees and pay parkland fees of this section prior to filing an associated plat for record.

Section 9.02.053 Requirements

This division applies to a developer who subdivides or develops land for residential uses located within the city:

(a) General

- (1) The City Manager or their designee shall administer this section with certain review, recommendation, and approval authorities being assigned to the Planning and Zoning Commission, the Parks and Recreation Board, and various City departments as specified herein. Unless provided otherwise herein, action by the City shall be by the City Council after consideration by the Parks and Recreation Board. Any proposal considered by the Planning and Zoning Commission under this section shall have been reviewed by the Parks and Recreation Board and its recommendation given to the Commission.
 - (2) Generally, the developer of property with residential uses must address the following requirements pursuant to this section: dedication of land for park use or payment of a fee-in-lieu thereof and payment of a park development fee for parks or construction of the park improvements to which such fee relates. Requirements herein are based on actual or approved dwelling units for an entire development or project. Increases or decreases in final dwelling unit count may require an adjustment in fees paid or land dedicated. If the actual number of dwelling units exceeds the original estimate, additional parkland and additional park development fees may be required in accordance with the requirements in this section.
- (b) Parks and Recreation Master Plan. The Parks and Recreation Master Plan, as may be amended, is the park planning basis for this section.
- (c) Fee calculations and updates.

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- (1) The schedule of fees and required land dedications, along with the associated methodology and level of service standard, are attached hereto as Appendices I, II, and III, and are incorporated and made a part of this section for all purposes by reference.
- (2) A quantifiable and reasonable methodology was established to base the parkland dedication requirements, fees-in-lieu of dedication, and parkland development fees contained herein on data and levels of service relevant to Lavon that are based on density as well as best practices. The park development fee is calculated utilizing empirical details of how much the average neighborhood park costs in the City based on the community feedback gathered in the Parks and Recreation Master Plan and its associated analysis. The methodology and fees shall be reviewed annually and updated on a regular basis when warranted.
- (3) The City Manager, or their designee, shall submit, as directed by the Parks and Recreation Board or the City Council, each as provided in Appendix I, and as calculated from the variables and formula(s) reflected in Appendices II and III, the following:
 - (A) A fee derived from a parkland dedication requirement per person.
 - (B) A fee derived from a land cost per person.
 - (C) A fee derived from a park development cost per person.
- (d) Land dedication.
 - (1) The amount of land to be dedicated for parkland purposes shall be as set forth in Appendix I, as calculated from the variables and formulas reflected in Appendices II and III. The required dedication may be met by payment of fee-in-lieu of land when permitted or required by other provisions of this section. The total amount of land dedicated for a development or project shall be dedicated to the City in fee simple, except as otherwise provided herein:
 - (A) Prior to the issuance of any building permits for multi-dwelling development, on an associated plat or via separate recorded instrument, clearly labeled and dedicated as City parkland;
 - (B) Concurrently with the final plat for a single phase single-family dwelling development, clearly labeled and dedicated as City parkland;
 - (C) For a multi-phased single-family dwelling development, the entire park(s) shall be either platted concurrently with the plat of the first phase of the development, clearly labeled and dedicated as City parkland; or
 - (D) The developer may provide the City with financial security against the future dedication by providing a bond, irrevocable letter of credit, or other alternative financial guarantee such as a cash deposit in the amount equal to the number of acres of parkland required and in a form acceptable to the City. The amount of the financial guarantee shall be the amount of fee-in-lieu of land dedication as set forth in Appendix I. The financial guarantee will be released to the developer, without interest, upon the filing of the final plat for the phase that dedicates the required parkland.
 - (2) The obligation of a developer to dedicate parkland or make payments or improvements in lieu thereof shall be in addition to and independent of the requirements of the developer to provide open space in accordance with a Planned Development (PD) zoning application. If the open space in the proposed Planned Development (PD) exceeds two acres and

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is dedicated and accepted by the City as public parkland, the required dedication or payment may be reduced in applicable proportion.

- (e) Fee-in-lieu of land. In lieu of dedicating parkland for parks, a developer may request to meet some or all of the parkland dedication requirements through payment of a fee-in-lieu thereof in the amounts set forth in Appendix I. Such fees shall be due prior to filing an associated plat for record for single-family dwelling uses and prior to the issuance of a building permit for multi-unit dwelling uses.
- (f) City Council Approval. The City Council shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required land dedication. The Council may, from time to time, require that a fee be submitted in lieu of land dedication in amounts as set forth in Appendix I. Likewise, the Council may, from time to time, require that land be dedicated in amounts as set forth in Appendix I, and that no fee-in-lieu of land will be accepted.
- (g) Approval process for parkland dedication.
 - (1) Land dedications equaling or exceeding two acres, and dedications of floodplains and greenways.
 - (A) For any proposed required parkland dedication equaling or exceeding two acres of land (before application of the 50% adjustment provided in Section 9.03.057), or equaling or exceeding payment of a fee-in-lieu thereof or for any proposed land dedication containing floodplain or greenway, the developer must:
 - 1. Obtain a recommendation from the Parks and Recreation Board; and
 - 2. Obtain approval from the Council.
 - (B) Should a proposed dedication go before the Planning and Zoning Commission as part of a required project approval, the Planning and Zoning Commission shall consider the recommendation from the Parks and Recreation Board and both recommendations shall be forwarded to the City Council for consideration.
 - (2) Criteria for consideration.
 - (A) For any proposed required parkland dedication equaling or exceeding two acres of land (before application of the 50% adjustment provided in Section 9.03.057), or equaling or exceeding payment of a fee-in-lieu thereof or for any proposed land dedication containing floodplain or greenway, the following criteria shall be utilized for considering approval of the proposed parkland dedication:
 - 1. The proposed plat shall clearly identify the proposed public parkland to be dedicated;
 - 2. The proposed dedication or fee shall provide a sufficient amount of parkland in the area of the proposed development for required parkland dedication;
 - 3. Where the proposed dedication is insufficient for a park site under existing park design standards, some or all of the dedication requirements may be in the form of a fee in amounts as set forth in Appendix I;

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4. Determination of acceptability of a proposed parkland dedication is based upon the Parks and Recreation Master Plan, as may be amended from time to time and the criteria contained herein;
 5. The proposed development of the park is at a minimum consistent with the Lavon's level of service for neighborhood parks as set forth in Appendix IV, and in the Parks and Recreation Master Plan, as may be amended from time to time.
 6. Land is usable and compatible with the Comprehensive Plan, the Parks and Recreation Master Plan, and other approved public plans.
 7. There is a level of service need in the immediate vicinity of the proposed park area.
 8. There is no nearby existing park that would be served with the funds better or more by expansion or improvement.
 9. Public access considerations.
- (3) Exemptions. Development and maintenance of a park less than two acres in size, or within a small group of individual homes, for public park purposes, is impractical and does not allow for appropriate improvements consistent with necessary level of service. Therefore, the following exemptions shall apply:
- (A) If fewer than two acres-worth of dwelling units as specified in Appendix I, under land dedication are proposed by a plat for single-family dwelling or a building permit for multi-unit dwelling, the developer shall pay the applicable fee-in-lieu of land dedication. An exception may be considered if the dedication is voluntarily greater than two acres, will increase the size of an existing park adjacent to the proposed parkland dedication, will provide a beneficial trail connection or right-of-way, or will provide a synergistic benefit not otherwise listed, at the discretion of the City Council.
- (B) If four or fewer residential lots are proposed by a plat on unplatted property, parkland dedication is not required. On property applying for replat, no more than four residential lots from the original plat can qualify for this exemption. If the plat represents a portion of a larger property boundary, that is proposed to develop in phases, the sum of the residential lots in all the proposed phases must be fewer than or equal to four to qualify for this exemption.
- (h) Park development fee. In addition to the land dedication requirements for parks, developers must meet either park development, or park development fee requirements. There is a park development fee established herein sufficient to develop parks in ways that meet the City's level of service as determined in the Parks and Recreation Master Plan.
- (1) The park development fee assessed to a developer, subject to this section, is as shown in Appendix I. The process for the approval and collection of park development fees shall be the same as for the parkland dedication requirements to which the development relates, and shall be processed simultaneously with the parkland dedication requirements.
 - (2) The City shall have the final authority in determining how much, if any, land or fee may be accepted in lieu of required park development. The City may, from time to time, require that a fee be submitted in lieu of park development in amounts as set forth in Appendix I. Likewise, the City may, from time to time, require that parks be developed to a level of service as reflected in Appendix IV, except and that no fee-in-lieu of park development will be accepted.

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- (i) Construction of park improvements in lieu of park development fee. A developer may elect to construct required park improvements in lieu of paying the associated park development fee as set forth herein. In such event:
- (1) A park site plan, developed in cooperation with the City staff, must be reviewed and approved by the Parks and Recreation Board and City Council upon submission of final plat for single family residential uses or upon application for a building permit for multi-family residential uses, whichever is applicable;
 - (2) Detailed plans and specifications for park improvements hereunder shall be due and processed in accordance with the procedures and requirements pertaining to public improvements for final plats and for building permit issuance, whichever is applicable;
 - (3) All plans and specifications shall meet or exceed the City's level of service standards and/or scale-specific intent as specified in the Parks and Recreation Master Plan and in Appendix III, as may be amended from time to time, and the criteria contained herein, in effect at the time of the submission;
 - (4) Upon the proposed development of a park, lighting and restrooms may be considered based on locational criteria and other related factors;
 - (5) If the improvements are constructed on land that has already been dedicated to and/or is owned by the City, then the developer must post payment and performance bonds to guarantee the payment to subcontractors and suppliers and to guarantee the developer completes the work in accordance with the approved plans, specifications, ordinances, and other applicable laws;
 - (6) The construction of all improvements, including any required trails, must be completed in accordance with the requirements relating to the construction of public improvements for final plats and issuance of building permits, whichever is applicable. This includes guaranteeing performance in lieu of completing the park improvements prior to final plat approval. Notwithstanding any other applicable ordinances, park improvements should be completed within two years from the date of the approval;
 - (7) Park development will be considered complete and a certificate of completion will be issued after the following requirements are met:
 - A. Improvements have been constructed in accordance with the approved plans;
 - B. All parkland upon which the improvements have been constructed has been dedicated as required under this section; and
 - C. All warranties as specified herein have been provided for any equipment installed in the park as part of these improvements;
 - (8) Upon issuance of a certificate of completion, the developer warrants the improvements for a period of two years by providing a maintenance bond in a form acceptable to the City, covering the total costs of the improvements; and
 - (9) The developer shall be liable for any costs required to complete park development if:
 - A. Developer fails to complete the improvements in accordance with the approved plans;

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- B. Developer fails to complete the improvements within the required time frame; and/or
 - C. Developer fails to complete any warranty work.
- (j) Standards for private parkland.
- (1) A developer may submit an application to satisfy up to 100% of the parkland dedication and development required for a development or project by providing a Public Access and Recreational Easement rather than deeding the land to the City in fee simple.
 - (2) In order to earn credit for private parkland, the park shall:
 - A. Provide signage visible from a right-of-way frontage to be reviewed and approved through the application and consideration process, and the sign shall state that the area, including any recreational amenities, is open and available for public use, the park hours and City contact information, and it must be posted at the park entrance or in a location visible to the public;
 - B. Provide language, approved by the City Attorney, in the Public Access and Recreational Easement document or associated plat that specifies maintenance, capital replacement, the right of the City to conduct safety inspections, future construction rights, penalties and arrangements for lack of compliance, and language that specifies that re-payment of the credits will be required via alternate land or compensation for release of the easement; and
 - C. Provide design and features consistent with the guidelines and requirements contained herein.
 - (3) The required dedication and development shall be calculated per the requirements in Appendices I, II, and III, and then the proposal shall be evaluated to determine the amount of parkland dedication and/or development credit to be given using the following factors:
 - A. The presence of active recreational amenities including, but not limited to, playscapes, seating areas, sport courts, table game recreation, climbing, shade, or exercise structures, or trails;
 - B. The ability of the public to access and use the land for recreation purposes in perpetuity;
 - C. The presence of group gathering spaces, such as open lawns, seating, picnic areas, plazas, or pavilions;
 - D. Landscaping that enhances the City and the park by providing shade, educational opportunities, trees, and/or wildlife habitat; and
 - E. The ability of the City to provide programming in the space.
 - (4) If park development fees are credited, recreational amenities and other improvements must be constructed onsite and approved by the City during site plan or subdivision review at a specific time concurrent or prior to residential uses, as stipulated in the associated development agreement. Amenities must be shown on the site plan and/or construction plan as determined by the City.
 - (5) A developer must post cash escrow or an irrevocable line of credit in a form approved by the City for amenities included on private parkland during site plan or subdivision review.

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- (6) If credited acreage does not satisfy the entire parkland requirement, the City will calculate the remaining fee using the same requirements in Appendix I, proportionally assessed.
- (k) Submitting fee. Any fees required to be paid pursuant to this section shall be remitted:
 - (1) Prior to the issuance of any building permits for multi-unit dwelling or development; or
 - (2) Prior to filing an associated plat for record for single-family dwelling or development.
- (l) Use of fees by the City. Fees may be used only for the purchase, acquisition, development, and/or improvement of park facilities in the City.
- (m) Reimbursement for City-acquired parkland. The City may from time to time acquire and/or develop land for parks in or near an area of actual or potential development. If the City does acquire and/or develop parkland in a particular area near a development or subdivision that should come forward for consideration, the City may require subsequent dedications to be in fee-in-lieu-of land and parkland development fees instead of dedication and development, to reimburse the City for the cost(s) of acquisition and/or development.

Section 9.02.054 Prior Dedication or Absence of Prior Dedication

- (a) Depending on the circumstances, additional proportionate dedication may be required for the increase in dwelling units from what was originally proposed and may be either land dedication or fees-in-lieu of land or development, at the discretion of the City Council. At the discretion of the City Council, any former gift of land or cash to the City may be credited toward eventual land dedication or development requirements imposed on the developer.
- (b) The City Council shall consider recommendations of the Parks and Recreation Board in exercising its discretion under this section.

Section 9.02.055 Planning Considerations

The City's approved plans, including the Comprehensive Plan and the Parks and Recreation Master Plan, are intended to provide the Parks and Recreation Board with a guide upon which to base its recommendations and for the City to take action. Because of the need to consider specific characteristics in the site selection process, the park locations and sizes indicated in the plans are general. The actual locations, sizes, and number of parks will be determined when development occurs or when sites are acquired by the City, including by donations.

Section 9.02.056 Special Fund; Right to Refund

- (a) All parkland dedication fees will be deposited in a fund specifically dedicated to the purchase and/or acquisition of parks in Lavon. All park development fees will be deposited in a fund specifically dedicated to the improvement and/or development of parks in the City.
- (b) The City shall account for all fees in lieu of land dedication and all park development fees paid under this section with reference to the individual plat(s) involved. Any fees paid for such purposes must be encumbered or expended by the City within ten years from the date received by the City for

purchase, acquisition, development, and/or improvement of a park as required herein. Such funds shall be considered to be spent on a first-in, first-out basis.

- (c) The developer of the property on the last day of the ten-year period shall be entitled to a pro rata refund that includes the original contribution, computed on a per dwelling unit basis, if the fees are not encumbered by contract or purchase order, expended, or if the property under which fees were paid has not received benefit from a park acquired or developed within the City with the fees paid. The property owner of the property must request the refund in writing, within one year of entitlement, or the right shall be deemed permanently waived. Any interest earned with these funds shall remain in these funds and be used for the fund's intent.

Section 9.02.057 Parkland Guidelines and Requirements

Parks should be easy to access and open to public view so as to benefit area development, enhance the visual character of the City, protect public safety, and minimize conflict with adjacent land uses. The following guidelines and requirements shall be used in designing and accepting parks and adjacent development.

- (a) Any land dedicated to the City under this section must be suitable for park and recreation uses. The dedication shall be free and clear of any and all liens and encumbrances that interfere with its use for park purposes. The City Manager, or their designee, shall determine whether any encumbrances interfere with park use. Any requested reservations from the conveyance shall be accompanied by a complete waiver of the surface use by all owners and lessees. A current title report must be provided with the land dedication. The developer shall pay all taxes or assessments owed on the property up to the date of acceptance of the dedication by the City. A tax certificate from the Collin County Tax Assessor shall be submitted with the dedication or plat.
- (b) Land in floodplains or designated greenways is not preferred but can be considered on a 50% per acre basis, at the discretion of the City Council (for example, four acres of floodplain or greenway will be equal to two acres of potential parkland). The following factors shall be considered for potential parkland in the floodplain or in designated greenways:
 - (1) Sites should not be severely sloping or have unusual topography that would render the land unusable for recreational activities or for improvements. At least 50% of a parkland site shall be less than 10% grade, well drained, and suitable for active play, unless the intent of the dedication is to provide a beneficial connection or to preserve an environmental, natural, or cultural resource/asset;
 - (2) Placement of recreational or parkland support amenities, including paths or access for maintenance purposes, can be placed in the area in compliance with applicable watershed requirements;
 - (3) It is preferred that the floodplain area provide suitable passive recreation, scenic views, wildlife habitat protection, water quality protection, tree protection, and/or trail connectivity to the more intensive uses in non-floodplain areas;
 - (4) Park sites shall have access to water and sewer lines prior to or upon dedication. Site plans and subdivision applications must demonstrate sufficient water and wastewater capacity to serve the park;

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- (5) Park sites should be located adjacent to greenways and/or schools, where available, in order to encourage shared facilities and joint development of new sites;
- (6) Park sites should be adjacent to residential areas in a manner that serves the greatest number of users and should be located to minimize users having to cross arterial roadways to access them;
- (7) Where appropriate, sites with existing trees or other scenic elements or natural assets are preferred;
- (8) Detention/retention areas shall not be utilized to meet dedication requirements unless they are designed in an innovative manner so as to provide for suitable recreational purposes, but they may be accepted in addition to the required dedication. If accepted as part of the park, the detention/retention area design must meet the standards as specified in all codes and regulations.
- (9) Where park sites are adjacent to greenways, schools, or existing or proposed subdivisions, access ways may be required to facilitate public access to provide public access to parks;
- (10) It is preferred that a minimum 50% of the perimeter of a park should abut a public street. Parks shall have at least a portion of the property adjacent to a public street or shall have associated public access easements and improvements to allow for ready access. Public view of the park from a public street is desirable to facilitate community connections and provide for crime prevention through environmental design;
- (11) Community-scale parks should be accessible from major arterial streets so as to be accessible by large numbers of people;
- (12) Areas for potential parkland that are encumbered by overhead utility lines or easements of any type which would limit the opportunity for recreational and park development are not preferred;
- (13) All rubbish, trash, junk, and other offensive materials shall be removed from all dedicated lands and the property returned to its natural condition except as to approved construction and improvement thereon; and
- (14) For dedications of more than two acres of land (before application of the 50% adjustment provided in Section 9.03.057), and upon the request of the City Manager, or their designee, a developer-funded environmental or engineering study, audit, or assessment may be required in some cases demonstrating that the property is in a condition that would allow the City to utilize the property for public park purposes without expenditures to remove or mitigate environmental or hazardous materials or conditions; suitable and safe for use as a public park; and free from environmental or engineering-related problems.

Section 9.02.058 **Warranty Required**

- (a) All materials and equipment provided to the City shall be new unless otherwise approved in advance by the City Manager, or their designee, and all work will be of good quality, free from faults and defects, and in conformance with the designs, plans, specifications, drawings, and recognized industry standards. This warranty, any other warranties express or implied, and any other consumer

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rights, shall inure to the benefit of the City only and are not made for the benefit of any party other than the City.

- (b) All work by the developer not conforming to these requirements, including, but not limited to, unapproved substitutions, may be considered defective.
- (c) This warranty is in addition to any rights or warranties expressed or implied by law.
- (d) Where more than a two-year warranty is specified in the applicable plans, specifications, or submittals for individual products, work, or materials, the longer warranty shall govern.
- (e) This warranty obligation may be covered by any maintenance bond tendered in compliance with this section.
- (f) If any of the work performed by the developer is found or determined to be either defective, including obvious defects, or otherwise not in accordance with this section, the designs, plans, drawings, or specifications, within two years after the date of the issuance of a certificate of final completion of the work, or a designated portion thereof, whichever is longer, within two years after acceptance by the City of designated equipment, or within such longer period of time as may be prescribed by law or by the terms of any applicable special warranty required by this section, developer shall promptly correct the defective work at no cost to the City.
- (g) The failure, including cracking or other indication of failure, of an improvement shall be deemed conclusive that the workmanship or product is defective.
- (h) During the applicable warranty period and after receipt of written notice from the City to begin corrective work, developer shall promptly begin the corrective work. The obligation to correct any defective work shall be enforceable under this code. The guarantee to correct the defective work shall not constitute the exclusive remedy of the City, nor shall other remedies be limited to the terms of either the warranty or the guarantee.
- (i) If within 20 calendar days after the City has notified the developer of a defect, failure, or abnormality in the work, the developer has not started to make, and continuously worked to complete, the necessary corrections or adjustments, the City is hereby authorized to make the corrections or adjustments, or to order the work to be done by a third party. The cost of the work shall be paid by the developer.
- (j) The cost of all materials, parts, labor, transportation, supervision, special instruments, and supplies required for the replacement or repair of parts and for correction of defects, shall be paid by the developer, its contractors, subcontractors, or by the surety.
- (k) The guarantee shall be extended to cover all repairs and replacements furnished, and the term of the guarantee for each repair or replacement shall be two years after the installation or completion. The two-year warranty shall cover all work, equipment, and materials that are part of the improvements made under this section.

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Appendix I

Parkland Dedication and Park Development Fees:

1. Land Dedication.
One (1) acre per 43.8 Dwelling Units
2. Fee-In-Lieu of Land Dedication.
\$9,408.26 per Dwelling Unit
3. Park Development Fee.
\$1,092.42 per Dwelling Unit
4. Total Park Fees.
\$10,500.68 per Dwelling Unit

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Appendix II

Parkland Dedication and Park Development Methodology:

Variable	Calculation Factor	Description
Parkland Dedication Inputs		
Existing City Population	7,198	2023 City population estimate (NCTCOG)
Existing City Park Acres	52 ¹	Acres of dedicated, City-owned parkland
Parkland Level of Service	138 people per 1 acre	Existing City population / existing City park acres
City Persons per Household	3.15	2023 City population estimate (NCTCOG)
Fee-in-Lieu of Land Inputs		
Existing City Population	7,198	2023 City population estimate (NCTCOG)
Existing City Park Acres	52 ¹	Acres of dedicated, City-owned parkland
Parkland Level of Service	138 people per 1 acre	Existing City population / existing City Park acres
Existing City Market Value – Collin County	\$1,139,571,957	2023 Lavon Certified Market Value per Collin County Central Appraisal District
Existing City Acres	2,764.8	City of Lavon land area, excluding ETJ (City of Lavon GIS)
Parkland Cost Factor	\$412,171.57 per 1 acre	Certified City market value / existing city acres
City Persons per Household	3.15	2023 City population estimate (NCTCOG)
Park Development Fee Inputs		
Existing City Population	7,198	2023 City population estimate (NCTCOG)
Number of Developed City Parks	3 ¹	Count of all City-owned, developed parks
Facilities Level of Service	2,399 people per developed City park	Population/ number of developed City parks
Park Development Cost Factor	\$831,984.24	Cost estimate of developing one Neighborhood Park to desired level of service
City Persons per Household	3.15	2023 City population estimate (NCTCOG)

Methodology and fees continued on next page.

¹ City Park, Bear Creek West Park, Bear Creek East Park

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Appendix III

A. Parkland Dedication Formula:

Parkland Level of Service/ City Persons per Household = Parkland Dedication Requirement per Person

138 / 3.15 = one acre per 43.8 dwelling units

B. Fee In-lieu of Land Formula:

STEP 1. Parkland Cost Factor/ Parkland Level of Service = Land Cost per Person

\$412,171.57 per acre / 138 people per acre = \$2,986.75 per person

STEP 2. City Persons per Household X Land Cost per Person = Fee In-Lieu of Land

3.15 PPH X \$2,986.75 per person = \$9,408.26 per unit

C. Park Development Fee Formula:

STEP 1: Parkland Development Cost Factor/ Facilities Level of Service = Park Development Cost Per Person

\$831,984.24 neighborhood park cost / 2,399 people per developed park = \$346.80 per person

STEP 2: City Persons per Household X Park Development Cost Per Person = Parkland Development Fee by Density

3.15 PPH X \$346.80 per person = \$1,092.42 per unit

D. Total Parkland Fee per Unit:

Fee In-Lieu of Land by Density + Parkland Development Fee by Density = Total Parkland Fee per Unit

\$9,408.26 + \$1,092.42 = \$10,500.68 per unit

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Appendix IV

Parkland Development: Neighborhood Park Level of Service Estimate:

Items Present	Quantity	Size	Price	Total
Sod	62,740	SF	\$ 0.75	\$ 47,055.00
Concrete Parking Lot and Slab	11,328	SF	\$ 12.00	\$ 135,936.00
Loose Gravel	15,000	SF	\$ 2.50	\$ 37,500.00
Mulch	850	SF	\$ 2.25	\$ 1,912.50
Concrete Walking/Biking Path	6,355	SF	\$ 7.50	\$ 47,662.50
Playscape	1	Each	\$ 50,000.00	\$ 50,000.00
8-Foot Straight Balance Beam	1	Each	\$ 750.00	\$ 750.00
2-Swing Youth Swing Set	1	Each	\$ 1,750.00	\$ 1,750.00
2-Swing Infant Swing Set	1	Each	\$ 2,250.00	\$ 2,250.00
12-Foot Entrance Height Square Fabric Shade	1	Each	\$ 6,000.00	\$ 6,000.00
Double-Sided Safety and Welcome Sign	1	Each	\$ 1,000.00	\$ 1,000.00
Handicap Accessible Ramp	1	Each	\$ 3,800.00	\$ 3,800.00
Playscape Surfacing - Engineered Wood Fiber Mulch - 12" Depth	3,900	SF	\$ 3.00	\$ 11,700.00
Playscape Plastic Border Timber	245	LF	\$ 10.00	\$ 2,450.00
Dog Waste Receptical	1	Each	\$ 550.00	\$ 550.00
Metal Pavilion Shade Structure	1	Each	\$ 75,000.00	\$ 75,000.00
Picnic Table (8' Length)	6	Each	\$ 2,500.00	\$ 15,000.00
Grill	2	Each	\$ 600.00	\$ 1,200.00
Ornamental Fence (5' Height)	480	LF	\$ 50.00	\$ 24,000.00
Handicap Parking Signs	3	Each	\$ 150.00	\$ 450.00
Park Entrance Monument Sign	1	Each	\$ 15,000.00	\$ 15,000.00
Drain Lines Under Playscape	100	LF	\$ 20.00	\$ 2,000.00
Design Fees	1	Each	\$ 61,175.31	\$ 61,175.31
Items Assumed	Quantity	Size	Price	Total
2-Room Restroom Facility	1	Each	\$ 75,000.00	\$ 75,000.00
Items Considered	Quantity	Size	Price	Total
Dual Height Water Fountain	1	Each	\$ 7,500.00	\$ 7,500.00
Water Meter	1	Each	\$ 3,000.00	\$ 3,000.00
Electric Meter	1	Each	\$ 2,000.00	\$ 2,000.00
Single Hump Bike Rack for 3 Bikes	2	Each	\$ 1,200.00	\$ 2,400.00
Area Lights (12' Height)	10	Each	\$ 4,000.00	\$ 40,000.00
Irrigation	63,590	SF	\$ 1.20	\$ 76,308.00
Handicap Accessible Swing	2	Each	\$ 3,000.00	\$ 6,000.00
Subtotal				\$ 756,349.31
10% Contingency				\$ 75,634.93
Total				\$ 831,984.24



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 7 – D

Item:

Discussion and action regarding Resolution No. **2024-03-03** approving and authorizing execution of Change Order No. 4 to the construction contract with Infra Construction L.L.C. for the City of Lavon Bear Creek Trail Creek Pedestrian Trail Crossing Connection (CIP-15) Construction Project in an amount not to exceed \$2,800.00 for additional expansion joints and sidewalk thickness.

Background:

On September 6, 2022, the City Council awarded a contract to Infra Construction L.L.C. for the City of Lavon Bear Creek Trail Creek Pedestrian Trail Crossing Connection (CIP-15) Construction Project in the amount of \$436,853.00.

On January 16, 2024, the City Council authorized Change Order No. 3 that provided adjustments to the contract for off-setting changes in the field and scope of work. There was no cost related to the change order and no increase in the contract amount.

Change Order No. 4 is proposed to provide for late project adjustments of additional expansion joints and increasing the sidewalk thickness at a cost of \$2800.00.

Estimated completion of the construction project is targeted for early April 2024.

Financial Implications:

Funds are available in the capital improvements budget.

Staff Notes:

The city engineer has reviewed the change order and approval is recommended.

Attachments: 1) Proposed Resolution and Change Order

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-03-03

Change Order No. 4 – Infra Construction. (CIP-15) Bear Creek Trail Crossing

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 4 TO THE CONSTRUCTION CONTRACT WITH INFRA CONSTRUCTION, L.L.C. FOR THE CITY OF LAVON BEAR CREEK TRAIL CREEK CROSSING CONNECTION (CIP-15) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED \$3,159.00 FOR ADDITIONAL EXPANSION JOINTS, AND SIDEWALK THICKNESS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council contracted with Infar Construction, L.L.C. for the City of Lavon Bear Creek Trail Creek Pedestrian Trail Crossing Connection (CIP-15) Construction Project in the amount of \$436,853.00 in September 2022; and

WHEREAS, the City Council has considered and determined that the change order to the 2022 contract is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the execution of Change Order No. 4 to the construction contract with Infra Construction, L.L.C. for the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project in an amount not to exceed \$2,800.00 for additional expansion joints and sidewalk thickness, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. 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 from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of March 2024.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-03-03

EXHIBIT A
CHANGE ORDER NO. 4

CHANGE ORDER No. 4

ENGINEER'S Project No.: **21038**

PROJECT: **Bear Creek Trail Creek Crossing**

CONTRACTOR: **Infra Construction, LLC**

ORIGINAL CONTRACT Amount: **\$ 436,853.00** CONTRACT Date: September 6, 2022

TO: **Infra Construction, LLC**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By: _____

Dated: _____

NATURE OF CHANGES:

Additional concrete thickness at driveway to facilitate CCG use of storage area. (See Attached)

These changes result in the following adjustment of Contract Price and Contract Time:

Original Contract Price:	\$ <u>436,853.00</u>
Change Order No. 1:	\$ <u>7,290.00</u>
Change Order No. 2:	\$ <u>13,740.00</u>
Change Order No. 3:	\$ <u>0.00</u>
Change Order No. 4:	\$ <u>2,800.00</u>
New Contract Price:	\$ <u>460,683.00</u>
Percent Change:	<u>5.4 %</u>
Original Calendar Days:	<u>190</u>
Revised Calendar Days:	<u>190</u>

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.
Engineer

By: _____
Mark D. Hill, P.E.

Dated: _____

Infra Construction, LLC
Contractor

By: _____

Dated: _____

Proposed Change Order #4

Project: Bear Creek Trail Creek Crossing
Owner City of Lavon
Attention: Mark Hill
Contractor: Infra Construction, LLC

Description: Sidewalk thickness change from 4" to 6" and additional Expansion joints

		Qty		Unit Price	Amount
1	4" to 6" Thick sidewalk at Concrete Driveway approx. 50LF	1	LS	\$ 2,800.00	\$ 2,800.00

TOTAL PROPOSED CHANGE ORDER \$ 2,800.00



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 7 – E

Item:

Discussion and action regarding Resolution No. **2024-03-04** approving and authorizing execution of Change Order No. 1 to the construction contract with VLEX Construction, L.L.C. for the City of Lavon Miscellaneous Paving Improvements (CIP-3C) Construction Project in an amount not to exceed \$3,159.00 to comply with TxDOT driveway permit requirements.

Background:

On February 6, 2024, the City Council awarded a construction contract to VLEX Construction L.L.C. for the City of Lavon Miscellaneous Paving Improvements (CIP-3A, 3B, and 3C) Construction Project in the amount of \$374,869.00 with 90 calendar days to construct. The projects selected for the Miscellaneous Paving Improvements bid consist of: CR 483 near the intersection with FM 2755 (CIP-3C), the intersection of Windmill and Geren (CIP-3A), and repairs on Lincoln to replace damaged panels (CIP-3B).

Subsequent to the award, TxDOT informed the City that the paving depth specification requirements for the CR 483 improvement project would be greater than that specified in the contract.

Estimated completion of the construction project is targeted for May 2024.

Financial Implications:

Funds are available in the capital improvements budget.

Staff Notes:

The city engineer has reviewed the change order and approval is recommended.

Attachments: 1) Proposed Resolution and Change Order

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-03-04

Change Order No. 1 – Misc Paving CIP-3C CR 483

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH VLEX CONSTRUCTION, L.L.C. FOR THE CITY OF LAVON MISCELLANEOUS PAVING IMPROVEMENTS (CIP-3C) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED \$3,159.00 TO COMPLY WITH TXDOT DRIVEWAY PERMIT REQUIREMENTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, On February 6, 2024, the City Council awarded a construction contract to VLEX Construction L.L.C. for the City of Lavon Miscellaneous Paving Improvements (CIP-3A, 3B, and 3C) Construction Project in the amount of \$374,869.00 with 90 calendar days to construct; and

WHEREAS, the City Council has considered and determined that a change order to the contract is in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the execution of Change Order No. 1 to the construction contract with VLEX Construction, L.L.C. for the City of Lavon Miscellaneous Paving Improvements (CIP-3C) Construction Project in an amount not to exceed \$3,159.00 to comply with TxDOT driveway permit requirements, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. 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 from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of March 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-03-04

EXHIBIT A

CHANGE ORDER No. 1

ENGINEER'S Project No.: **23037**

PROJECT: **Miscellaneous Paving Improvements [CIP 3a, 3b, 3c]**

CONTRACTOR: **VLEX Construction, LLC**

ORIGINAL CONTRACT Amount: **\$ 374,869.00** CONTRACT Date: February 6, 2024

TO: **VLEX Construction, LLC**
CONTRACTOR

You are directed to make the changes noted below in the subject Contract:

City of Lavon
Owner

By: _____

Dated: _____

NATURE OF CHANGES:

Thickened pavement within TxDOT ROW, edge striping, and additional silt fencing required for TxDOT permit. (see attached)

These changes result in the following adjustment of Contract Price and Contract Time:

Original Contract Price: \$ 374,869.00

Change Order No. 1: \$ 3,159.00

New Contract Price: \$ 378,028.00

Percent Change: 0.84%


Original Calendar Days: 90

Revised Calendar Days: 90

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.

Engineer

By: 
J. Erin Magee, P.E.

Dated: 3/11/24

VLEX Construction, LLC
Contractor

By: 

Dated: 03/11/2024

Lavon Miscellaneous Paving Improvements Change Order 1

Item No.	Description	Units	Total Contract Quantity	Original Contract Quantity	Change Order Quantity	Unit Price	Total Change Order Amount
P.7	8" thick high-early strength 4500 psi with 4" HMAC Type B TxDOT concrete pavement	SY	0	202	-202	\$ 117.00	\$ (23,634.00)
P.8	6" Thick Asphalt (Transition)	SY	62	26	36	\$ 95.00	\$ 3,420.00
P.13	TxDOT Highway Connection (Asphalt Transition)	SY	0	36	-36	\$ 143.00	\$ (5,148.00)
XP.29	Additional Silt Fencing	LF	162		162	\$ 8.50	\$ 1,377.00
XP.30	9" thick high-early strength 4500 psi with 4" HMAC Type B TxDOT Concrete Pavement	SY	202		202	\$ 132.00	\$ 26,664.00
XP.31	6" White Edge Line Striping	LF	160		160	\$ 3.00	\$ 480.00
Total Change Order Amount							\$ 3,159.00



CITY OF LAVON

Agenda Brief

MEETING: March 19, 2024

ITEM: 7 - F

Item:

Discussion and action regarding Resolution No. **2024-03-05** approving and authorizing the execution of Change Request No. 20 to the construction contract with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project in an amount not to exceed \$13,155.04 for additional paving and retaining wall.

Background:

On February 21, 2023, the City Council selected and authorized negotiation and award of a contract with Mart, Inc. for the Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project. The contract was approved for \$1,494,000.00 and 238 calendar days.

The proposed change request provides resolution to drainage issues and safety in the transition between the new construction and existing structures.

Project completion is targeted for early April 2024.

Financial Implications:

The net impact is \$13,155.04 and funding is available in the CIP budget.

Staff Notes:

The proposed change order has been reviewed by the City's architect and construction management team. Approval is recommended.

Attachments: 1) Proposed Resolution and Change Order

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-03-05

Change Request No. 20 – Mart, Inc. (CIP-9) Retaining Wall and Paving

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS APPROVING AND AUTHORIZING THE EXECUTION OF A CHANGE ORDER TO THE CONSTRUCTION CONTRACT WITH MART, INC. FOR THE CITY OF LAVON FIRE DEPARTMENT AND PUBLIC WORKS FACILITIES EXPANSION (CIP-9) CONSTRUCTION PROJECT IN AN AMOUNT NOT TO EXCEED \$20,125.43 FOR ELECTRICAL AND HVAC WORK SCOPE CHANGES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City Council contracted with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project in March 2023; and

WHEREAS, the City Council has considered and determined that the change order to the 2023 contract are in the best interest of the general health, welfare, and safety of the citizens of Lavon.

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

SECTION 1. The City Council does hereby approve and authorize the execution of a change request to the construction contract with Mart, Inc. for the City of Lavon Fire Department and Public Works Facilities Expansion (CIP-9) Construction Project in an amount not to exceed \$13,155.04 for a retaining wall and paving, attached hereto and incorporated herein as Exhibit “A”.

SECTION 2. 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 from and after the date of its passage.

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas on the 19th day of March 2024.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-03-05

EXHIBIT A
CHANGE REQ NO. 20

CITY OF LAVON FIRE & PUBLIC WORKS

Mart Inc.

PROPOSED CHANGE ORDER REQUEST SUMMARY

TO: EIKON CONSULTING GROUP
 ATTN: DWAYNE MCNEIL
 6513 WINDCREST DR #150
 PLANO, TX 75024

PCO NO.: 20

DATE: 3/7/2024

PROJECT: CITY OF LAVON FIRE & PUBLIC WORKS

PROJECT NO.: 20230313

Page 1 of 2

ATTENTION: MAURICE THAMES

Add retaining wall on the west side of the firehouse. Add
 concrete pad between house and apparatus bay.

CONTRACTOR: MART, INC

A GENERAL CONTRACTOR TOTAL COST

\$ 710.80

B GENERAL CONTRACTOR
OVERHEAD AND PROFIT

10%

\$ 71.08

SUBTOTAL

\$781.88

C SUBCONTRACTOR TOTAL COSTS

\$ 10,900.00

10%

D OVERHEAD AND PROFIT ON
SUBCONTRACTOR COST

\$ 1,090.00

(GC only)

SUBTOTAL

\$ 11,990.00

E BOND 1.50%

\$ 191.58

F INSURANCE 1.50%

\$ 191.58

G PAYROLL TAXES

SUBTOTAL

\$ 383.16

TOTAL REQUEST FOR PROPOSAL COST

\$ 13,155.04

TIME EXTENSION IN DAYS (FOR THIS CHANGE)

0

Mart Inc.

Contractor



Signature Chad Martin - Project Manager

3/7/2024

Date

Architect



Signature Maurice Thames - Architect

03/15/2024

Date

Owner Rep

Date

Signature

REQUEST FOR PROPOSAL COST DETAIL

RFP NO.:	20
PROJECT:	CITY OF LAVON FIRE & PUBLIC WORKS
Mart Job No.	20230313

ITEM	DESCRIPTION	UNIT	QUANTITY	MATERIAL UNIT COST	LABOR UNIT COST	MATERIAL COST	LABOR COST	TOTAL COST
	SUBCONTRACTOR COSTS							
	Retaining Wall Additiong and Backfill		1	\$ 3,000.00	\$ 4,500.00	\$ 3,000.00	\$ 4,500.00	\$ 7,500.00
	Regrade to drain and pour area between fire station and house		1	\$ 1,360.00	\$ 2,040.00	\$ 1,360.00	\$ 2,040.00	\$ 3,400.00
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
						\$ -	\$ -	\$ -
		SUBCONTRACTOR TOTAL						\$ 10,900.00
	GENERAL CONTRACTOR COSTS							
								\$ -
						\$ -	\$ -	\$ -
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	Project Mangement Time	hr	4	\$ -	\$ 72.54	\$ -	\$ 290.16	\$ 290.16
	Project Foreman Time	hr	8		\$ 52.58	\$ -	\$ 420.64	\$ 420.64
		GENERAL CONTRACTOR TOTAL						\$ 710.80
TOTAL COST								\$ 11,610.80

Subject: Lavon Fire station Grade Beam and retaining Wall

Date: Thursday, March 7, 2024 at 5:47:05 AM Central Standard Time

From: Ron Smith

To: Chad Martin

Chad

Excavate, form and pour 2x2 grade beam approximately twenty feet in length with four #5 bars, #3 stirrups, and #5 vertical bars for wall reinforcement.

Form and pour six inch wall of varying heights with #4 bars at 18 inch centers, matching elevation of existing wall at beginning and reducing in elevation to match existing soil elevation at termination.

Depth of footing to be of sufficient depth to allow proper soil cover. \$7,500.00

Ron



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 7 - G

Item:

Discussion and action regarding Ordinance No. **2024-03-10** repealing Chapter 12 “Utilities,” Article 12.04 “On-Site Sewage Facilities,” of the Code of Ordinances of the City of Lavon, Texas to repeal regulations for On-Site Sewage Facilities (OSSF).

Background:

In May 2023, the city staff and designated representative (DR) met with staff from the Texas Commission on Environmental Quality (TCEQ) to review administration of the City’s OSSF program and related permitting, complaint processes, and maintenance reporting requirements. At this time, there are an estimated three hundred (300) properties in the City served by OSSFs, of which at least half have maintenance contracts.

In 2000, the City Council adopted Ordinance No. **2000-07-01**, codified as Article 12.04 “On-Site Sewage Facilities” of the City’s Code of Ordinances, to assume authority as the Delegated Authority. On June 20, 2023, the City Council reviewed the staff report and provided direction to research the possible relinquishment of Delegated Authority and to seek an agreement with Collin County for Collin County to assume responsibility for the OSSF program. The next steps were completed upon conclusion of a public hearing and the City Council determined their intent to repeal Article 12.04 of the Code of Ordinances.

In February 2024, the City Council approved an interlocal agreement with Collin County for the County to assume the delegated authority responsibility effective after the TCEQ order.

On March 7, 2024, TCEQ processed the relinquishment order and provided an electronic copy of the finalized On-site Sewage Facilities relinquishment order for the City of Lavon. The next and final step is for the City Council to repeal the City’s regulations for the delegated authority.

Financial Implications:

Transferring responsibility to Collin County is anticipated to result in increased efficiencies for residents and cost savings to the City.

Staff Notes:

Approval is recommended.

Attachments: 1) Proposed Ordinance
2) TCEQ Order

CITY OF LAVON, TEXAS
ORDINANCE NO. 2023-03-09

Relinquish OSSF Authorized Agent Delegation

AN ORDINANCE OF THE CITY OF LAVON, TEXAS, REPEALING CHAPTER 12 “UTILITIES,” ARTICLE 12.04 “ON-SITE SEWAGE FACILITIES,” OF THE CODE OF ORDINANCES OF THE CITY OF LAVON, TEXAS TO REPEAL REGULATIONS FOR ON-SITE SEWAGE FACILITIES; PROVIDING FOR THE INCORPORATION OF FINDINGS; PROVIDING FOR REPEALING AND SEVERABILITY CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on July 6, 2000, the City Council of the City of Lavon (the “City Council”) approved Ordinance No. 2000-07-01 adopting rules for on-site sewage facilities, which was codified in Article 12.04 “On-Site Sewage Facilities” of Chapter 12 “Utilities,” of the Code of Ordinances of the City of Lavon (the “City”); and

WHEREAS, Title 30 of the Texas Administrative Code, outlines the requirements for an authorized agent of an on-site sewage facility program to relinquish its authorized agent delegation; and

WHEREAS, the City has applied to Texas Commission on Environmental Quality (“TCEQ”) for relinquishment of the City’s authorized agent delegation; and

WHEREAS, TCEQ has considered the City’s application and has determined the requirements of Section 285.10 of Title 30 of the Texas Administrative Code have been satisfied and finds the application for relinquishment should be approved; and

WHEREAS, the City Council now desires to repeal Ordinance 2000-07-01 to allow the City’s authorized agent delegation for on-site sewage facilities be transferred to Collin County as deemed necessary for the City to provide good and efficient government for the benefit of the citizens of the City.

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

SECTION 1: FINDINGS INCORPORATED. The findings recited above are incorporated herein as if fully set forth in this Ordinance.

SECTION 2: REPEALED. Article 12.04 “On-Site Sewage Facilities” of Chapter 12 “Utilities,” of the Lavon Code of Ordinances is hereby repealed in its entirety.

SECTION 3: SEVERABILITY. In the event any clause, phrase, provision, sentence, or any part of this Ordinance or the application of the same to any person or circumstances shall for any reason be adjudged invalid or held unconstitutional by a court of competent jurisdiction, it shall not affect, impair, or invalidate this Ordinance as a whole or any part or provisions hereof

other than the part declared to be invalid or unconstitutional; and the City Council declares that it would have passed each and every part of the same notwithstanding the omission of any such part thus declared to be invalid or unconstitutional, whether there be one or more parts.

SECTION 4: EFFECTIVE DATE. This Ordinance shall be in full force and effect on March 22, 2024.

PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS this 19th of March, 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Interim Executive Director*



RECEIVED
MAR 11 2024
CITY OF LAVON

TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 7, 2024

The Honorable Vicki Sanson
City of Lavon City Hall
P.O. Box 340
Lavon, Texas 75166

RE: City of Lavon
On-Site Sewage Facility No. 620315

This letter is your notice that the Texas Commission on Environmental Quality (TCEQ) executive director (ED) has acted on the above-named application. According to 30 Texas Administrative Code (TAC) Section 50.135 the ED's action became effective on the date the ED signed the permit or other action. A copy of the final action is enclosed and cites the effective date.

For certain matters, a **motion to overturn**, which is a request that the commission review the ED's action on an application, may be filed with the chief clerk. Whether a motion to overturn is procedurally available for a specific matter is determined by Title 30 of the Texas Administrative Code Chapter 50. According to 30 TAC Section 50.139, an action by the ED is not affected by a motion to overturn filed under this section unless expressly ordered by the commission.

If a motion to overturn is filed, the motion must be received by the chief clerk within 23 days after the date of this letter. An original and 7 copies of a motion must be filed with the chief clerk in person or by mail. The Chief Clerk's mailing address is Office of the Chief Clerk (MC 105), TCEQ, P.O. Box 13087, Austin, Texas 78711-3087. On the same day the motion is transmitted to the chief clerk, please provide copies to the Environmental Law Deputy Director (MC 173), and the Public Interest Counsel (MC 103), both at the same TCEQ address listed above. If a motion is not acted on by the commission within 45 days after the date of this letter, then the motion shall be deemed overruled.

You may also request **judicial review** of the ED's action. The procedure and timelines for seeking judicial review of a commission or ED action are governed by Texas Water Code Section 5.351.

Individual members of the public may seek further information by calling the TCEQ Public Education Program, toll free, at 1-800-687-4040.

Sincerely,

A handwritten signature in cursive script that reads "Laurie Gharis".

Laurie Gharis
Chief Clerk

LG/erg

cc: Garrett T. Arthur, TCEQ Public Interest Counsel (MC 103)

Jon Niermann, *Chairman*
Bobby Janecka, *Commissioner*
Catarina R. Gonzales, *Commissioner*
Kelly Keel, *Executive Director*



TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

Protecting Texas by Reducing and Preventing Pollution

March 7, 2024

The Honorable Vicki Sanson
City of Lavon City Hall
PO Box 340
120 School Road
Lavon, Texas 75166

Re: On-Site Sewage Facility Order for City of Lavon
Authorized Agent ID: 620315

Dear Mayor Sanson

Enclosed is a certified copy of the approved On-Site Sewage Facilities Order issued by the Commission on February 29, 2024.

Should you have any questions, please contact Mr. Nicholas Wilkinson, of the Texas Commission on Environmental Quality On-Site Sewage Facilities Program at 512-239-1937, or by email at nicholas.wilkinson@tceq.texas.gov.

Sincerely,

A handwritten signature in cursive script that reads "Joseph L. Hopkins".

Joseph L. Hopkins, P.G.
PSEAD Technical Programs Team Leader
Office of Compliance and Enforcement
Texas Commission on Environmental Quality
JLH/NW

Texas Commission on Environmental Quality



THE STATE OF TEXAS
COUNTY OF TRAVIS
HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT COPY
OF A TEXAS COMMISSION ON ENVIRONMENTAL QUALITY
DOCUMENT, WHICH IS FILED IN THE PERMANENT RECORDS

MAR 07 2024

OF THE COMMISSION, GIVEN UNDER MY HAND AND THE
SEAL OF OFFICE ON
Laurie Charis
LAURIE CHARIS, CHIEF CLERK
TEXAS COMMISSION ON ENVIRONMENTAL QUALITY

IN THE MATTER OF RELINQUISHING
THE AUTHORIZED AGENT DELEGATION
FOR CITY OF LAVON

§
§
§
§

BEFORE THE EXECUTIVE
DIRECTOR OF THE TEXAS
COMMISSION ON
ENVIRONMENTAL QUALITY

On February 29, 2024, the Executive Director of the Texas Commission on Environmental Quality ("Commission" or "TCEQ"), considered the relinquishment of Authorized Agent delegation of City of Lavon, pursuant to 30 Texas Administrative Code (TAC) § 285.10.

The Executive Director is satisfied that City of Lavon has satisfied the requirements of 30 TAC § 285.10 and therefore, the Executive Director finds that the relinquishment of its Authorized Agent delegation of City of Lavon should be approved.

FINDINGS OF FACT

1. The Executive Director delegated responsibility for on-site sewage facilities (OSSFs) to City of Lavon on August 31, 2000.
2. City of Lavon provided the Executive Director with a letter of its intent to relinquish its delegation to regulate on-site sewage facilities (OSSFs) on November 28, 2023.
3. On January 24, 2024, City of Lavon published proper notice of a public meeting to discuss its intent to relinquish its authority to regulate OSSFs in *The Wylie News*, a newspaper regularly published and of general circulation, in City of Lavon's area of jurisdiction.
4. City of Lavon held a public meeting on February 6, 2024, at 6:30pm, to discuss its intent to relinquish its delegated authority.
5. In a public meeting held on February 6, 2024 City of Lavon adopted an ordinance relinquishing its delegation to regulate on-site sewage facilities.
6. A certified copy of the minutes was submitted to the Executive Director on February 21, 2024.

7. City of Lavon's relinquishment is not due to a material change in 30 TAC Chapter 285.
8. The relinquishment process complies with the requirements in 30 TAC Chapter 285 regarding relinquishment of an Authorized Agent's delegation.

CONCLUSIONS OF LAW

1. The above facts are conditions sufficient to issue this order pursuant to 30 TAC § 285.10.
2. Section 5.102 of the Texas Water Code authorizes the Commission to issue orders and make determinations necessary to effectuate the purposes of Chapter 366 of the Health and Safety Code.
3. The Commission may delegate uncontested matters to the Executive Director. Texas Water Code § 5.122.
4. The Executive Director is authorized to act on behalf of the Commission. 30 TAC § 285.10.
5. Issuance of this order will effectuate the purposes of Chapter 366 of the Health and Safety Code and 30 TAC Chapter 285.

NOW, THEREFORE, BE IT ORDERED BY THE TEXAS COMMISSION ON ENVIRONMENTAL QUALITY THAT:

1. Effective March 21, 2024, the relinquishment of authorized agent delegation to City of Lavon is hereby ordered.
2. The Office of the Chief Clerk of the Commission is directed to forward a copy of this Order to the applicant and all other parties and to issue the Order and cause it to be recorded in the files of the Commission.

Issued this date: February 29, 2024



Executive Director
Texas Commission on Environmental Quality



CITY OF LAVON Agenda Brief

MEETING: March 19, 2024

ITEM: 7 - H

Item:

Discussion and action regarding acceptance of the public infrastructure for the Lavon Trails Additions, Phase 1 and Phase 2A.

Background:

The developer of the Trails of Lavon Additions, Phase 1 and Phase 2A has recently substantially completed construction of the public infrastructure improvements and requested consideration of acceptance. The Code of Ordinances provides that prior to recording a final plat the City Council will accept the dedication of the public infrastructure.

Code Excerpt

City of Lavon Code of Ordinances

Article 9.02 Subdivision Ordinance

Section 9.02.006 Record Drawings (as-built plans)

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

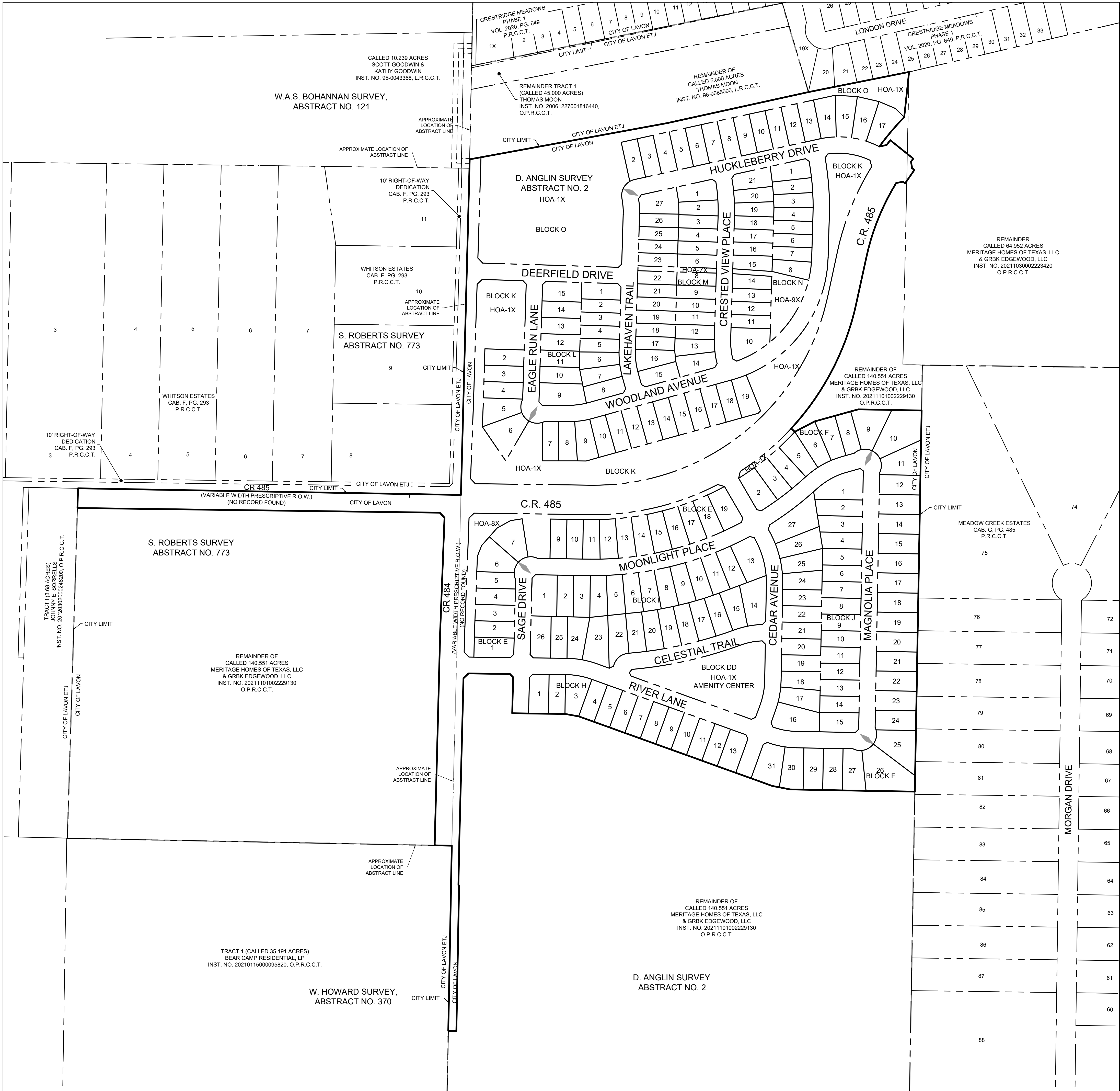
Within ten (10) days of the receipt of the "record drawings," the City Engineer shall make a recommendation for acceptance or non-acceptance of the subdivision to the City Council and a determination of review cost and the receipt of the required maintenance bond.

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

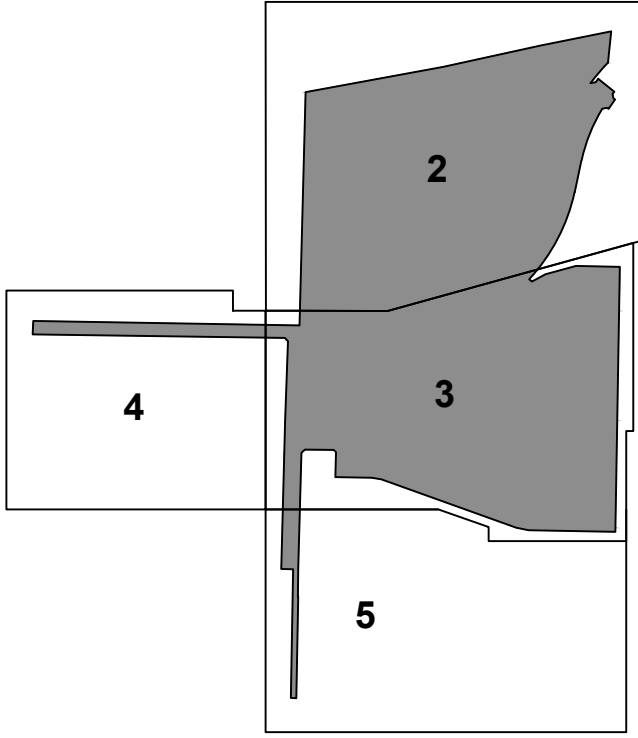
Staff Notes:

The projects will be inspected and if all items are in satisfactory condition, acceptance of the dedication of infrastructure will be recommended by the City Engineer who will provide a letter stating such.

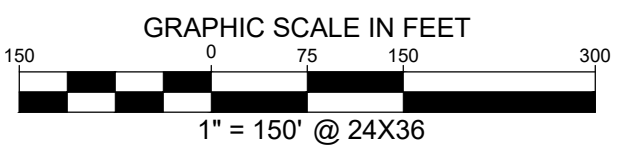
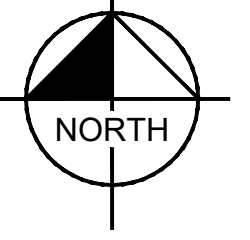
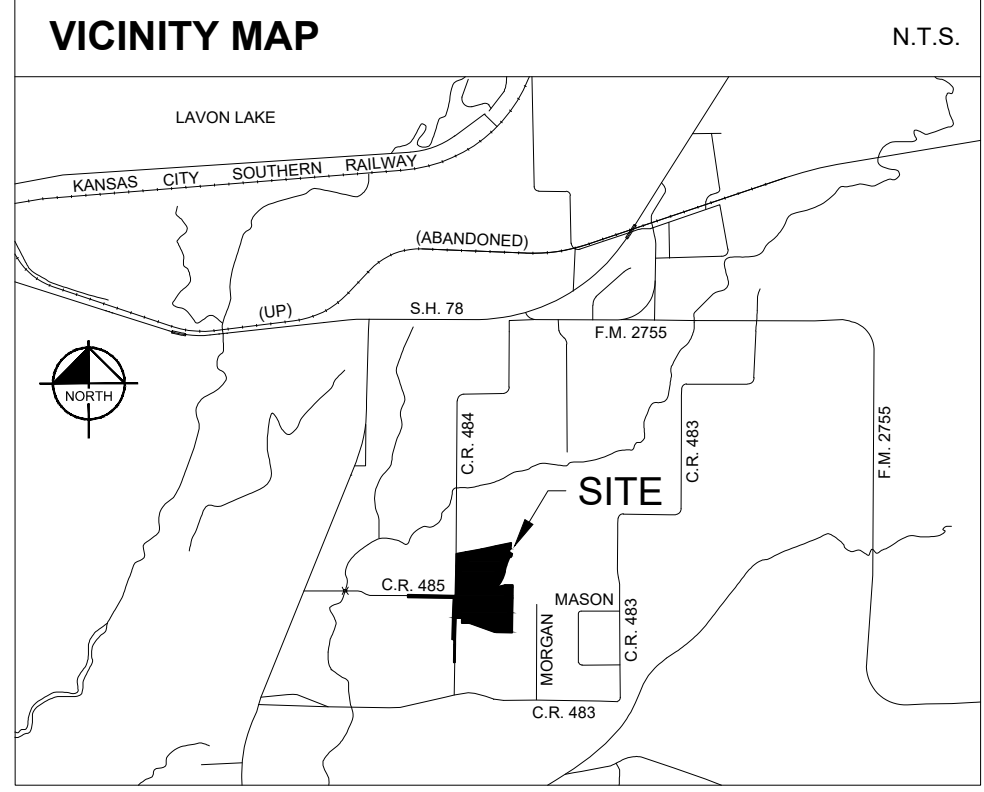
Attachments: 1) Final Plats



OVERALL LAYOUT



SHEET KEY MAP



- NOTES:**
- All corners are 5/8 inch iron rods with red plastic caps stamped "KHA" unless otherwise noted.
 - All bearings shown are based on grid north of the Texas Coordinate System of 1983, North Central Texas Zone (4202), North American Datum of 1983. All dimensions shown are ground distances. To obtain a grid distance, multiply the ground distance by the Project Combined Factor (PCF) of 0.99985291.
 - All common areas are to be owned and maintained by the HOA. All sidewalks, trails and associated amenities shall be for public use and allow public pedestrian and bicycle access.
 - According to Federal Emergency Management Agency's Flood Insurance Rate Map No. 48085C0440J and 48085C0555J, for Collin County, Texas and incorporated areas, dated June 2, 2009, this property is located within Zone "X" (unshaded) defined as "Areas determined to be outside the 0.2% annual chance floodplain". If this site is not within an identified special flood hazard area, this flood statement does not imply that the property and/or the structures thereon will be free from flooding or flood damage. On rare occasions, greater floods can and will occur and flood heights may be increased by man-made or natural causes. This flood statement shall not create liability on the part of the surveyor.
 - Selling a portion of this addition by metes and bounds is a violation of City Ordinance and State Law and subject to fines and withholding of utilities and building permits.

LEGEND			
P.O.B. POINT OF BEGINNING	IRSC 5/8" IRON ROD W/ "KHA" CAP SET	IRFC IRON ROD WITH CAP FOUND	
STREET NAME CHANGE	U.E. UTILITY EASEMENT	S.S.E. SANITARY SEWER EASEMENT	
O.P.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	W.E. WATER EASEMENT	B.L. BUILDING LINE	
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS	L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS		
LINE TYPE LEGEND			
BOUNDARY LINE			
EASEMENT LINE			
BUILDING LINE			

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

SEE SHEET No. 4 FOR LINE & CURVE TABLES

SEE SHEET No. 5 FOR LOT AREA TABLE

FINAL PLAT
TRAILS OF LAVON, PHASE 1
209 RESIDENTIAL LOTS
7 OPEN SPACE LOTS

61.674 ACRES
SITUATED IN
THE S. ROBERTS SURVEY,
ABSTRACT NO. 773 AND THE D. ANGLIN
SURVEY, ABSTRACT NO. 2
CITY OF LAVON,
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

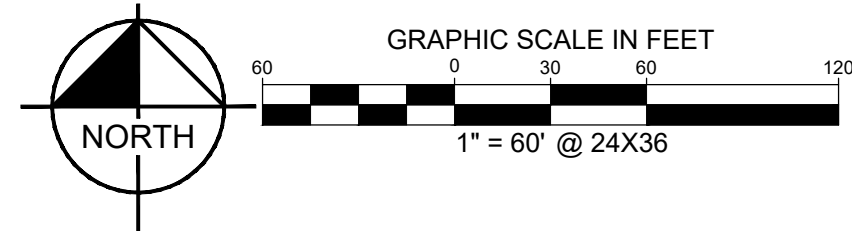
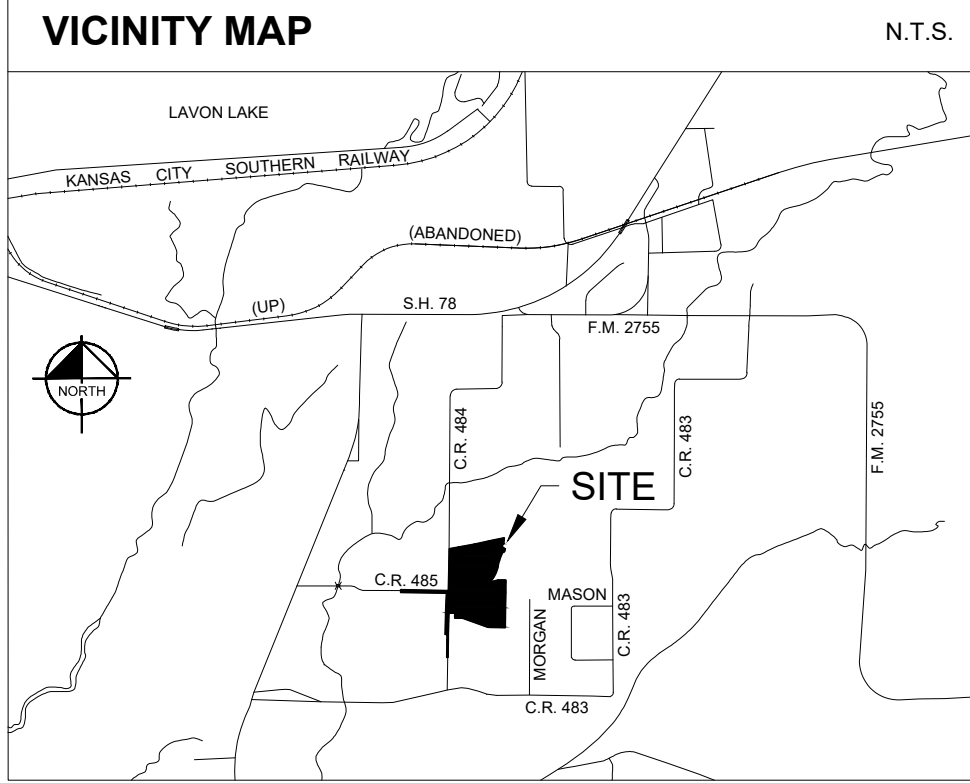
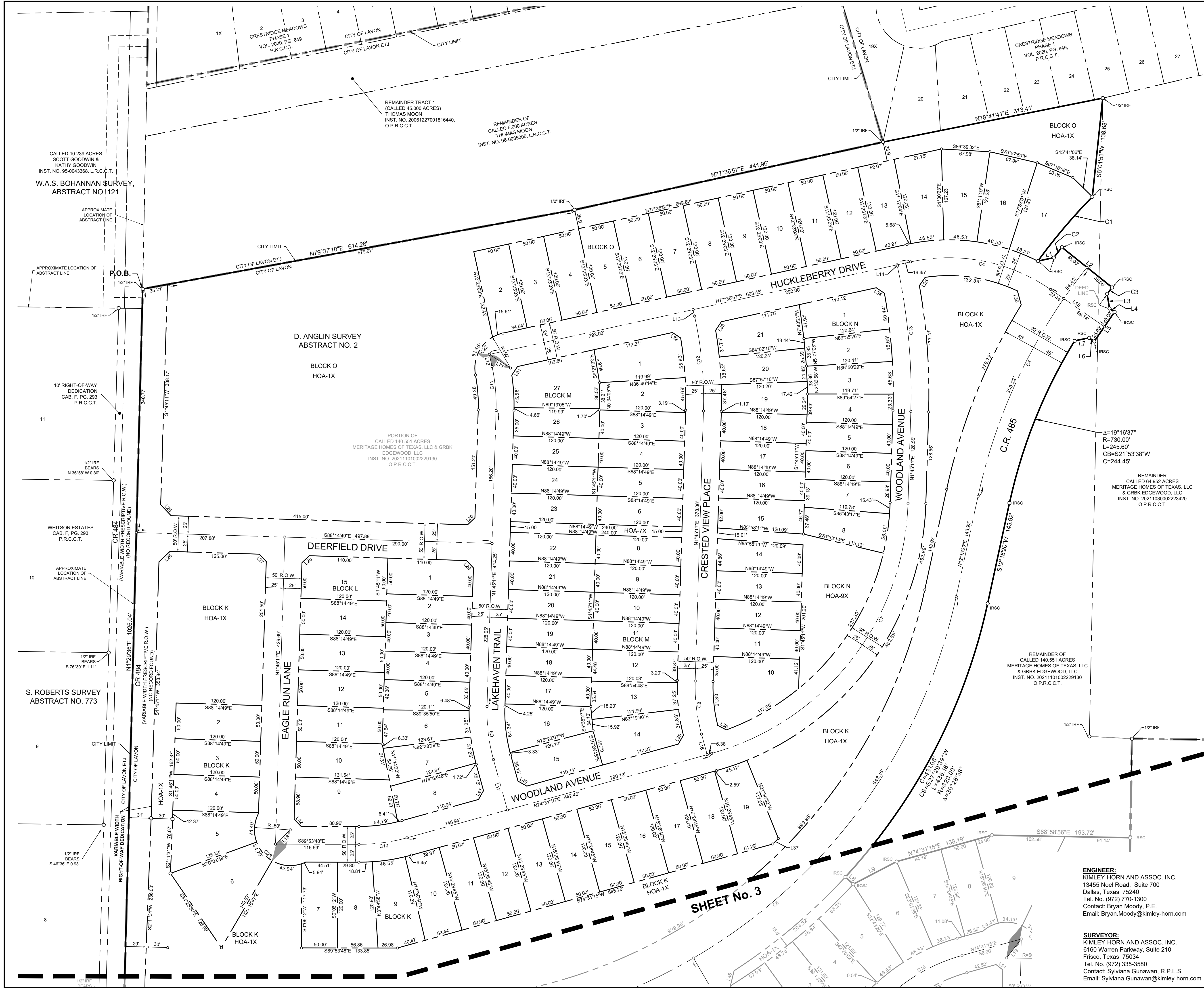
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 150'	JCC	KHA	Sep. 2022	061179320	1 OF 6

OWNER/DEVELOPER:
Meritage Homes of Texas, LLC
8840 Cypress Waters Blvd.
Dallas, Texas 75092
Phone: 972-580-6302
Contact: Steven Cook

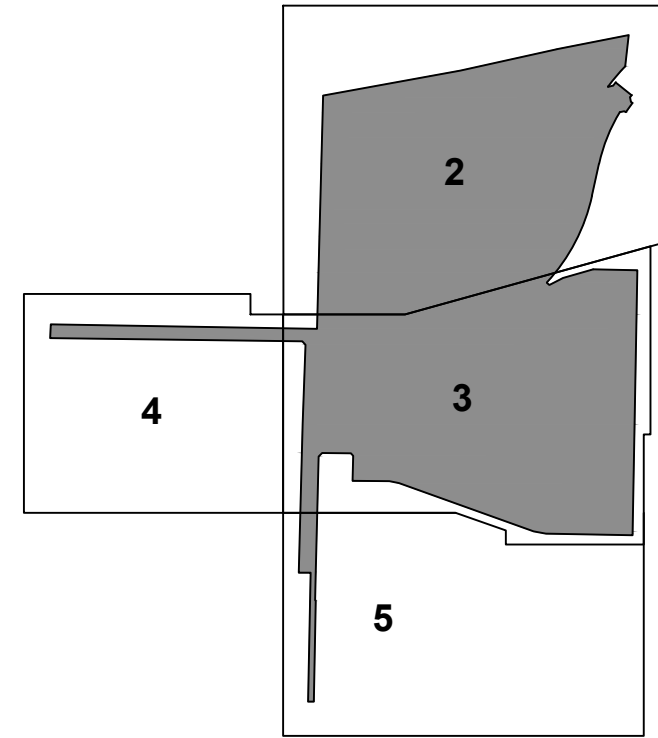
OWNER/DEVELOPER:
GRBK Edgewood, LLC
2905 Dallas Parkway, Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Contact: Bryan Moody, P.E.
Email: Bryan.Moody@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Contact: Sylviana Gunawan, R.P.L.S.
Email: Sylviana.Gunawan@kimley-horn.com



LEGEND	
P.O.B. POINT OF BEGINNING	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
STREET NAME CHANGE	IRSC 1/2" IRON ROD WITH CAP FOUND
UTILITY EASEMENT	IRSC 1/2" IRON ROD WITH CAP FOUND
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	S.S.E. SANITARY SEWER EASEMENT
PLAY RECORDS OF COLLIN COUNTY, TEXAS	W.E. WATER EASEMENT
LAND RECORDS OF COLLIN COUNTY, TEXAS	BL. BUILDING LINE
LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	



SHEET KEY MAP

SEE SHEET No. 4 FOR LINE & CURVE TABLES

SEE SHEET No. 5 FOR LOT AREA TABLE

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

FINAL PLAT
TRAILS OF LAVON, PHASE 1
209 RESIDENTIAL LOTS
7 OPEN SPACE LOTS

61.674 ACRES
SITUATED IN
THE S. ROBERTS SURVEY,
ABSTRACT NO. 773 AND THE D. ANGLIN
SURVEY, ABSTRACT NO. 2
CITY OF LAVON,
COLLIN COUNTY, TEXAS

Kimley»Horn

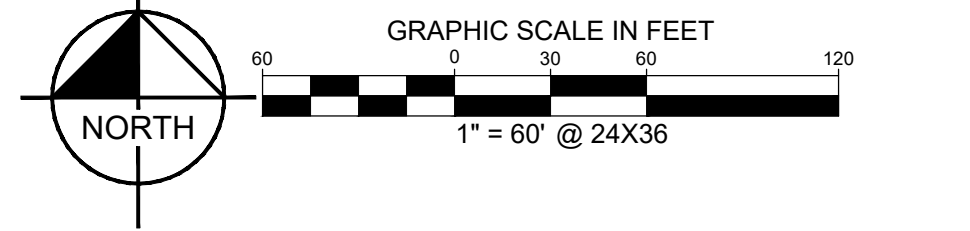
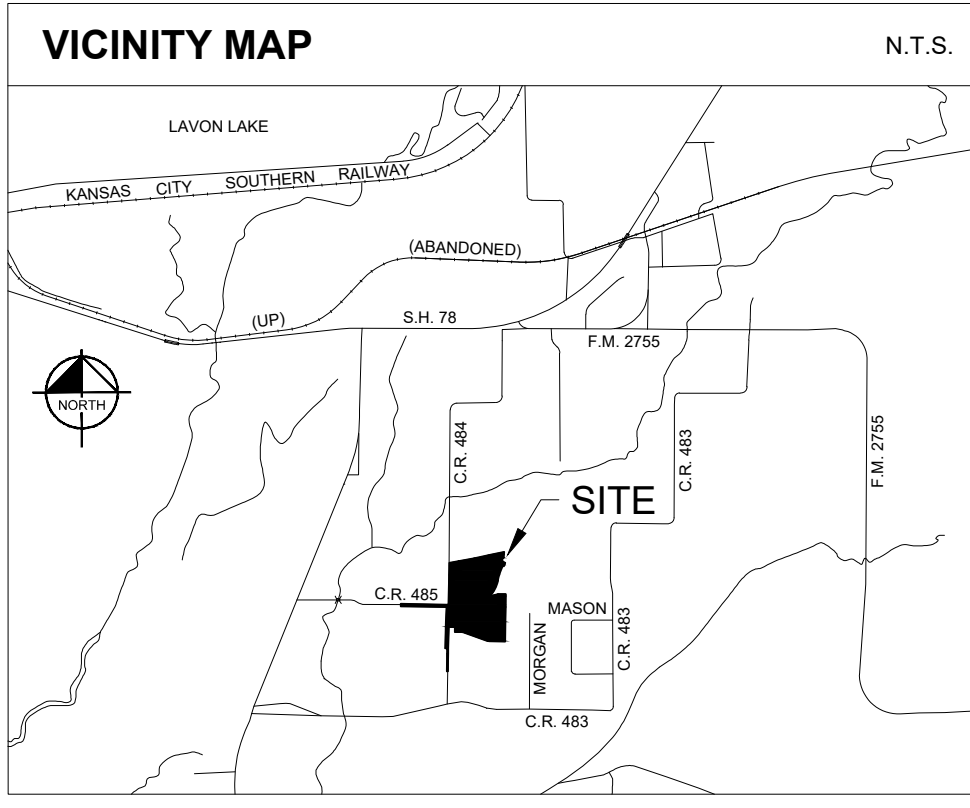
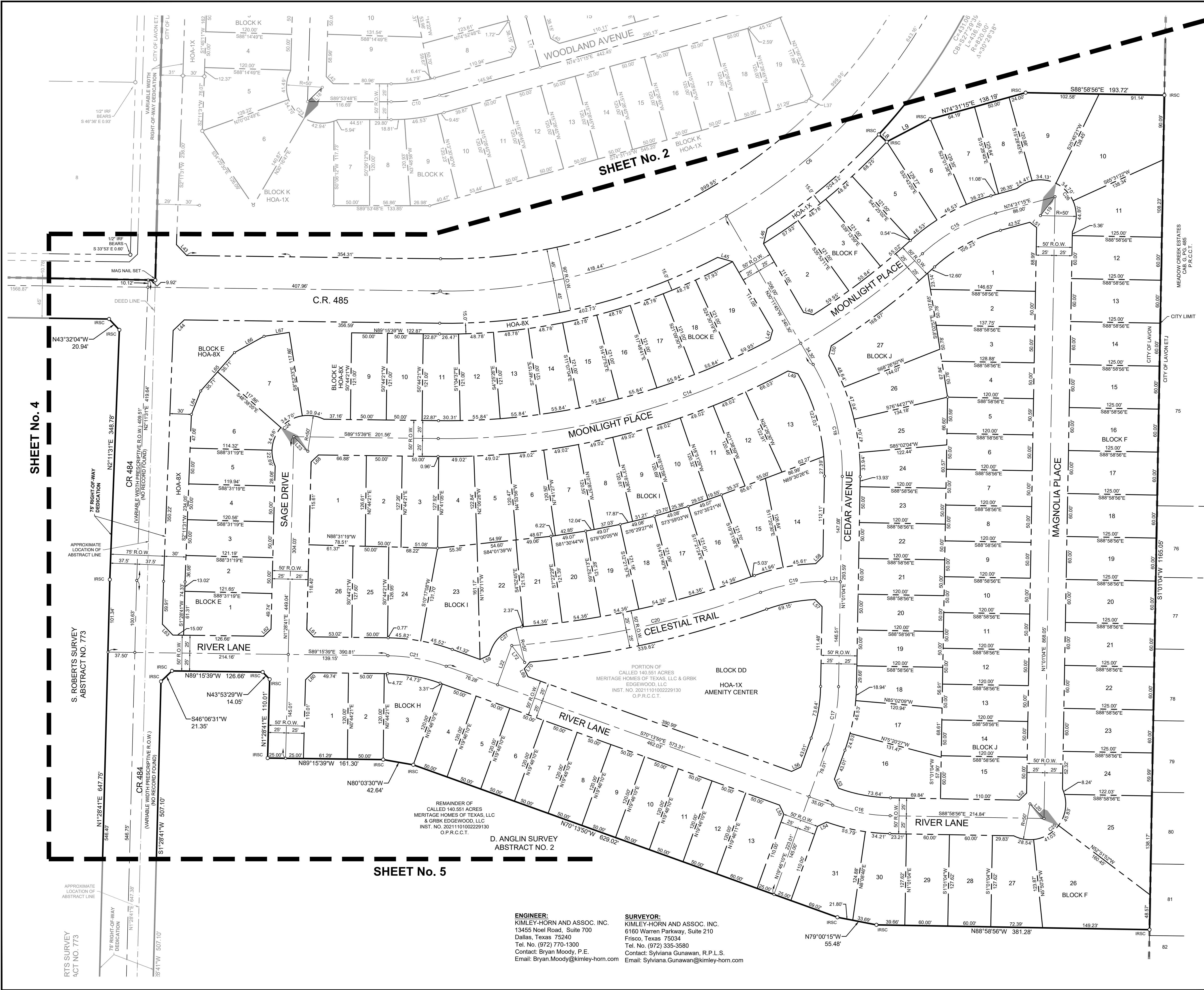
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822





Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	Sep. 2022	061179320	2 OF 6
OWNER/DEVELOPER: GRBK Edgewood, LLC 2905 Dallas Parkway, Suite 400 Plano, Texas 75093 Phone: 972-580-6302 Contact: Bobby Samuel					

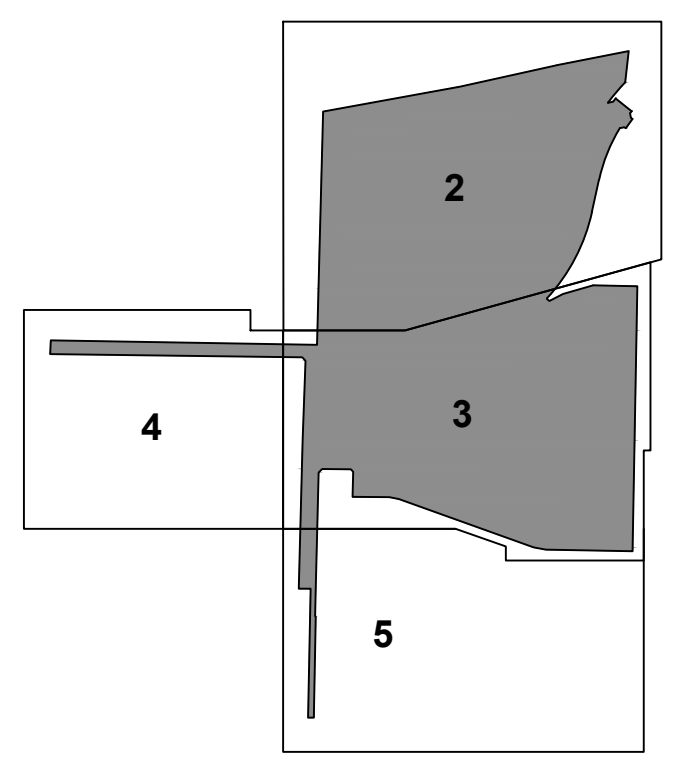
ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Contact: Bryan Moody, P.E.
Email: Bryan.Moody@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Contact: Sylviaana Gunawan, R.P.L.S.
Email: Sylviaana.Gunawan@kimley-horn.com

SHEET No. 3



LEGEND	
P.O.B. POINT OF BEGINNING	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
 STREET NAME CHANGE	IRSC IRON ROD WITH CAP FOUND
	U.E. UTILITY EASEMENT
P.O.R.C.C.T. OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	S.S.E. SANITARY SEWER EASEMENT
	W.E. WATER EASEMENT
	B.L. BUILDING LINE
P.R.C.C.T. PLAT RECORDS OF COLLIN COUNTY, TEXAS	L.R.C.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	BUILDING LINE



SHEET KEY MAP

SEE SHEET No. 4 FOR LINE & CURVE TABLES

SEE SHEET No. 5 FOR LOT AREA TABLE

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

FINAL PLAT
TRAILS OF LAVON, PHASE 1
209 RESIDENTIAL LOTS
7 OPEN SPACE LOTS

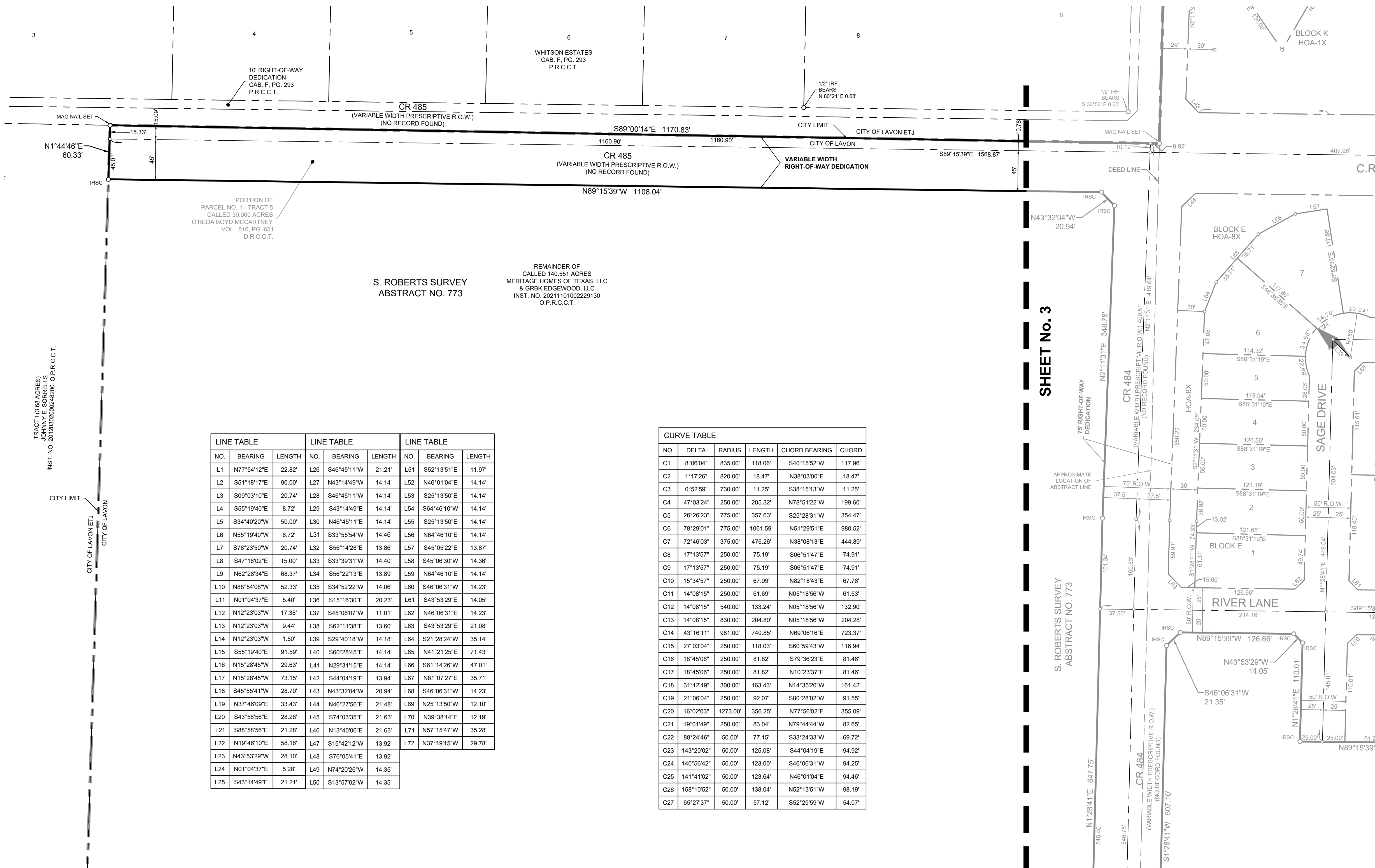
61.674 ACRES
SITUATED IN
THE S. ROBERTS SURVEY,
ABSTRACT NO. 773 AND THE D. ANGLIN
SURVEY, ABSTRACT NO. 2
CITY OF LAVON,
COLLIN COUNTY, TEXAS

Kimley»Horn
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	Sep. 2022	061179320	3 OF 6
OWNER/DEVELOPER: Meritage Homes of Texas, LLC 8840 Cypress Waters Blvd. Dallas, Texas 75092 Phone: 972-580-6302 Contact: Steven Cook OWNER/DEVELOPER: GRBK Edgewood, LLC 2905 Dallas Parkway, Suite 400 Plano, Texas 75093 Phone: 817-658-2112 Contact: Bobby Samuel					

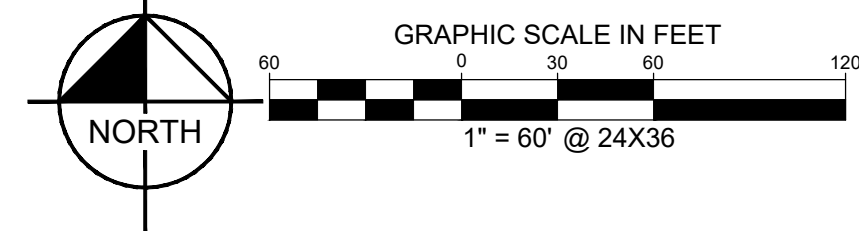
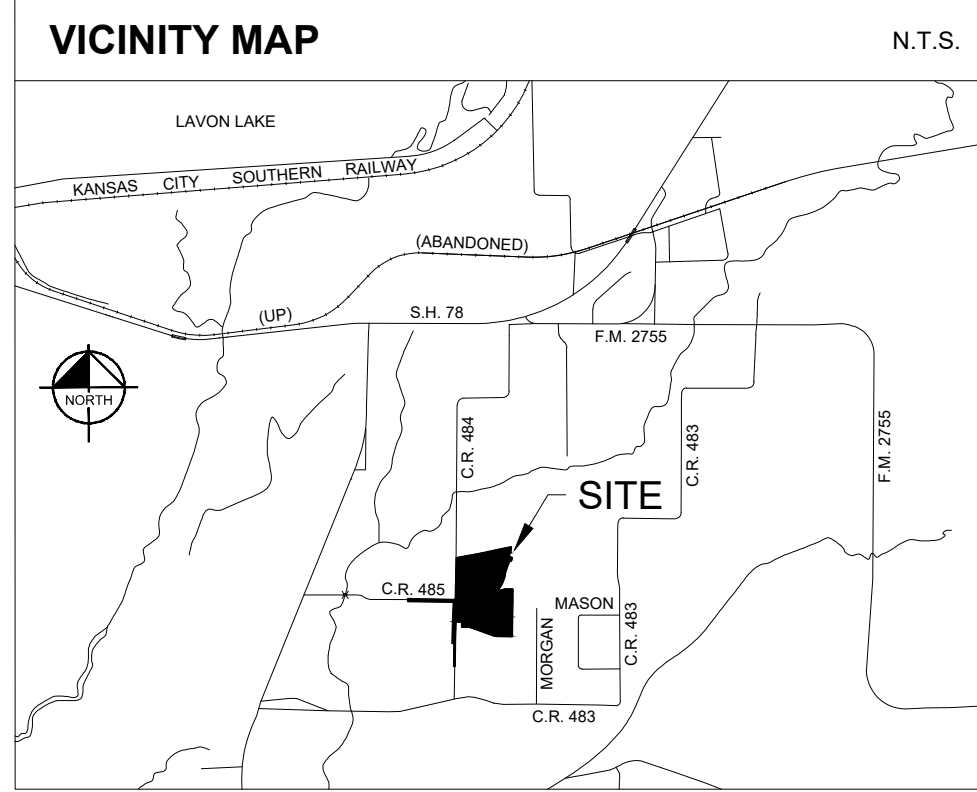
ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Contact: Bryan Moody, P.E.
Email: Bryan.Moody@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Contact: Sylviana Gunawan, R.P.L.S.
Email: Sylviana.Gunawan@kimley-horn.com

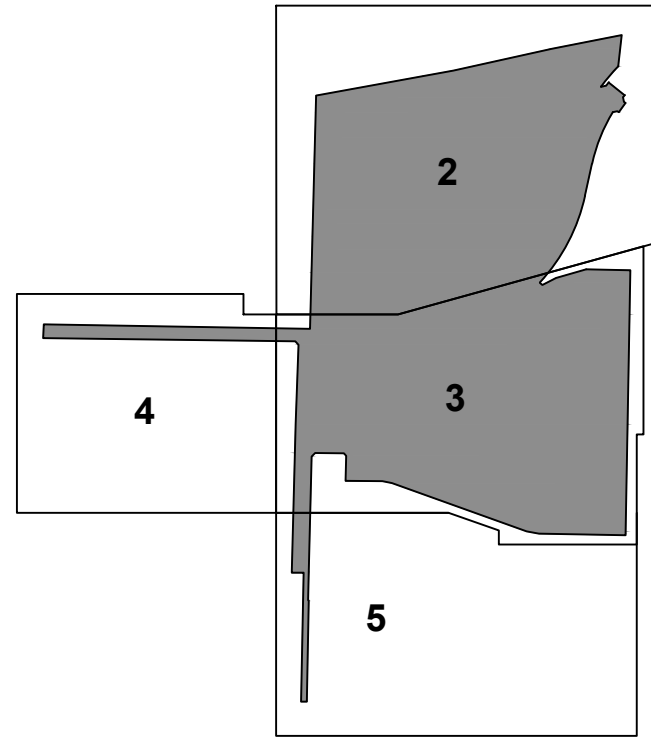


LINE TABLE			LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N77°54'12"E	22.82'	L26	S46°45'11"W	21.21'	L51	S52°13'51"E	11.97'
L2	S51°18'17"E	90.00'	L27	N43°14'49"W	14.14'	L52	N46°01'04"E	14.14'
L3	S09°03'10"E	20.74'	L28	S46°45'11"W	14.14'	L53	S25°13'50"E	14.14'
L4	S55°19'40"E	8.72'	L29	S43°14'49"E	14.14'	L54	S64°46'10"W	14.14'
L5	S34°40'20"W	50.00'	L30	N46°45'11"E	14.14'	L55	S25°13'50"E	14.14'
L6	N55°19'40"W	8.72'	L31	S33°55'54"W	14.46'	L56	N64°46'10"E	14.14'
L7	S78°23'50"W	20.74'	L32	S56°14'28"E	13.86'	L57	S45°05'22"E	13.87'
L8	S47°16'02"E	15.00'	L33	S33°39'31"W	14.40'	L58	S45°06'30"W	14.36'
L9	N62°28'34"E	68.37'	L34	S56°22'13"E	13.89'	L59	N64°46'10"E	14.14'
L10	N86°54'08"W	52.33'	L35	S34°52'22"W	14.06'	L60	S46°06'31"W	14.23'
L11	N01°04'37"E	5.40'	L36	S15°16'30"E	20.23'	L61	S43°53'29"E	14.05'
L12	N12°23'03"W	17.38'	L37	S45°06'07"W	11.01'	L62	N46°06'31"E	14.23'
L13	N12°23'03"W	9.44'	L38	S62°11'38"E	13.60'	L63	S43°53'29"E	21.08'
L14	N12°23'03"W	1.50'	L39	S29°40'18"W	14.18'	L64	S21°28'24"W	35.14'
L15	S55°19'40"E	91.59'	L40	S60°28'45"E	14.14'	L65	N41°21'25"E	71.43'
L16	N15°28'45"W	29.63'	L41	N29°31'15"E	14.14'	L66	S61°14'26"W	47.01'
L17	N15°28'45"W	73.15'	L42	S44°04'19"E	13.94'	L67	N81°07'27"E	35.71'
L18	S45°55'41"W	28.70'	L43	N43°32'04"W	20.94'	L68	S46°06'31"W	14.23'
L19	N37°46'09"E	33.43'	L44	N46°27'56"E	21.48'	L69	N25°13'50"W	12.10'
L20	S43°58'56"E	28.28'	L45	S74°03'35"E	21.63'	L70	N39°38'14"E	12.19'
L21	S88°58'56"E	21.28'	L46	N13°40'08"E	21.63'	L71	N57°15'47"W	35.28'
L22	N19°46'10"E	58.16'	L47	S15°42'12"W	13.92'	L72	N37°19'15"W	29.78'
L23	N43°53'29"W	28.10'	L48	S76°05'41"E	13.92'			
L24	N01°04'37"E	5.28'	L49	N74°20'26"W	14.35'			
L25	S43°14'49"E	21.21'	L50	S13°57'02"W	14.35'			

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD
C1	8°06'04"	635.00'	118.06'	S40°15'52"W	117.96'
C2	1°17'26"	820.00'	18.47'	N38°03'00"E	18.47'
C3	0°52'59"	730.00'	11.25'	S38°15'13"W	11.25'
C4	47°03'24"	250.00'	205.32'	N78°51'22"W	199.60'
C5	26°26'23"	775.00'	357.63'	S25°28'31"W	354.47'
C6	78°29'01"	775.00'	1061.59'	N51°29'51"E	980.52'
C7	72°46'03"	375.00'	476.28'	N38°08'13"E	444.89'
C8	17°13'57"	250.00'	75.19'	S06°51'47"E	74.91'
C9	17°13'57"	250.00'	75.19'	S06°51'47"E	74.91'
C10	15°34'57"	250.00'	67.99'	N82°18'43"E	67.78'
C11	14°08'15"	250.00'	61.69'	N05°18'56"W	61.53'
C12	14°08'15"	540.00'	133.24'	N05°18'56"W	132.90'
C13	14°08'15"	830.00'	204.80'	N05°18'56"W	204.28'
C14	43°16'11"	981.00'	740.85'	N69°06'16"E	723.37'
C15	27°03'04"	250.00'	118.03'	S60°59'43"W	116.94'
C16	18°45'06"	250.00'	81.82'	S79°36'23"E	81.46'
C17	18°45'06"	250.00'	81.82'	N10°23'37"E	81.46'
C18	31°12'49"	300.00'	163.43'	N14°35'20"W	161.42'
C19	21°06'04"	250.00'	92.07'	S80°28'02"W	91.55'
C20	16°02'03"	1273.00'	356.25'	N77°56'02"E	355.09'
C21	19°01'49"	250.00'	83.04'	N79°44'44"W	82.65'
C22	88°24'46"	50.00'	77.15'	S33°24'33"W	69.72'
C23	143°20'02"	50.00'	125.08'	S44°04'19"E	94.92'
C24	140°56'42"	50.00'	123.00'	S46°06'31"W	94.25'
C25	141°41'02"	50.00'	123.64'	N46°01'04"E	94.46'
C26	158°10'52"	50.00'	138.04'	N52°13'51"W	98.19'
C27	65°27'37"	50.00'	57.12'	S52°29'59"W	54.07'



LEGEND	
P.O.B. POINT OF BEGINNING	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
STREET NAME CHANGE	IRFC IRON ROD WITH CAP FOUND
UTILITY EASEMENT	U.E. UTILITY EASEMENT
OFFICIAL PUBLIC RECORDS OF COLLIN COUNTY, TEXAS	S.S.E. SANITARY SEWER EASEMENT
B.L. BUILDING LINE	W.E. WATER EASEMENT
PLAY RECORDS OF COLLIN COUNTY, TEXAS	L.R.C.T. LAND RECORDS OF COLLIN COUNTY, TEXAS
LINE TYPE LEGEND	
BOUNDARY LINE	
EASEMENT LINE	
BUILDING LINE	



SHEET KEY MAP

SEE SHEET No. 5 FOR LOT AREA TABLE

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

FINAL PLAT
TRAILS OF LAVON, PHASE 1
209 RESIDENTIAL LOTS
7 OPEN SPACE LOTS

61.674 ACRES
SITUATED IN
THE S. ROBERTS SURVEY,
ABSTRACT NO. 773 AND THE D. ANGLIN
SURVEY, ABSTRACT NO. 2
CITY OF LAVON,
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	Sep. 2022	061179320	4 OF 6

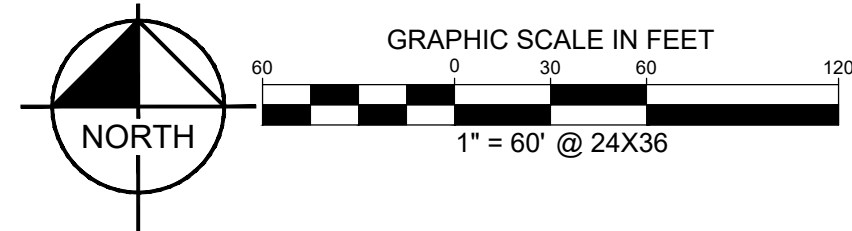
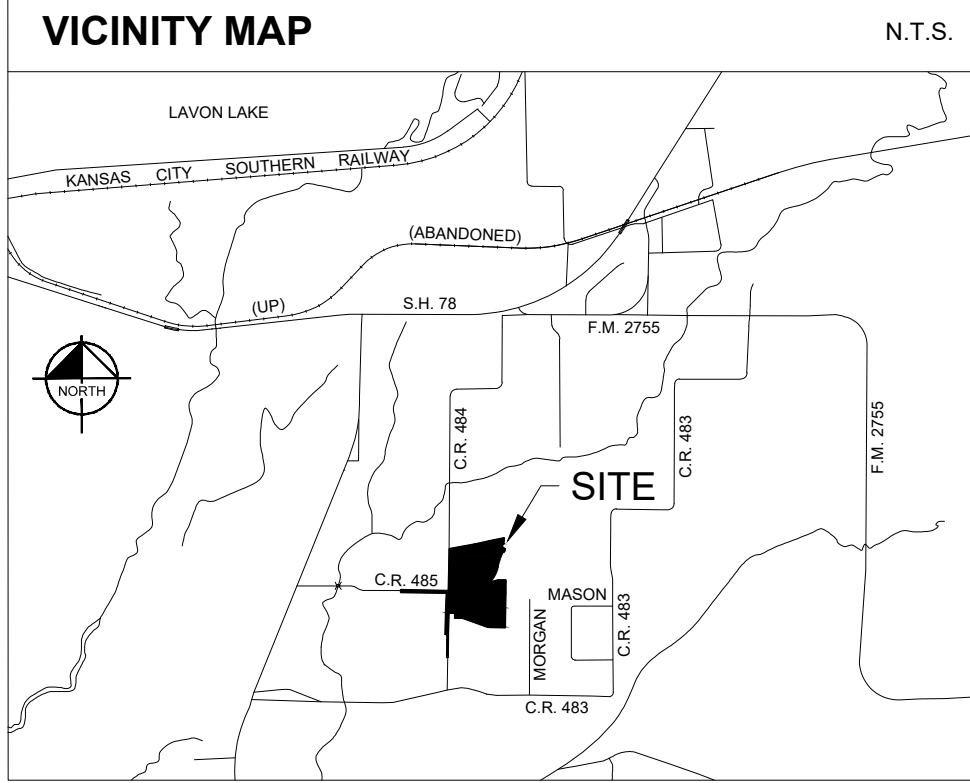
OWNER/DEVELOPER:
Merritage Homes of Texas, LLC
8840 Cypress Waters Blvd.
Dallas, Texas 75092
Phone: 972-580-6302
Contact: Steven Cook

OWNER/DEVELOPER:
GRBK Edgewood, LLC
2905 Dallas Parkway, Suite 400
Plano, Texas 75093
Phone: 817-658-2112
Contact: Bobby Samuel

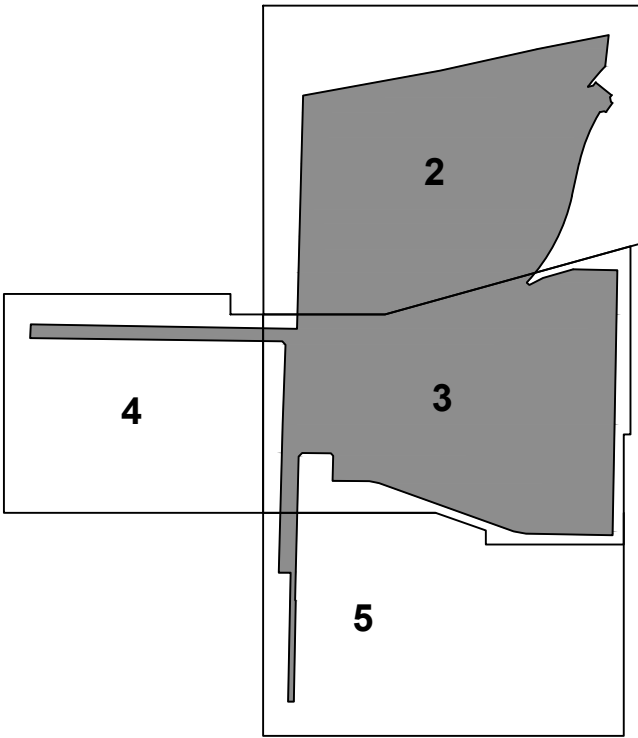
ENGINEER:
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13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Contact: Bryan Moody, P.E.
Email: Bryan.Moody@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Contact: Sylviana Gunawan, R.P.L.S.
Email: Sylviana.Gunawan@kimley-horn.com

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK DD LOT 1X HOA	1.210	52,696	BLOCK E LOT 18	0.145	6,329	BLOCK F LOT 17	0.172	7,500	BLOCK H LOT 4	0.138	6,000	BLOCK I LOT 9	0.144	6,273	BLOCK J LOT 1	0.240	10,465	BLOCK J LOT 19	0.138	6,000	BLOCK K LOT 10	0.142	6,166	BLOCK L LOT 9	0.210	9,135	BLOCK M LOT 12	0.121	5,252	BLOCK N LOT 3	0.117	5,082	BLOCK O LOT 21	0.150	6,534
BLOCK E LOT 1	0.168	7,313	BLOCK E LOT 19	0.176	7,686	BLOCK F LOT 18	0.172	7,500	BLOCK H LOT 5	0.138	6,000	BLOCK I LOT 10	0.144	6,271	BLOCK J LOT 2	0.163	7,110	BLOCK J LOT 20	0.138	6,000	BLOCK K LOT 11	0.138	6,000	BLOCK L LOT 10	0.144	6,288	BLOCK M LOT 13	0.126	5,508	BLOCK N LOT 4	0.113	4,937	BLOCK O LOT 1X HOA	4.490	195,595
BLOCK E LOT 2	0.139	6,074	BLOCK F LOT 1X HOA	0.074	3,211	BLOCK F LOT 19	0.172	7,500	BLOCK H LOT 6	0.138	6,000	BLOCK I LOT 11	0.143	6,249	BLOCK J LOT 3	0.153	6,666	BLOCK J LOT 21	0.138	6,000	BLOCK K LOT 12	0.138	6,000	BLOCK L LOT 11	0.138	6,000	BLOCK M LOT 14	0.155	6,757	BLOCK N LOT 5	0.110	4,800	BLOCK O LOT 2	0.138	6,012
BLOCK E LOT 3	0.139	6,044	BLOCK F LOT 2	0.176	7,686	BLOCK F LOT 20	0.172	7,500	BLOCK H LOT 7	0.138	6,000	BLOCK I LOT 12	0.145	6,313	BLOCK J LOT 4	0.143	6,222	BLOCK J LOT 22	0.138	6,000	BLOCK K LOT 13	0.138	6,000	BLOCK L LOT 12	0.138	6,000	BLOCK M LOT 15	0.138	6,027	BLOCK N LOT 6	0.110	4,800	BLOCK O LOT 3	0.138	6,000
BLOCK E LOT 4	0.138	6,013	BLOCK F LOT 3	0.145	6,329	BLOCK F LOT 21	0.172	7,500	BLOCK H LOT 8	0.138	6,000	BLOCK I LOT 13	0.214	9,331	BLOCK J LOT 5	0.139	6,071	BLOCK J LOT 23	0.138	6,000	BLOCK K LOT 14	0.138	6,000	BLOCK L LOT 13	0.138	6,000	BLOCK M LOT 16	0.142	6,204	BLOCK N LOT 7	0.115	5,011	BLOCK O LOT 4	0.138	6,000
BLOCK E LOT 5	0.136	5,907	BLOCK F LOT 4	0.145	6,316	BLOCK F LOT 22	0.172	7,500	BLOCK H LOT 9	0.138	6,000	BLOCK I LOT 14	0.219	9,560	BLOCK J LOT 6	0.138	6,000	BLOCK J LOT 24	0.150	6,534	BLOCK K LOT 15	0.138	6,000	BLOCK L LOT 14	0.138	6,000	BLOCK M LOT 17	0.110	4,800	BLOCK N LOT 8	0.126	5,493	BLOCK O LOT 5	0.138	6,000
BLOCK E LOT 6	0.206	8,976	BLOCK F LOT 5	0.162	7,067	BLOCK F LOT 23	0.172	7,500	BLOCK H LOT 10	0.138	6,000	BLOCK I LOT 15	0.159	6,928	BLOCK J LOT 7	0.138	6,000	BLOCK J LOT 25	0.165	7,173	BLOCK K LOT 16	0.138	6,000	BLOCK L LOT 15	0.164	7,150	BLOCK M LOT 18	0.110	4,800	BLOCK N LOT 9X HOA	0.384	16,730	BLOCK O LOT 6	0.138	6,000
BLOCK E LOT 7	0.209	9,123	BLOCK F LOT 6	0.169	7,383	BLOCK F LOT 24	0.172	7,487	BLOCK H LOT 11	0.138	6,000	BLOCK I LOT 16	0.144	6,284	BLOCK J LOT 8	0.138	6,000	BLOCK J LOT 26	0.181	7,890	BLOCK K LOT 17	0.138	6,000	BLOCK M LOT 1	0.156	6,783	BLOCK N LOT 10	0.214	9,339	BLOCK O LOT 7	0.138	6,000			
BLOCK E LOT 8X HOA	0.874	38,077	BLOCK F LOT 7	0.162	7,058	BLOCK F LOT 25	0.263	11,460	BLOCK H LOT 12	0.138	6,000	BLOCK I LOT 17	0.144	6,269	BLOCK J LOT 9	0.138	6,000	BLOCK J LOT 27	0.279	12,150	BLOCK K LOT 18	0.138	6,000	BLOCK M LOT 2	0.120	5,238	BLOCK N LOT 11	0.110	4,800	BLOCK O LOT 8	0.138	6,000			
BLOCK E LOT 9	0.139	6,050	BLOCK F LOT 8	0.143	6,210	BLOCK F LOT 26	0.367	15,983	BLOCK H LOT 13	0.164	7,150	BLOCK I LOT 18	0.144	6,274	BLOCK J LOT 10	0.138	6,000	BLOCK K LOT 1X HOA	4.058	176,768	BLOCK K LOT 19	0.151	6,574	BLOCK M LOT 3	0.110	4,800	BLOCK N LOT 12	0.110	4,800	BLOCK O LOT 9	0.138	6,000			
BLOCK E LOT 10	0.139	6,050	BLOCK F LOT 9	0.226	9,863	BLOCK F LOT 27	0.187	8,158	BLOCK I LOT 1	0.224	9,748	BLOCK I LOT 19	0.144	6,278	BLOCK J LOT 11	0.138	6,000	BLOCK L LOT 1	0.137	5,960	BLOCK K LOT 2	0.137	5,960	BLOCK M LOT 4	0.110	4,800	BLOCK N LOT 13	0.110	4,800	BLOCK O LOT 10	0.138	6,000			
BLOCK E LOT 11	0.142	6,202	BLOCK F LOT 10	0.335	14,589	BLOCK F LOT 28	0.176	7,657	BLOCK I LOT 2	0.146	6,347	BLOCK I LOT 20	0.144	6,284	BLOCK J LOT 12	0.138	6,000	BLOCK K LOT 3	0.138	6,000	BLOCK L LOT 2	0.110	4,800	BLOCK M LOT 5	0.110	4,800	BLOCK N LOT 14	0.117	5,097	BLOCK O LOT 11	0.138	6,000			
BLOCK E LOT 12	0.145	6,329	BLOCK F LOT 11	0.222	9,656	BLOCK F LOT 29	0.176	7,657	BLOCK I LOT 3	0.149	6,509	BLOCK I LOT 21	0.144	6,290	BLOCK J LOT 13	0.138	6,000	BLOCK K LOT 4	0.138	6,000	BLOCK L LOT 3	0.110	4,800	BLOCK M LOT 6	0.110	4,800	BLOCK N LOT 15	0.122	5,326	BLOCK O LOT 12	0.138	6,000			
BLOCK E LOT 13	0.145	6,329	BLOCK F LOT 12	0.172	7,500	BLOCK F LOT 30	0.190	8,296	BLOCK I LOT 4	0.150	6,516	BLOCK I LOT 22	0.183	7,956	BLOCK J LOT 14	0.138	6,000	BLOCK K LOT 5	0.174	7,596	BLOCK L LOT 4	0.110	4,800	BLOCK M LOT 7X HOA	0.083	3,600	BLOCK N LOT 16	0.110	4,800	BLOCK O LOT 13	0.140	6,099			
BLOCK E LOT 14	0.145	6,329	BLOCK F LOT 13	0.172	7,500	BLOCK F LOT 31	0.218	9,489	BLOCK I LOT 5	0.145	6,312	BLOCK I LOT 23	0.230	10,009	BLOCK J LOT 15	0.164	7,150	BLOCK K LOT 6	0.230	10,012	BLOCK L LOT 5	0.113	4,913	BLOCK M LOT 8	0.110	4,800	BLOCK N LOT 17	0.110	4,800	BLOCK O LOT 14	0.160	6,983			
BLOCK E LOT 15	0.145	6,329	BLOCK F LOT 14	0.172	7,500	BLOCK H LOT 1	0.166	7,212	BLOCK I LOT 6	0.144	6,254	BLOCK I LOT 24	0.169	7,353	BLOCK J LOT 16	0.232	10,123	BLOCK K LOT 7	0.138	5,993	BLOCK L LOT 6	0.127	5,546	BLOCK M LOT 9	0.110	4,800	BLOCK N LOT 18	0.110	4,800	BLOCK O LOT 15	0.166	7,224			
BLOCK E LOT 16	0.145	6,329	BLOCK F LOT 15	0.172	7,500	BLOCK H LOT 2	0.138	6,000	BLOCK I LOT 7	0.144	6,261	BLOCK I LOT 25	0.146	6,364	BLOCK J LOT 17	0.164	7,153	BLOCK K LOT 8	0.145	6,334	BLOCK L LOT 7	0.129	5,607	BLOCK M LOT 10	0.110	4,800	BLOCK N LOT 19	0.118	5,129	BLOCK O LOT 16	0.166	7,224			
BLOCK E LOT 17	0.145	6,329	BLOCK F LOT 16	0.172	7,500	BLOCK H LOT 3	0.174	7,800	BLOCK I LOT 8	0.144	6,267	BLOCK I LOT 26	0.182	7,910	BLOCK J LOT 18	0.145	6,337	BLOCK K LOT 9	0.159	6,925	BLOCK L LOT 8	0.144	6,257	BLOCK M LOT 11	0.110	4,800	BLOCK N LOT 20	0.117	5,100	BLOCK O LOT 17	0.188	8,208			



LEGEND	
P.O.B. POINT OF BEGINNING	IRSC 5/8" IRON ROD W/ "KHA" CAP SET
STREET NAME CHANGE	IRFC IRON ROD WITH CAP FOUND
U.E. UTILITY EASEMENT	S.S.E. SANITARY SEWER EASEMENT
W.E. WATER EASEMENT	B.L. BUILDING LINE
BOUNDARY LINE	EASEMENT LINE
BUILDING LINE	



SHEET KEY MAP

SEE SHEET No. 4 FOR LINE & CURVE TABLES

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

FINAL PLAT
TRAILS OF LAVON, PHASE 1
209 RESIDENTIAL LOTS
7 OPEN SPACE LOTS

61.674 ACRES
SITUATED IN
THE S. ROBERTS SURVEY,
ABSTRACT NO. 773 AND THE D. ANGLIN
SURVEY, ABSTRACT NO. 2
CITY OF LAVON,
COLLIN COUNTY, TEXAS

Kimley»Horn

6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
FIRM # 10193822

Scale	Drawn by	Checked by	Date	Project No.	Sheet No.
1" = 60'	JCC	KHA	Sep. 2022	061179320	5 OF 6

OWNER/DEVELOPER:
Meritage Homes of Texas, LLC
8840 Cypress Waters Blvd.
Dallas, Texas 76092
Phone: 972-580-6302
Contact: Steven Cook

OWNER/DEVELOPER:
GRBK Edgewood, LLC
2805 Dallas Parkway, Suite 400
Plano, Texas 75093
Phone: ##
Contact: --

ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Contact: Bryan Moody, P.E.
Email: Bryan.Moody@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Contact: Sylviana Gunawan, R.P.L.S.
Email: Sylviana.Gunawan@kimley-horn.com

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF LAVON §

WHEREAS MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC, are the owners of 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 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 point at 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 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 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 easterly 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 easterly 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;

THENCE South 51°18'17" East, continuing across said 140.551 acre tract and crossing said 64.952 acre tract, 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 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 easterly 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 and crossing said 140.551 acre tract, a 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 easterly 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 westerly 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 1,165.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

THENCE departing the common line of said 140.551 acre tract and said Meadow Creek Estates, crossing said 140.551 acre tract, the following courses and distances:

North 88°58'56" West, a distance of 381.28 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°00'15" West, a distance of 55.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 70°13'50" West, a distance of 628.61 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 79°57'56" West, a distance of 43.04 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°15'39" West, a distance of 161.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°28'41" East, a distance of 110.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 43°53'29" West, a distance of 14.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°15'39" West, a distance of 126.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 46°06'31" West, a distance of 21.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°28'41" West, a distance of 507.10 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°04'37" West, a distance of 125.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 70°13'50" East, a distance of 2.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 01°04'28" West, a distance of 445.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 88°55'32" West, a distance of 24.67 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 566.09 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 crossing said 140.551 acre tract, the following courses and distances:

North 88°54'08" West, a distance of 52.33 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

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 northerly line of said 140.551 acre tract, a distance of 1,026.04 feet to the POINT OF BEGINNING and containing 61.674 acres (2,686,540 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein described tract as TRAILS OF LAVON PHASE 1, an addition to the City of Lavon, Texas, and do hereby dedicate, in fee simple, to the public use, including the use by the City of Lavon, forever, the streets, alleys, and easements shown thereon. The Streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, tress, shrubs or ther improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Lavon. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and City of Lavon's use thereof.

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

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

MERITAGE HOMES OF TEXAS, LLC,
an Arizona limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

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

GRBK EDGEWOOD, LLC,
an Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

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

BEAR CREEK SPECIAL UTILITY DISTRICT

NAME/TITLE: _____

DATE: _____

APPROVAL CERTIFICATE

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavon, Texas

Accepted:

Date: _____

Mayor, City of Lavon, Texas

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

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

City Secretary, City of Lavon, Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Lavon, Texas.

PRELIMINARY

THIS DOCUMENT SHALL NOT BE RECORDED FOR ANY PURPOSE AND SHALL NOT BE USED OR VIEWED OR RELIED UPON AS A FINAL SURVEY DOCUMENT

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

FINAL PLAT
TRAILS OF LAVON, PHASE 1
209 RESIDENTIAL LOTS
7 OPEN SPACE LOTS

61.674 ACRES
SITUATED IN
THE S. ROBERTS SURVEY,
ABSTRACT NO. 773 AND THE D. ANGLIN
SURVEY, ABSTRACT NO. 2
CITY OF LAVON,
COLLIN COUNTY, TEXAS

ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Contact: Bryan Moody, P.E.
Email: Bryan.Moody@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Contact: Sylviana Gunawan, R.P.L.S.
Email: Sylviana.Gunawan@kimley-horn.com

6160 Warren Parkway, Suite 210 Frisco, Texas 75034		Tel. No. (972) 335-3580 FIRM # 10193822			
Scale N/A	Drawn by JCC	Checked by KHA	Date Sep. 2022	Project No. 061179320	Sheet No. 6 OF 6
OWNER/DEVELOPER: Meritage Homes of Texas, LLC 8840 Cypress Waters Blvd. Dallas, Texas 76092 Phone: 972-880-6302 Contact : Steven Cook					
OWNER/DEVELOPER: GRBK Edgewood, LLC 2805 Dallas Parkway, Suite 400 Plano, Texas 75093 Phone: ## Contact : --					

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

OWNER'S CERTIFICATE

STATE OF TEXAS §

COUNTY OF COLLIN §

CITY OF LAVON §

WHEREAS MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC, are the owners of 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:

BEGINNING a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southeast corner of Trails of Lavon Phase 1, according to the plat thereof recorded in Cabinet __, Page ____ of the Plat Records of Collin County, Texas, same being on 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, and the easterly line of said 140.551 acre tract;

THENCE South 01°01'04" West, along the easterly line of said 140.551 acre tract and the westerly line of said Meadow Creek Estates, a distance of 1225.59 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, same being on the westerly line of said Meadow Creek Estates;

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

North 70°15'16" West, a distance of 1,184.00 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 00°50'31" West, a distance of 121.73 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 89°08'18" West, a distance of 292.38 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the westerly line of said 140.551 acre tract, same being on 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. 20210115000095820 of the Official Public Records of Collin County, Texas, and the approximate centerline of said County Road No. 483,

THENCE North 01°04'28" East, along the westerly line of said 140.551 acre tract, the easterly line of said Tract 1, and the approximate centerline of said County Road 483, a distance of 211.59 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the west end of the southerly terminus of County Road 484, a 75 foot wide right of way, as dedicated in said Trails of Lavon Phase 1;

THENCE South 88°55'32" East, departing said centerline, the westerly line of said 140.551 acre tract, the easterly line of said Tract 1, and along the southerly terminus of said County Road 484, a distance of 24.67 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the east end of said terminus;

THENCE along the easterly right of way line of said County Road 484, the following:

North 01°04'28" East, a distance of 445.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set on the northerly line of a 150 foot wide Texas Power and Light Company of Dallas, Texas easement and right of way "TP&L", as described in Volume 646, Page 341, of the Deed Records of Collin County, Texas;

North 70°13'50" West, along the northerly line of said "TP&L" easement, a distance of 2.11 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°04'37" East, departing the northerly line of said "TP&L" easement, a distance of 125.52 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 01°28'41" East, a distance of 507.10 feet a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of a corner clip located on the easterly right of way line of said County Road 484 and with the southerly right of way line of River Lane, a 50 foot wide right of way, as dedicated in said Final Plat of Trails of Lavon Phase 1;

THENCE North 46°06'31" East, along said corner clip, a distance of 21.35 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for north end of said corner clip;

THENCE South 89°15'39" East, along said southerly right of line of said River Lane, a distance of 126.66 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the north end of a corner clip located at the intersection of River Lane and Sage Drive, a 50 foot wide right of way, as dedicated in said Final Plat of Trails of Lavon Phase 1;

THENCE South 43°53'29" East, along said corner clip, a distance of 14.05 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the south end of said corner clip, same being on the westerly right of way line of said Sage Drive;

THENCE South 01°28'41" West, along the westerly right of way line of said Sage Drive, a distance of 110.01 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the west end of the southerly terminus of said Sage Drive, common to an ell corner on the southerly line of said Trails of Lavon Phase 1;

THENCE departing the westerly right of way line of said Sage Drive, and along the southerly line of said Trails of Lavon Phase 1, the following:

South 89°15'39" East, a distance of 161.30 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 80°03'30" East, a distance of 42.64 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 70°13'50" East, a distance of 629.02 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 79°00'15" East, a distance of 55.48 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 88°58'56" East, a distance of 381.28 feet to the POINT OF BEGINNING and containing 36.426 acres (1,586,696 square feet) of land, more or less.

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS

THAT MERITAGE HOMES OF TEXAS, LLC AND GRBK EDGEWOOD, LLC, acting herein by and through its duly authorized officers, do hereby certify and adopt this plat designating the herein described tract as TRAILS OF LAVON PHASE 2A, an addition to the City of Lavon, Texas, and do hereby dedicate, in fee simple, to the public use, including the use by the City of Lavon, forever, the streets, alleys, and easements shown thereon. The Streets and alleys, if any, are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, tress, shrubs or ther improvements or growths shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City Council of the City of Lavon. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities, said use by public utilities being subordinate to the public's and City of Lavon's use thereof.

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

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

MERITAGE HOMES OF TEXAS, LLC,
an Arizona limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

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

GRBK EDGEWOOD, LLC,
an Texas limited liability company

By: _____

Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF _____ §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared _____, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

APPROVAL CERTIFICATE

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavon, Texas

Accepted:

Date: _____

Mayor, City of Lavon, Texas

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

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

City Secretary, City of Lavon, Texas

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, Sylviana Gunawan, do hereby certify that I prepared this plat and the field notes made a part thereof from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my personal supervision, in accordance with the Subdivision regulations of the City of Lavon, Texas.

Sylviana Gunawan
Registered Professional Land Surveyor No. 6461
Kimley-Horn and Associates, Inc.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Phone 972-335-3580

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned, a Notary Public in and for The State of Texas, on this day personally appeared Sylviana Gunawan, known to me to be the person and officer whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and considerations therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this the ____ day of _____, 20__.

Notary Public, State of Texas

PRELIMINARY
THIS DOCUMENT SHALL
NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

This plat correctly presents the required easements and certifications required by Bear Creek Special Utility District for this development.
BEAR CREEK SPECIAL UTILITY DISTRICT
NAME/TITLE: _____
DATE: _____

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

FINAL PLAT
TRAILS OF LAVON, PHASE 2A
88 RESIDENTIAL LOTS
5 OPEN SPACE LOTS
1 BEAR CREEK SUD LOT

36.426 ACRES
SITUATED IN
THE D. ANGLIN SURVEY, ABSTRACT NO. 2
CITY OF LAVON, COLLIN COUNTY, TEXAS

LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE			LOT TABLE		
LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.	LOT NO.	ACRES	SQ. FT.
BLOCK F LOT 32	0.192	8,350	BLOCK F LOT 47	0.147	6,417	BLOCK F LOT 62	0.140	6,082	BLOCK G LOT 6	0.138	6,000	BLOCK G LOT 21	0.166	7,210	BLOCK G LOT 36	0.138	6,000	BLOCK H LOT 25	0.170	7,398
BLOCK F LOT 33	0.196	8,550	BLOCK F LOT 48	0.139	6,071	BLOCK F LOT 63	0.140	6,082	BLOCK G LOT 7	0.138	6,000	BLOCK G LOT 22	0.139	6,050	BLOCK G LOT 37	0.144	6,294	OVERALL	36.432	1,586,991
BLOCK F LOT 34	0.176	7,680	BLOCK F LOT 49	0.138	6,000	BLOCK F LOT 64	0.140	6,082	BLOCK G LOT 8	0.138	6,000	BLOCK G LOT 23	0.139	6,050	BLOCK G LOT 38	0.160	6,964	ROW DEDICATION	0.120	5,218
BLOCK F LOT 35	0.169	7,343	BLOCK F LOT 50	0.138	6,000	BLOCK F LOT 65	0.140	6,082	BLOCK G LOT 9	0.138	6,000	BLOCK G LOT 24	0.149	6,492	BLOCK G LOT 39	0.176	7,654			
BLOCK F LOT 36	0.167	7,287	BLOCK F LOT 51	0.138	6,000	BLOCK F LOT 66	0.140	6,082	BLOCK G LOT 10	0.138	6,000	BLOCK G LOT 25	0.149	6,469	BLOCK H LOT 14	0.189	8,225			
BLOCK F LOT 37	0.334	14,547	BLOCK F LOT 52	0.138	6,000	BLOCK F LOT 67	0.140	6,082	BLOCK G LOT 11	0.138	6,000	BLOCK G LOT 26	0.146	6,462	BLOCK H LOT 15	0.138	6,000			
BLOCK F LOT 38	0.415	18,086	BLOCK F LOT 53	0.138	6,000	BLOCK F LOT 68	0.140	6,082	BLOCK G LOT 12	0.138	6,000	BLOCK G LOT 27	0.142	6,186	BLOCK H LOT 16	0.138	6,000			
BLOCK F LOT 39	0.165	7,200	BLOCK F LOT 54	0.138	6,000	BLOCK F LOT 69	0.140	6,082	BLOCK G LOT 13X	0.083	3,600	BLOCK G LOT 28	0.138	6,000	BLOCK H LOT 17	0.138	6,000			
BLOCK F LOT 40	0.165	7,200	BLOCK F LOT 55	0.138	6,000	BLOCK F LOT 70	0.168	7,310	BLOCK G LOT 14	0.138	6,000	BLOCK G LOT 29	0.170	7,398	BLOCK H LOT 18	0.138	6,000			
BLOCK F LOT 41	0.165	7,200	BLOCK F LOT 56	0.138	6,000	BLOCK F LOT 73	1.028	44,774	BLOCK G LOT 15	0.145	6,327	BLOCK G LOT 30	0.138	6,000	BLOCK H LOT 19	0.138	6,000			
BLOCK F LOT 42	0.165	7,200	BLOCK F LOT 57	0.138	6,000	BLOCK G LOT 1	0.167	7,280	BLOCK G LOT 16	0.153	6,655	BLOCK G LOT 31	0.138	6,000	BLOCK H LOT 20	0.138	6,000			
BLOCK F LOT 43X	18.239	794,512	BLOCK F LOT 58	0.138	5,997	BLOCK G LOT 2	0.175	7,626	BLOCK G LOT 17	0.153	6,665	BLOCK G LOT 32	0.138	6,000	BLOCK H LOT 21	0.138	6,000			
BLOCK F LOT 44	0.186	8,085	BLOCK G LOT 3	0.139	5,784	BLOCK G LOT 3	0.139	6,054	BLOCK G LOT 18	0.140	6,086	BLOCK G LOT 33	0.138	6,000	BLOCK H LOT 22	0.139	6,069			
BLOCK F LOT 45	0.167	7,257	BLOCK F LOT 60	0.183	7,974	BLOCK G LOT 4	0.138	6,000	BLOCK G LOT 19	0.139	6,050	BLOCK G LOT 34	0.138	6,000	BLOCK H LOT 23	0.158	6,899			
BLOCK F LOT 46	0.154	6,709	BLOCK F LOT 61	0.140	6,082	BLOCK G LOT 5	0.138	6,000	BLOCK G LOT 20	0.195	8,485	BLOCK G LOT 35	0.138	6,000	BLOCK H LOT 24	0.155	6,772			

ENGINEER:
KIMLEY-HORN AND ASSOC. INC.
13455 Noel Road, Suite 700
Dallas, Texas 75240
Tel. No. (972) 770-1300
Contact: Bryan Moody, P.E.
Email: Bryan.Moody@kimley-horn.com

SURVEYOR:
KIMLEY-HORN AND ASSOC. INC.
6160 Warren Parkway, Suite 210
Frisco, Texas 75034
Tel. No. (972) 335-3580
Contact: Sylviana Gunawan, R.P.L.S.
Email: Sylviana.Gunawan@kimley-horn.com

6160 Warren Parkway, Suite 210 Frisco, Texas 75034						Tel. No. (972) 335-3580 FIRM # 10193822	
Scale	Drawn by	Checked by	Date	Project No.	Sheet No.		
N/A	CDS	KHA	Sep. 2022	061179320	3 OF 3		
OWNER/DEVELOPER: Meritage Homes of Texas, LLC 8840 Cypress Waters Blvd. Dallas, Texas 76092 Phone: 972-880-6302 Contact : Steven Cook							
OWNER: GRBK EDGEWOOD, LLC. 2805 Dallas Parkway , Suite 400 Plano, Texas 75093 Phone: 817-658-2112 Contact: Bobby Samuel							



CITY OF LAVON

Agenda Brief

MEETING: March 19, 2024

ITEM: 8

Item:

DEPARTMENT REPORTS

Members may receive and discuss the reports.

- A.** Police Services – Service, activity, programs, and administration report
- B.** Fire Services – Service, activity, programs, and administration report
- C.** Public Works Services – utilities, capital projects, public works, and street maintenance report
- D.** Administration Services – building permits; CWD service; Collin County tax collection; sales tax; finance report; TxDOT projects report; and administration and staff report.



Lavon Police Department February 2024 Activity



Total Calls for Service	840
--------------------------------	------------

Criminal Investigations Division	
Crimes Against Persons	22
Crimes Against Property	16
Other Crimes	3
Closed Cases	45

Special Programs Division	
Special Programs	6
Special Victims Investigations	6

Traffic Statistics	
Traffic Stop - Warnings	37
Traffic Stop - Citations	49
TEA	77
DWI	1
Crashes	22



LAVON FD - INCIDENT REPORT

FEBRUARY '24

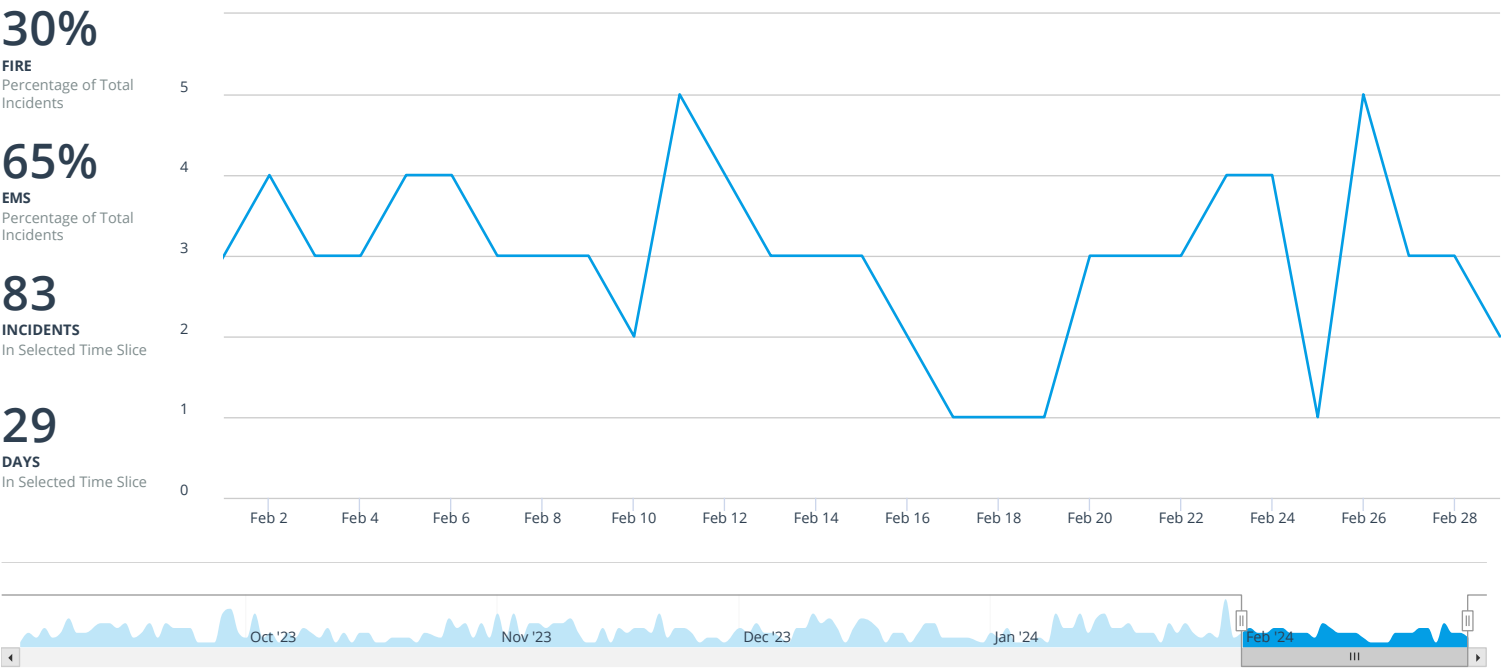
TOTAL INCIDENTS: 83

YTD TOTAL INCIDENTS: 190
 FIRE 41%
 EMS 58%

STRUCTURE FIRE	3
GRASS FIRE	1
EMERGENCY MEDICAL SERVICES (EMS)	54
RESCUE/EMS STANDBY	1
COMBUSTIBLE/FUEL SPILLS	4
CHEMICAL REACTION	1
WATER ISSUE	2
PUBLIC SERVICE ASSISTANCE	6
UNAUTHORIZED BURNING	1
CANCELLED IN ROUTE	6
CONTROLLED BURN	1
SYSTEM/ALARM MALFUNCTION	1
UNINTENTIONAL SYSTEM DETECTION (NO FIRE)	1
NULL	1
FEBRUARY TOTAL INCIDENTS	83

Previous Month ▾

Feb 1, 2024 - Feb 29, 2024 ▾



Counts % Rows % Columns % All

Week Ending	2/4/24	2/11/24	2/18/24	2/25/24	3/3/24	3/10/24	3/17/24	3/24/24	3/31/24	4/7/24	4/14/24	4/21/24	4/28/24	Total
(11) Structure Fire		1	1		1									3
(14) Natural vegetation fire				1										1
(32) Emergency medical service (EMS) incident	9	19	7	13	5									53
(38) Rescue or EMS standby	1													1
(41) Combustible/f... spills & leaks		2	1	1										4
(42) Chemical release, reaction, or toxic condition				1										1
(52) Water problem	1		1											2
(55) Public service assistance	1		2		2									5
(56) Unauthorized burning					1									1
(61) Dispatched and canceled en route	1	1	2	1	1									6
(63) Controlled burning		1												1
(74) Unintentional system/detect... operation (no fire)				1										1
NULL				1	3									4
Total	13	24	14	19	13									83

CITY OF LAVON
BUILDING PERMITS
CALENDAR YEAR 2023-2024

PERMITS	February-2024	Calendar Year 2024	Permit Valuations	February-2023	Calendar Year 2023	Permit Valuations
	NUMBER	NUMBER	Permit Fee's	NUMBER	NUMBER	Permit Fee's
COMMERCIAL	3	7	\$4,482.00	6	12	\$675.00
SINGLE FAMILY	87	145	\$511,343.03	6	6	\$25,494.23
Multi-Family	25	99	\$169,036.87	0	0	\$0.00
POOLS	0	0	\$0.00	0	0	
OTHERS	56	99	\$19,252.00	35	74	\$10,075.00
* Elevon Section 1 MUD Sewer	14	30		14	22	
TOTAL	185	380	\$704,113.90	61	114	\$36,244.23
* first month reporting/not comulative						



Community Waste Disposal Monthly Report to the City of Lavon

Nicole Roemer *Municipal Director*



Municipal Recycling Program



Single Stream Recycling

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

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

	Feb-2024	Jan-2024	Dec-2023	Nov-2023	Oct-2023	Sep-2023	Aug-2023	Jul-2023	Jun-2023	May-2023	Apr-2023	Mar-2023
Homes	2,849	2,799	2,772	2,772	2,753	2,735	2,730	2,702	2,702	2,668	2,376	2,303
Resi Rcy Tonnage	37.56	51.97	46.81	52.54	39.36	25.17	61.5	49.66	48.39	58.34	34.51	53.4
Pounds / Home / Month	26.37	37.13	33.77	37.91	28.59	18.41	45.05	36.76	35.82	43.73	29.05	46.37

Municipal Service Inquiries

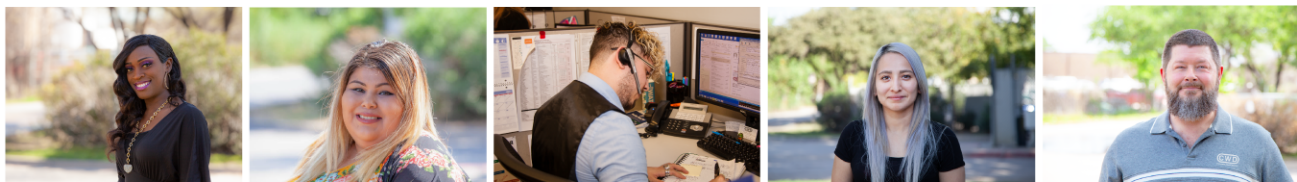


Residential Solid Waste Services

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

	Feb-2024	Jan-2024	Dec-2023	Nov-2023	Oct-2023	Sep-2023	Aug-2023	Jul-2023	Jun-2023	May-2023	Apr-2023	Mar-2023
Service Opportunities	23,533	23,104	22,884	22,884	22,710	22,537	22,490	22,238	22,238	21,987	20,576	19,943
Service Inquiries	7	3	9	9	9	12	36	36	30	31	36	33
Per 1,000 Service Opps	0.3	0.13	0.39	0.39	0.4	0.53	1.6	1.62	1.35	1.41	1.75	1.65

Customer Service Inquiries - Detail



Good Service is Good Business

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

City Account Grievances for the Period of 02/01/2024 - 02/29/2024

Date	Account	Address	Service Type	Service Code
02/07/2024	105627-1011	410 GRANT LN	RESI-RECYCLE	SERVICE RCYCART
02/15/2024	105627-008	320 FORDER CT	RESI-RECYCLE	SERVICE RCYCART
				Total RESI-RECYCLE: 2
02/01/2024	105627-1684	332 LAKESIDE DR	RESI-TRASH	SERVICE TRASH CART
02/15/2024	105627-1739	000 KINDNESS COVE DR	RESI-TRASH	SERVICE TRASH CART
02/22/2024	105627-1366	330 ROCK ACRE DR	RESI-TRASH	SERVICE TRASH CART
02/22/2024	105627-002	336 FORDER CT	RESI-TRASH	SERVICE TRASH CART
02/28/2024	105627-152	539 EISENHOWER LN	RESI-TRASH	SERVICE TRASH CART
				Total RESI-TRASH: 5
				Total Inquiries: 7

2833 - Lavon, City of (General Obligation Debt)
Report - Lavon, City of (General Obligation Debt) / Sales Tax Data

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

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

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

- View Grid Based on Calendar Year
- View Grid With All Years

Download to Excel

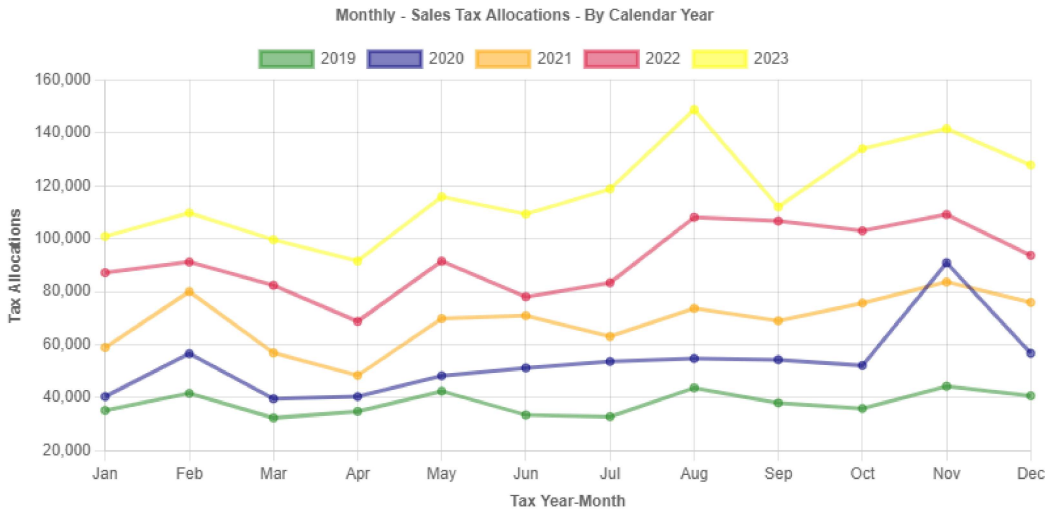
Lavon

Change Fiscal Year End

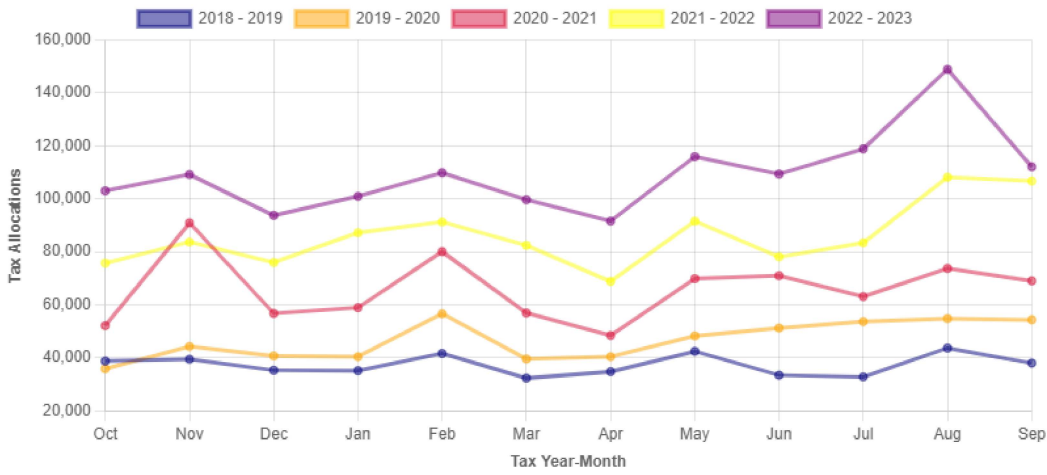
09/30/2025

Submit

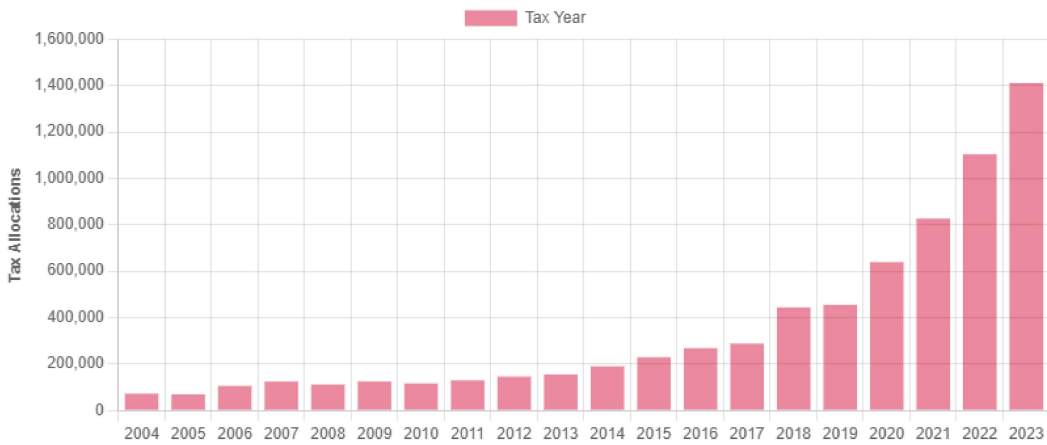
Year	October	November	December	January	February	March	April	May	June	July	August	September	Total
2024	\$134,039	\$141,570	\$127,841	\$152,417	\$150,800	\$131,069	\$0	\$0	\$0	\$0	\$0	\$0	\$837,736
2023	\$102,983	\$109,154	\$93,701	\$100,881	\$109,816	\$99,622	\$91,542	\$115,892	\$109,339	\$118,823	\$148,816	\$112,044	\$1,312,613
2022	\$75,699	\$83,649	\$75,926	\$87,161	\$91,220	\$82,408	\$68,743	\$91,544	\$78,074	\$83,361	\$108,100	\$106,687	\$1,032,574
2021	\$52,096	\$90,909	\$56,718	\$58,898	\$80,039	\$56,878	\$48,350	\$69,834	\$70,944	\$63,068	\$73,676	\$68,987	\$790,396
2020	\$35,846	\$44,260	\$40,667	\$40,349	\$56,602	\$39,533	\$40,351	\$48,207	\$51,191	\$53,631	\$54,745	\$54,314	\$559,696
2019	\$38,730	\$39,419	\$35,260	\$35,116	\$41,596	\$32,296	\$34,749	\$42,410	\$33,403	\$32,771	\$43,642	\$37,975	\$447,367
2018	\$27,837	\$27,458	\$27,603	\$34,883	\$38,663	\$28,296	\$32,210	\$41,357	\$37,397	\$38,763	\$43,030	\$35,374	\$412,870
2017	\$22,849	\$24,877	\$22,304	\$23,334	\$28,270	\$17,054	\$17,410	\$22,051	\$21,074	\$23,146	\$25,990	\$25,733	\$274,094
2016	\$18,554	\$24,151	\$17,624	\$16,738	\$23,265	\$18,517	\$17,691	\$24,381	\$25,242	\$24,250	\$25,789	\$22,468	\$258,670
2015	\$16,213	\$17,336	\$16,025	\$15,458	\$20,264	\$16,418	\$15,845	\$20,890	\$16,999	\$18,497	\$23,514	\$20,100	\$217,559
2014	\$12,032	\$14,975	\$11,935	\$11,898	\$19,981	\$12,109	\$11,920	\$21,846	\$14,703	\$14,625	\$18,397	\$14,846	\$179,266
2013	\$11,166	\$15,054	\$12,518	\$10,998	\$14,996	\$8,945	\$11,649	\$14,195	\$13,186	\$13,097	\$14,801	\$13,139	\$153,743
2012	\$9,075	\$15,224	\$9,414	\$10,525	\$12,667	\$8,695	\$11,343	\$13,292	\$12,186	\$12,749	\$13,134	\$11,847	\$140,152
2011	\$8,990	\$10,146	\$10,217	\$8,568	\$12,089	\$7,877	\$8,777	\$13,275	\$11,177	\$9,920	\$13,226	\$10,718	\$124,980
2010	\$11,983	\$12,813	\$9,335	\$8,985	\$9,570	\$8,152	\$7,584	\$10,791	\$10,820	\$10,174	\$12,293	\$8,167	\$120,668
2009	\$10,655	\$14,185	\$10,830	\$7,074	\$12,022	\$7,044	\$7,416	\$13,001	\$9,537	\$9,769	\$10,693	\$13,639	\$125,864
2008	\$9,001	\$13,869	\$10,505	\$6,439	\$15,097	\$6,019	\$3,917	\$10,012	\$5,481	\$7,609	\$13,184	\$7,853	\$108,986
2007	\$10,725	\$14,759	\$7,398	\$6,567	\$11,434	\$7,902	\$8,989	\$13,114	\$8,797	\$7,037	\$16,120	\$10,821	\$123,662
2006	\$8,371	\$10,348	\$7,185	\$6,940	\$10,522	\$7,581	\$4,398	\$10,629	\$8,192	\$7,183	\$10,029	\$6,573	\$97,950
2005	\$5,168	\$5,637	\$4,324	\$3,686	\$4,729	\$3,046	\$3,680	\$5,722	\$5,214	\$3,911	\$6,051	\$7,280	\$58,448



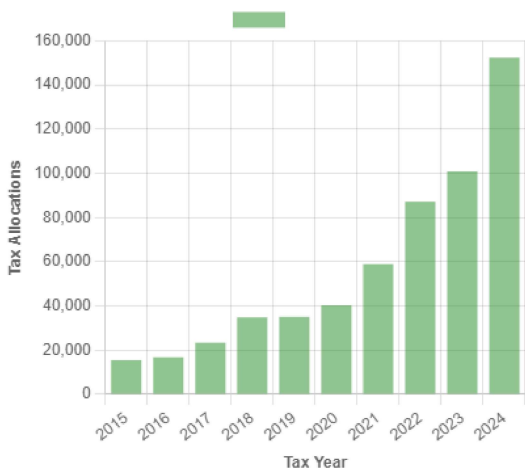
Monthly - Sales Tax Allocations - By Fiscal Year 10/01 - 09/30



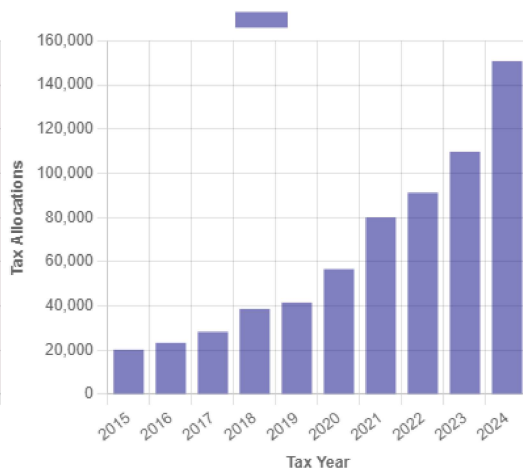
Yearly - Sales Tax Allocations - Past 20 Years



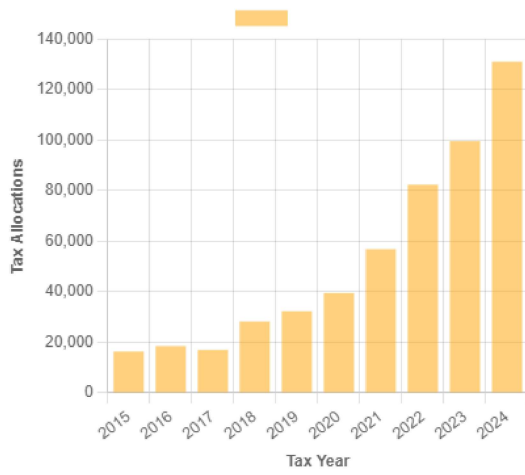
January - Sales Tax Allocations by Year



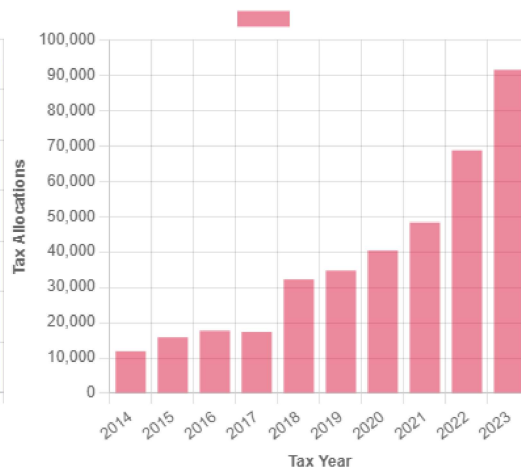
February - Sales Tax Allocations by Year



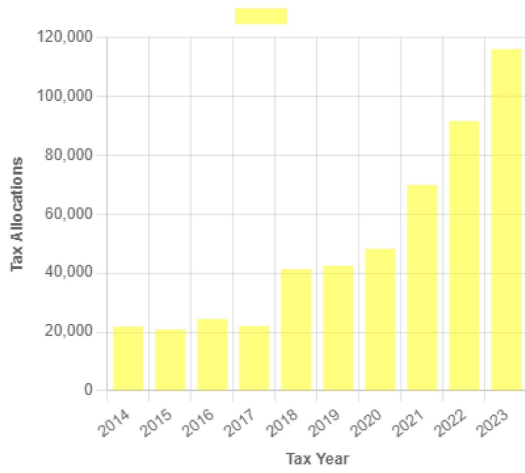
March - Sales Tax Allocations by Year



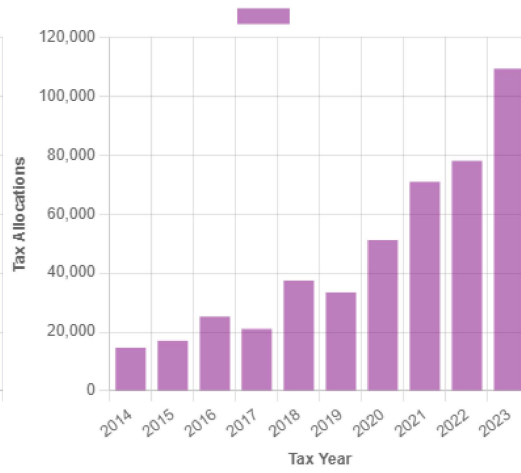
April - Sales Tax Allocations by Year



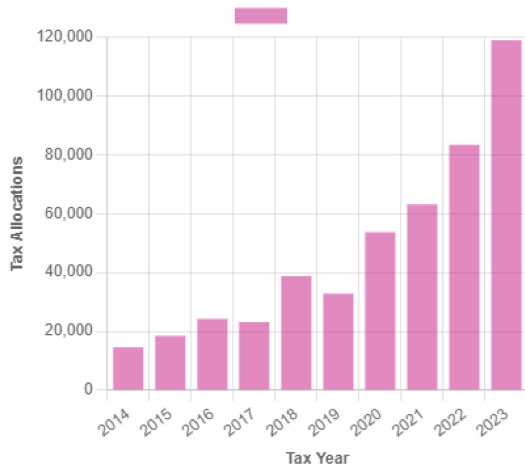
May - Sales Tax Allocations by Year



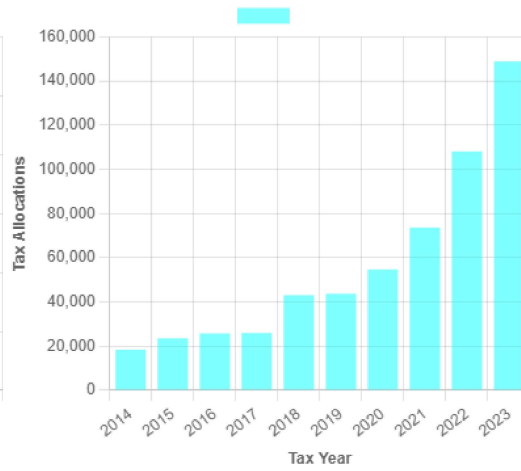
June - Sales Tax Allocations by Year



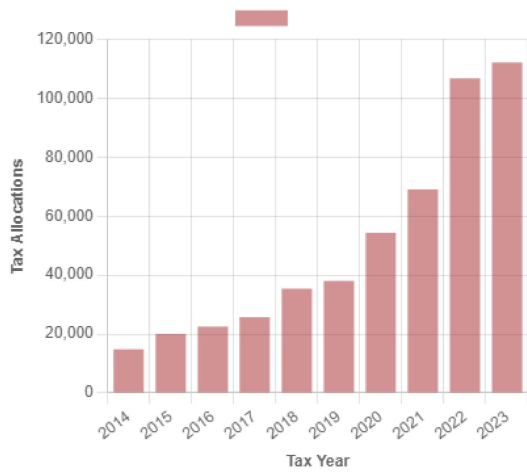
July - Sales Tax Allocations by Year



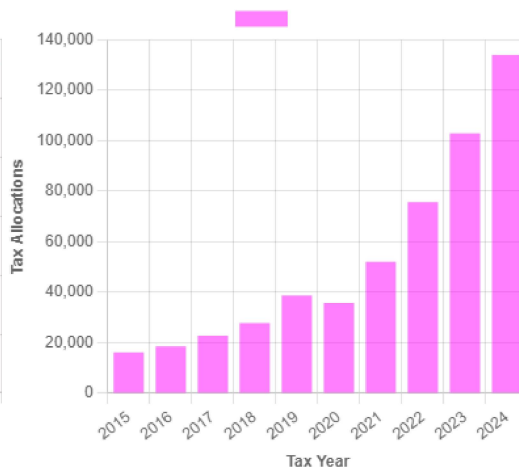
August - Sales Tax Allocations by Year



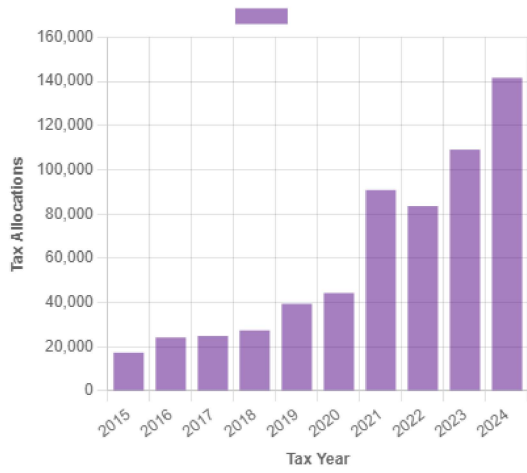
September - Sales Tax Allocations by Year



October - Sales Tax Allocations by Year



November - Sales Tax Allocations by Year



December - Sales Tax Allocations by Year

