



AGENDA
APRIL 2, 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. PROCLAMATION**
Sexual Assault Awareness Month
- 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 19, 2024, meeting.
 - B.** Approve Resolution No. **2024-04-01** approving and authorizing the execution of a Letter of Engagement with Mike Ward Accounting and Financial Consulting, PLLC for the audit and preparation of the City's financial statements for the fiscal year ending September 30, 2024.
 - C.** Approve the final plat of the Elevon Section 1, Phase 4 Addition consisting of 267 residential lots and 7 open space lots on 62.127 acres of land out of the S. M. Rainer Survey, Abstract No. 740, situated east of the LakePointe Addition and north of the Elevon Multifamily Addition, in Elevon Municipal Utility District No. 1A, in the extraterritorial jurisdiction of the City of Lavon, Collin County, Texas, (CCAD Property ID 2829214).
 - D.** Approve the preliminary plat of the 78 Commercial East Addition consisting of 5 lots, one common area lot and one commercial tract on 9.75 acres out of the William H. Moore Survey, Abstract No. 638 situated north of SH 78, east of Grand Heritage Boulevard, and west of Burnett Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614649 and 2900304).
 - E.** Approve the revision of the approved unrecorded replat of Lake Breeze Estates, Block A, Lot 32C on approximately 11.809 acres of land, situated east of Bently Farms, fronting SH 78 southwest of the intersection of SH 78 and Oak Drive, Lavon, Collin County, Texas, to add a plat note regarding deferred installation of required public infrastructure to be installed prior to issuance of a building permit (CCAD Property ID 2864647).
 - F.** Approve the preliminary plat of Lot 3 and 4, Block A, SB Lavon Addition consisting of two non-residential lots on approximately 4.532 acres of land out of the William H. Moore Survey, Abstract No. 638, situated north of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614354).
 - G.** Approve the final plat of Lot 3 and 4, Block A, SB Lavon Addition consisting of two non-residential lots on approximately 4.532 acres of land out of the William H. Moore Survey, Abstract No. 638, situated north of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614354).

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

7. EXECUTIVE SESSION

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 for the provision of municipal services in an unincorporated area and pursuant to Section 551.072 to deliberate the purchase, exchange, lease, or value of real property: (1) Master Services Agreement with Flock Group, Inc; (2) Community Waste Disposal Contract; (3) Memorandum of Understanding with MA Partners relating to prescriptive right of way within the development; and (4) Lease and/or easement relating to development of a wastewater treatment plant site.

8. RECONVENE FROM EXECUTIVE SESSION

Consider and take any action necessary as a result of each item listed in executive session.

9. ITEMS FOR CONSIDERATION

- A. Discussion and action regarding acceptance of the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project.
- B. Discussion and action regarding Resolution No. 2024-04-02 approving and authorizing execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon Miscellaneous Paving Improvements (CIP-3C) Construction Project in an amount not to exceed \$7,272.00 to comply with TxDOT driveway permit requirements.

10. SET FUTURE MEETINGS AND AGENDA

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

April 16, 2024 – Regular Meeting

11. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted on the City’s website at www.cityoflavon.com and at City Hall and on or before 6:00 PM on March 28, 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.

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



PROCLAMATION City of Lavon, Texas

“Sexual Assault Awareness Month - April 2024”

WHEREAS, according to the National Sexual Violence Resource Center, 81% of women and 43% of men nationwide reported experiencing some form of sexual harassment and/or assault in their lifetime; and

WHEREAS, sexual violence may be successfully reduced through educating our community about what can be done to prevent sexual assault and how to support survivors, increasing awareness, and holding perpetrators who commit acts of violence responsible for their actions; and

WHEREAS, employers, educators, parents, and friends share a duty to uphold the basic principle that every individual should be free from violence and fear; and

WHEREAS, Sexual Assault Awareness Month draws attention to the fact that sexual violence is widespread and has implications for every community member; and

WHEREAS, the theme for Sexual Assault Awareness Month 2024 is “Building Connected Communities” and we encourage Lavonians to start conversations about what sexual violence is, its impact and prevention, helping survivors connect with services and to recognize and speak out against harmful attitudes and actions;

NOW THEREFORE, be it proclaimed that April 2024 shall be hereafter known as

Sexual Assault Awareness Month

and encourage our citizens to keep our community members safe from this crime and stand with survivors of sexual assault.

PROCLAIMED this 2nd day of April 2024.

Vicki Sanson, Mayor



**MINUTES
MARCH 19, 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
LINDSEY HEDGE, PLACE 5
ABSENT: TED DILL, PLACE 4

- 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 KAY WRIGHT 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
- Total Eclipse on the Farm on April 8, 2024

4. CITIZENS COMMENTS

There were no citizen comments.

5. PRESENTATION

Mike Ward, CPA, Accounting & Financial Consulting, PLLC presented the audited 2023 Financial Statements and Independent Audit Report. Mr. Ward stated that the audit resulted in an unmodified (“clean”) opinion indicating that the financial statements are presented fairly, in all material respects, in accordance with generally accepted accounting principles and added that this represents the best opinion possible. Mr. Ward reviewed the statements and acknowledged overall net growth in the City’s funds and strong, stable financial position.

6. CONSENT AGENDA

- 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.**

MOTION: APPROVE CONSENT AGENDA.

MOTION MADE: WRIGHT

SECONDED: SHEPARD

APPROVED: UNANIMOUS (Absent, Dill)

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.**

PRESENTATION of proposed amendment.

City Manager Kim Dobbs provided information regarding the proposed agreement.

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

At 6:50 p.m. Mayor Sanson continued the public hearing from March 5, 2024, and invited comments for or against the amendment. There being no comments, Mayor Sanson closed the public hearing at 6:50 p.m.

No action taken.

- 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.**

Ms. Dobbs provided information regarding the Mobile Food Units and Mobile Food Parks.

MOTION: APPROVE 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.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill)

- 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.**

PRESENTATION of proposed amendment.

Ms. Dobbs provided information regarding the amendment including dedication and development requirements being proposed.

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

At 6:52 p.m. Mayor Sanson continued the public hearing from March 5, 2024, and invited comments for or against the amendment. There being no comments, Mayor Sanson closed the public hearing at 6:53 p.m.

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

MOTION: APPROVE ORDINANCE NO 2024-03-08 AMENDING 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: SHEPARD

SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent: Dill)

- 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 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.**

Ms. Dobbs provided information regarding the project. City Engineer Mark Hill, Freeman Millican, Inc. detailed the cost reduction.

MOTION: APPROVE RESOLUTION NO. 2024-03-03 APPROVING AND AUTHORIZING EXECUTION OF CHANGE ORDER NO. 4 TO THE CONSTRUCTION CONTRACT WITH INFRA CONSTRUCTION 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.

MOTION MADE: WRIGHT
SECONDED: HEDGE
APPROVED: UNANIMOUS (Absent: Dill)

- 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, LLC 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.**

City Engineer Mark Hill, Freeman Millican Inc., provided information regarding the miscellaneous paving improvements (CIP-3C).

MOTION: APPROVE RESOLUTION NO. 2024-03-04 APPROVING AND AUTHORIZING EXECUTION OF CHANGE ORDER NO. 1 TO THE CONSTRUCTION CONTRACT WITH VLEX CONSTRUCTION, LLC 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.

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

- 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.**

Ms. Dobbs provided information regarding the change order request. City Engineer Mark Hill, Freeman Millican, Inc. was available for questions.

MOTION: APPROVE 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.

MOTION MADE: SHEPARD
SECONDED: COOK
APPROVED: UNANIMOUS (Absent: Dill)

- 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.**

Ms. Dobbs provided details regarding the relinquishment of On-Site Sewage Facilities (OSSF) to Collin County Development Services for regulation.

MOTION: APPROVE 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.

MOTION MADE: WRIGHT

SECONDED: HEDGE

APPROVED: UNANIMOUS (Absent: Dill)

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

City Engineer, Mark Hill, Freeman Millican Inc., detailed the completion and inspection of the project.

MOTION: ACCEPT THE PUBLIC INFRASTRUCTURE FOR THE LAVON TRAILS ADDITIONS, PHASE 1 AND PHASE 2A.

MOTION MADE: WRIGHT

SECONDED: COOK

APPROVED: UNANIMOUS (Absent: Dill)

8. DEPARTMENT REPORTS

- A. Police Services** – Police Chief Mike Jones provided information regarding reports, detailed upcoming programs, and referenced information provided in the meeting packet.
- B. Fire Services** – Fire Chief Danny Anthony referenced the reports in the meeting packet and answered questions.
- C. Public Works** – Director of Public Works David Carter provided general information regarding the CIP and public works operations.
- D. Administration** – Ms. Dobbs referenced reports in the meeting packet, distributed information relating to the CWD proposed contract renewal, and provided additional information.

9. SET FUTURE MEETINGS AND AGENDA

April 2, 2024 – Regular Meeting

12. MAYOR SANSON ADJOURNED THE CITY COUNCIL MEETING AT 7:23 P.M.

DULY PASSED and APPROVED by the City Council of Lavon, Texas, on this 2nd day of April 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary



CITY OF LAVON Agenda Brief

MEETING: April 2, 2024

ITEM: 6 - B

Item:

CONSENT AGENDA

Approve Resolution No. 2024-04-01 approving and authorizing the execution of a Letter of Engagement with Mike Ward Accounting and Financial Consulting, PLLC for the audit and preparation of the City's financial statements for the fiscal year ending September 30, 2024.

Background:

The Texas Local Government Code, Chapter 103.001 requires that the City's financial statements shall be audited annually by an independent certified public accountant ("CPA"). Criteria typically used to identify and select an auditing firm proposal include audit experience, quality of service, reliability, and proposed cost.

The City secured a proposal to conduct the audit for FY 2023-24 from the professional auditing firm, Mike Ward Accounting and Financial Consulting, PLLC. In addition to auditing the regular financial statements of the City, Mr. Ward's engagement includes an audit of the component unit Lavon Economic Development Corporation.

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

Financial Implication:

The proposed fee is \$13,500 and is provided for in the annual budget.

Staff Notes:

Approval is recommended.

Attachments: Proposed Resolution and Engagement Letter

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-04-01

Engagement – Audit FY 2023-24

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS AUTHORIZING THE MAYOR TO EXECUTE A LETTER OF ENGAGEMENT BETWEEN THE CITY OF LAVON AND MIKE WARD ACCOUNTING AND FINANCIAL CONSULTING, PLLC FOR THE AUDIT AND PREPARATION OF THE CITY’S FINANCIAL STATEMENTS FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2024.

WHEREAS, 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; and

WHEREAS, the City Council has reviewed the proposed letter of engagement and determined that it is necessary and in the best interests of the City of Lavon to approve the proposed letter of engagement for audit services.

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

SECTION 1. The City Council does hereby authorize the Mayor to execute a Letter of Engagement between the City of Lavon and Mike Ward Accounting and Financial Consulting, PLLC for the audit and preparation of the city’s financial statements for the Fiscal Year ending September 30, 2024, attached hereto as Exhibit “A”.

SECTION 2. 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 2nd day of April 2024.

Vicki Sanson
Mayor

ATTEST:

Rae Norton
City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-04-01

EXHIBIT A

ENGAGEMENT LETTER

Mike Ward Accounting & Financial Consulting, PLLC

Mike Ward, CPA
266 RCR 1397
Point, Texas 75472

(903) 269-6211 mward@mikewardcpa.com

March 30, 2024

City of Lavon, Texas
Mayor and City Council
P.O. Box 340
Lavon, Texas 75166

I am pleased to confirm my understanding of the services I am to provide for the City of Lavon, Texas for the year ending September 30, 2024. I will audit the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information, including the related notes to the financial statements, which collectively comprise the basic financial statements as of and for the fiscal year ending September 30, 2024. Accounting standards generally accepted in the United States of America provide for certain required supplementary information (RSI), such as management's discussion and analysis (MD&A), to supplement the basic financial statements. Such information, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. As part of my engagement, I will apply certain limited procedures to the RSI in accordance with auditing standards generally accepted in the United States of America. These limited procedures will consist principally of inquiries of management regarding the methods of preparing the information, and comparing the information for consistency with management's responses to my inquiries, the basic financial statements, and other knowledge I obtained during the audit of the basic financial statements. I will not express an opinion or provide any assurance on the information because the limited procedures do not provide me with sufficient evidence to express an opinion or provide any assurance. The following RSI is required by generally accepted accounting principles and will be subjected to certain limited procedures, but will not be audited:

1. Management's Discussion and Analysis
2. General Fund Budgetary Comparison Schedule
3. Schedule of Pension Trust - TMRS
4. Schedule of Changes in Net Pension Liability - TMRS

I have also been engaged to report on supplementary information other than RSI that accompanies the financial statements. I will subject the following supplementary information to the auditing procedures applied in my audit of the financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the financial statements, or to the financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the

United States of America, and will provide an opinion on it in relation to the basic financial statements:

1. Statistical Section

Audit Objective

The objective of my audit is the expression of an opinion as to whether your financial statements are fairly presented, in all material respects, in conformity with generally accepted accounting principles, and to report on the fairness of the supplementary information when considered in relation to the financial statements taken as a whole. My audit will be conducted in accordance with auditing standards generally accepted in the United States of America, and will include tests of the accounting records and other procedures I consider necessary to enable me to express such an opinion. I will issue a written report upon completion of my audit of the financial statements. My report will be addressed to the Mayor and City Council. I cannot provide assurance that an unmodified opinion will be expressed. Circumstances may arise in which it is necessary for me to modify my opinion or add an emphasis-of-matter or an other-matter paragraph. If other than unmodified, I will discuss the reasons with you in advance. If, for any reason, I am unable to complete the audit, or I am unable to form or have not formed opinions, I may decline to express opinions, or I may withdraw from this engagement.

Audit Procedures - General

An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements; therefore, my audit will involve judgment about the number of transactions to be examined and the areas to be tested. An audit also includes evaluating the appropriateness of accounting policies used, and the reasonableness of significant accounting estimates made by management, as well as evaluating the overall presentation of the financial statements. I will plan and perform the audit to obtain reasonable rather than absolute assurance about whether the financial statements are free of material misstatements, whether from (1) errors, (2) fraudulent financial reporting, (3) misappropriation of assets, or (4) violations of laws or governmental regulations that are attributable to the entity or to acts by management or employees acting on behalf of the government.

Because of the inherent limitations of an audit, combined with the inherent limitations of internal control, and because I will not perform a detailed examination of all transactions, there is a risk that material misstatements may exist and not be detected by me, even though the audit is properly planned and performed in accordance with U.S. generally accepted auditing standards. In addition, an audit is not designed to detect immaterial misstatements, or violations of laws or governmental regulations that do not have a direct and material effect on the financial statements. However, I will inform the appropriate level of management of any material errors, any fraudulent financial reporting, or misappropriation of assets that come to my attention. I will also inform the appropriate level of management of any violations of laws or governmental regulations that come to my attention, unless clearly inconsequential. My responsibility as auditor is limited to the period

covered by my audit and does not extend to any later periods for which I was not engaged as auditor.

My procedures will include tests of documentary evidence supporting the transactions recorded in the accounts and may include tests of the physical existence of inventories, and direct confirmation of receivables and certain other assets and liabilities by correspondence with selected individuals, funding sources, creditors, and financial institutions. I may request written representations from your attorneys as part of the engagement, and they may bill you for responding to this inquiry. At the conclusion of the audit, I will require certain written representations from you about the financial statements and related matters.

Audit Procedures - Internal Control

My audit will include obtaining an understanding of the entity and its environment, including internal control sufficient to assess the risks of material misstatements of the financial statements and to design the nature, timing, and extent of further audit procedures. An audit is not designed to provide assurance on internal control or to identify deficiencies in internal control. However, during the audit, I will communicate to management, and those in charge of governance, internal control related matters that are required to be communicated under AICPA professional standards.

Audit Procedures - Compliance

As part of obtaining reasonable assurance about whether the financial statements are free of material misstatement, I will perform tests of the compliance with the provisions of applicable laws, regulations, contracts, and agreements. However, the objective of my audit will not be to provide an opinion on overall compliance, and I will not express such an opinion.

Other Services

I will also assist in preparing the financial statements and related notes in conformity with U.S. generally accepted accounting principles based on information provided by you. I will also update the fixed asset listing and calculate depreciation. I will perform the services in accordance with applicable professional standards. My audit of the financial statements does not relieve you or management of your responsibilities.

Management Responsibilities

Management is responsible for establishing and maintaining internal controls, including evaluating and monitoring ongoing activities; for the selection and application of accounting principles; and for the preparation and fair presentation of the financial statements in conformity with U.S. generally accepted accounting principles.

Management is also responsible for making all financial records and related information available to me and for the accuracy and completeness of that information. You are responsible for providing me with (1) access to all information of which you are aware that is relevant to the preparation and fair presentation of the financial statements, (2) additional information that I may request for the audit, and (3) unrestricted access to persons within the government from whom we determine it necessary to obtain audit evidence.

Your responsibility includes adjusting the financial statements to correct material misstatements and confirming to me within the management representation letter that the effects of any uncorrected misstatements aggregated by me during the current engagement and pertaining to the latest period presented are immaterial, both individually and in the aggregate to the financial statements taken as a whole.

Management is responsible for the design and implementation of programs and controls to prevent and detect fraud, and for informing my firm about all known or suspected fraud affecting the government involving (1) management, (2) employees who have significant roles in internal controls, and (3) others where the fraud could have a material effect on the financial statements. Your responsibilities include informing me of your knowledge of any allegations of fraud or suspected fraud affecting the government received in communications from employees, former employees, regulators, or others. In addition, you are responsible for identifying and ensuring that the government complies with applicable laws and regulations.

You are responsible for the preparation of the supplementary information, which I have been engaged to report on, in conformity with U.S. generally accepted accounting principles. You agree to include my report on the supplementary information in any document that contains and indicates that I have reported on the supplementary information. Your responsibilities include acknowledging to me within the representation letter that (1) you are responsible for the presentation of the supplementary information in accordance with GAAP; (2) you believe the supplementary information, including its form and content, is fairly presented in accordance with GAAP; (3) the methods of measurement or presentation have not changed from those used in the prior period; and (4) you have disclosed to me any significant assumptions or interpretations underlying the measurement or presentation of the supplementary information.

You agree to assume all management responsibilities relating to the financial statement preparation services, and related notes, and any other non-audit services I provide; oversee the services by designating an individual, preferably from senior management, with suitable skills, knowledge, or experience, evaluate the adequacy and results of the services; and accept responsibility for them.

Engagement Administration, Fees, and Other

I may from time to time, and depending on the circumstances, use third-party service providers in serving your account. I may share confidential information about you with these service providers but remain committed to maintaining the confidentiality and security of your information. Accordingly, I maintain internal policies, procedures, and safeguards to protect the confidentiality of your personal information. In addition, I will secure confidentiality agreements with all service providers to maintain the confidentiality of your information, and I will take reasonable precautions to determine that they have appropriate procedures in place to prevent the unauthorized release of your confidential information to others. If I am unable to secure an appropriate confidentiality agreement, you will be asked to provide your consent to the sharing of your confidential information with the third-party service provider. Furthermore, I will remain responsible for the work provided by any such third-party service providers.

I will provide you with copies of my report; however, management is responsible for distribution of the reports and the financial statements. Unless restricted by law or regulations, or containing privileged and confidential information, copies of my report are to be made available for public inspection.

The audit documentation for this engagement is the property of Mike Ward Accounting & Financial Consulting, PLLC, and constitutes confidential information. However, subject to applicable laws and regulations, audit documentation and appropriate individuals will be made available upon request, and in a timely manner. I will notify you of any such request. If requested, access to such audit documentation will be provided under the supervision of Mike Ward, CPA.

My fees for these services will be at the amounts below. My invoice for these fees will be payable upon audit presentation. The fee for the 2024 audit should be \$13,500, \$12,000 for the city, and \$1,500 for the component unit.

The contemplated fees discussed within this engagement letter are for the audit and the basic reports only. The fees presented include an appropriate time allowance for certain reclassification adjustments, debt reclassifications, depreciation entries plus certain summary adjustments required under GASB or FASB pronouncements.

The contemplated fees do not include the time and costs of curing deficiencies in the accounting records or for bringing incomplete accounting records up-to-date. Management is responsible for the accounting records being reasonably complete and accurate and auditable without major deficiencies.

Management will be advised of any significant deficiencies encountered. Such deficiencies that cannot be addressed by client staff may be resolved by Mike Ward Accounting & Financial Consulting, PLLC at my regular rates. If the deficiencies are major (requiring over 20 hours), and I am concerned that my independence may be compromised, due to the excessive time required, then management will be asked to engage independent third parties to perform the work so that the audit can proceed.

Significant assistance from client staff is an absolute requirement in locating documents, securing copies, finding files, and in general, providing information. Time required by the audit staff to find documents or to pull files without assistance will be billed to the client as an additional cost to the audit. A spirit of cooperation and assistance by client staff is essential. Client personnel are instrumental in conducting an efficient and economical audit.

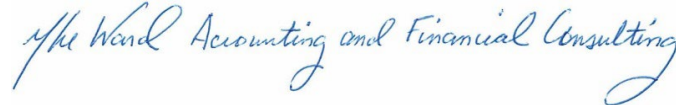
I request to be allowed to read all printed materials given to outside parties which also include my report.

This information is intended solely for the use of management and is not intended to be and should not be used by anyone other than these specified parties.

I appreciate the opportunity to be of service to you and I believe that this letter accurately summarizes the significant terms of my engagement. If you have any questions, please let me know. If you agree with the terms of this engagement as described within this letter, please sign below and return it to me.

Respectfully,

Mike Ward Accounting & Financial Consulting, PLLC

A handwritten signature in blue ink that reads "Mike Ward Accounting and Financial Consulting". The signature is written in a cursive, flowing style.

RESPONSE:

This letter correctly sets forth the understanding of the City of Lavon, Texas.

Signature: _____

Print Name & Title: _____

Date: _____



CITY OF LAVON Agenda Brief

MEETING: April 2, 2024

ITEM: 6 - C

Consent Agenda:

Approve the final plat of the Elevon, Section 1, Phase 4 Addition consisting of 267 residential lots and 7 common area lots on 62.127 acres of land situated in the Samuel M. Rainer Survey, A-740, south of Elevon, Section 1, Phase 1A, east of LakePointe and north of the NETEX property in the extraterritorial jurisdiction of Lavon, Collin County, TX (CCAD Property ID 2829214).

Application Information

Owner(s): MA Lavon 292, L.L.C.

Applicant: JBI Partners

Location: South of Elevon, Section 1, Ph 1A and east of LakePointe

Description: 62.127 acres of land, situated in the Samuel M. Rainer Survey, A-740, Collin County, Texas (CCAD Prop ID 2829214)

Current Zoning: None Applicable – in the Extraterritorial Jurisdiction (ETJ)

Request: Final Plat

Request Details

The City of Lavon has authority for the review and approval of the plats of property in the City's ETJ pursuant to an agreement with Collin County. There are no zoning regulations in the ETJ with which the plat is required to comply. The final plat conforms to the Future Land Use Plan that was in effect on the date of original application and to the approved preliminary plat. The applicant is seeking approval of the final plat for Elevon, Section 1, Phase 4 consisting of 267 residential lots and 7 open space lots on approximately 62.13 acres.

Code Excerpts:

**TEXAS LOCAL GOVERNMENT CODE
§ 212.004. PLAT REQUIRED**

Sec. 212.004. PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under

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

Code Excerpts:

**CITY OF LAVON – ARTICLE 9.02 SUBDIVISION ORDINANCE
SECTION 9.02.004 (d) FINAL PLAT**

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

On August 3, 2021, the City Council approved the preliminary plat of the Elevon Addition, Section 1- Phases 3 and 4 consisting of 472 single-family residential lots and 13 open space lots on 139.067 acres of land. On July 18, 2023, the City Council approved a revision of the preliminary plat to provide for a school site. The final plat conforms to the approved revised preliminary plat. On November 17, 2020, the City of Lavon City Council approved a wastewater service and development agreement to provide retail wastewater service to the addition. The development will provide for the construction of public infrastructure systems for water, sanitary sewer, open space, and trails. Additionally, the developer will construct sidewalks in the locations where sidewalks will not be constructed with new home construction.

A Traffic Impact Analysis (TIA) has been prepared and reviewed. Improvements will be constructed as prescribed by the TIA and as approved by the city engineer. The development will provide for the extension of public infrastructure systems for water, sanitary sewer, and trails.

The addition will obtain police services from Collin County and fire and emergency medical services by agreement from the Lavon Fire Department.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE ELEVON SECTION 1, PHASE 4 ADDITION CONSISTING OF 267 RESIDENTIAL LOTS AND 7 OPEN SPACE LOTS ON 62.127 ACRES OF LAND OUT OF THE S. M. RAINER SURVEY, ABSTRACT NO. 740, SITUATED EAST OF THE LAKEPOINTE ADDITION AND NORTH OF THE ELEVON MULTIFAMILY ADDITION, IN ELEVON MUNICIPAL UTILITY DISTRICT NO. 1A, IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS
SECONDED: COX
APPROVED: UNANIMOUS (Absent: Tiegs)

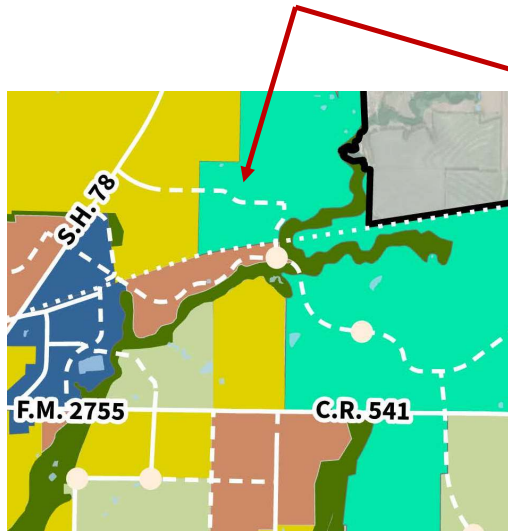
Staff Notes:

The proposed final plat and construction plans were reviewed by the staff development review committee, consulting planner and the City Engineer. The final plat meets the technical requirements and complies with the subdivision regulations. Approval is recommended subject to satisfaction of the City Engineer's approval of the civil engineering plans.

Attachments: 1. Location Exhibits

2. Application and final plat
3. Engineering and planning correspondence

Future Land Use Plan

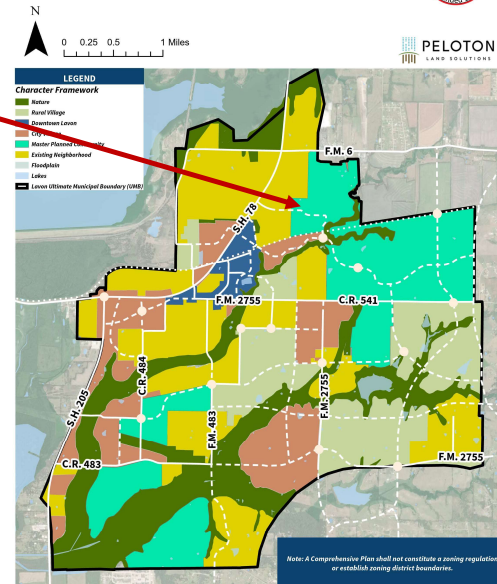


Character Framework

Lavon, Texas | Adopted April 19, 2022

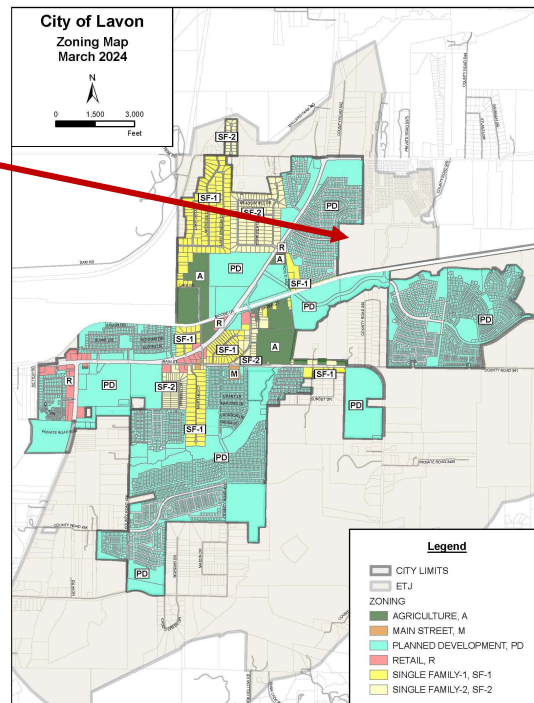


PELTON
LAND SOLUTIONS



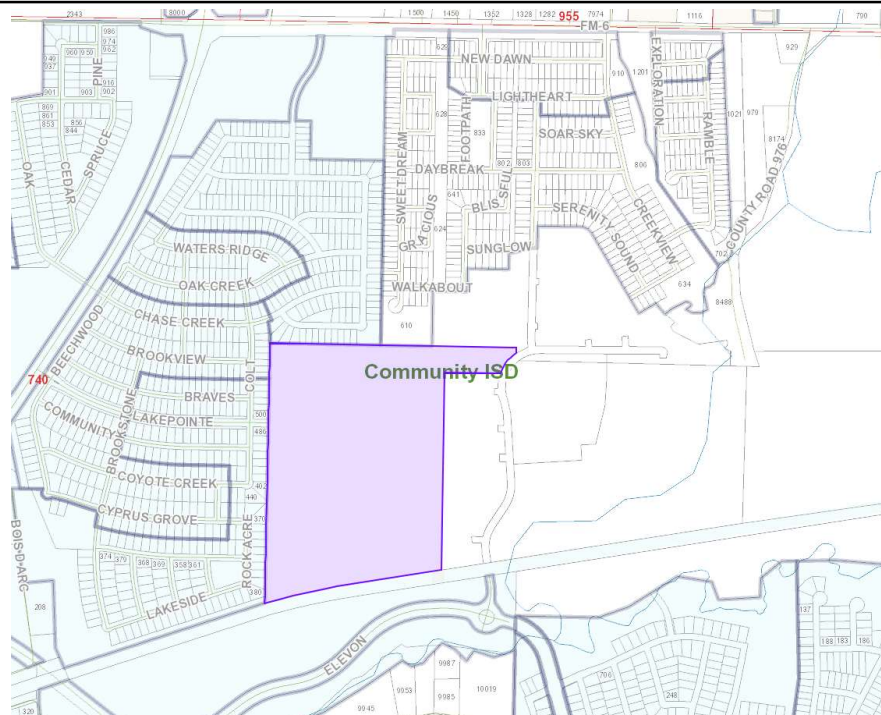
4

Zoning Map



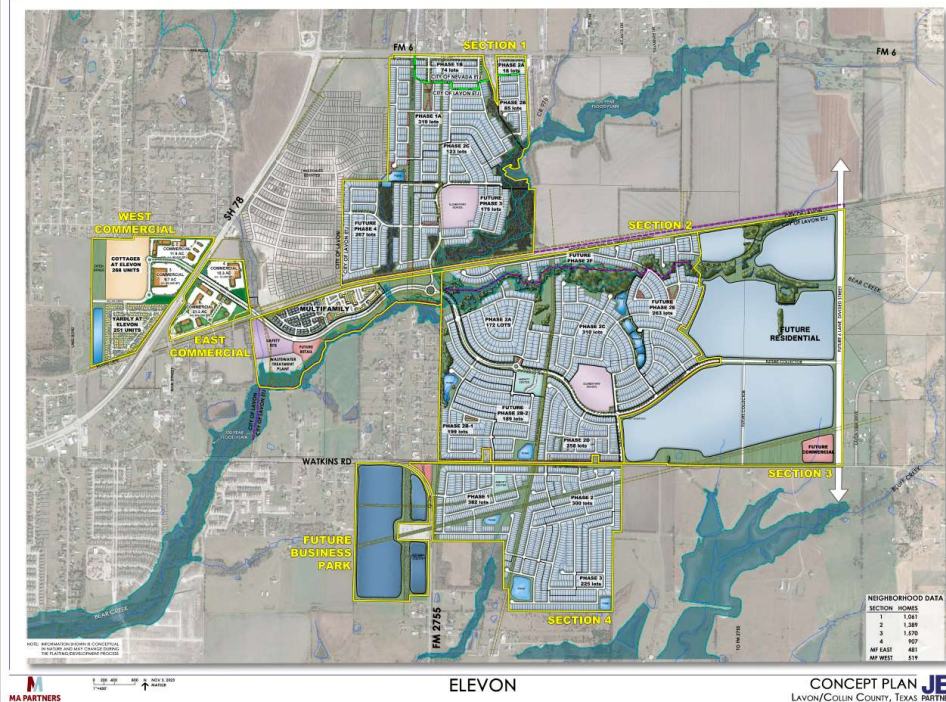
5

Elevon, Section 1, Phase 4 Location Exhibit



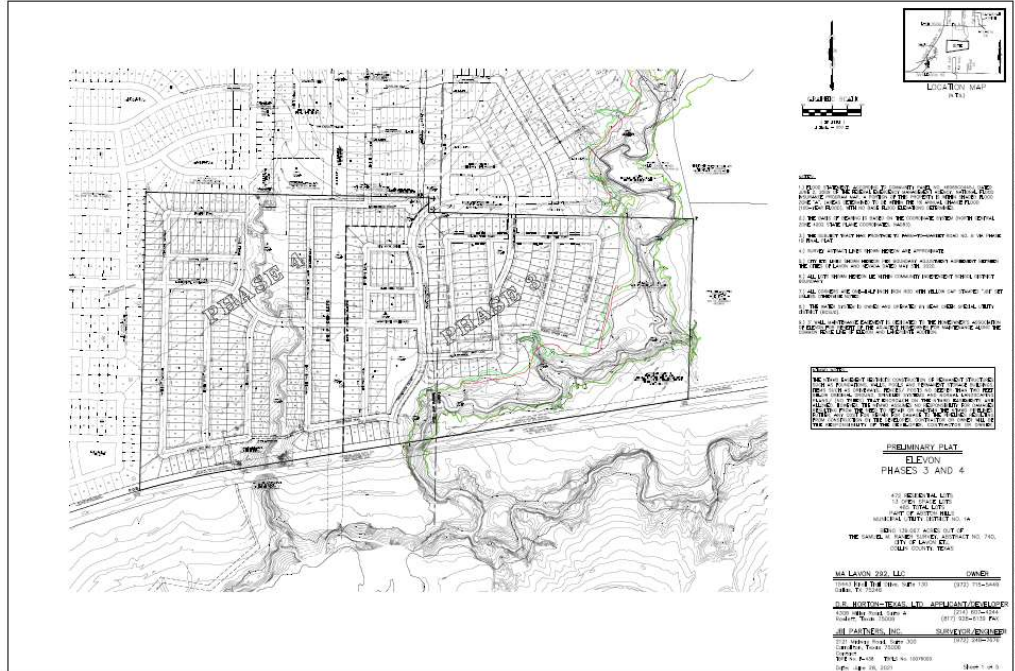
6

Elevon, Section 1, Phase 4 Concept Plan



7

**Elevon,
Section 1
Phase 4
Preliminary
Plat**






CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission		Property Owner			
Name:	<u>JBH Partners</u>	Name:	<u>MA Lavon 292, LLC</u>		
Address:	<u>2121 Midway Road, Suite 300</u>	Address:	<u>2121 Midway Road, Suite 240</u>		
City/State/Zip:	<u>Carrollton/TX/75006</u>	City/State/Zip:	<u>Carrollton/TX/75006</u>		
Phone #:	<u>972.738.0243</u>	Fax #:	<u></u>		
Authorized Person:	<u>Daniel Dewey, P.E.</u>	Authorized Person:	<u>Allen Jones</u>		
Type of Submission		Check List of Items Submitted			
<input type="checkbox"/> Preliminary Plat		<input type="checkbox"/> (two) full size sets of plats (24x36)			
<input checked="" type="checkbox"/> Final Plat (Elevon Section 1, Phase 4) 12/19/23		<input type="checkbox"/> (two) full size construction sets (24x36)			
<input type="checkbox"/> Re-Submittal		<input type="checkbox"/> (one) half size sets of plats (11x17)			
<input checked="" type="checkbox"/> Construction Plans (Elevon Section 1, Phase 4) 12/19/23		<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)			
<input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)		<input checked="" type="checkbox"/> (one) PDF plats (on separate CD's) (Via MyGov)			
		<input checked="" type="checkbox"/> (one) PDF construction plans (can be included on plat CD) (Via MyGov)			
Application Fees					
Preliminary Plat	Per Fee Schedule				
Final Plat	Per Fee Schedule				
Re-Plat	Per Fee Schedule				
Public Infrastructure Inspection	Per Fee Schedule				
To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name) Daniel Dewey	Authorized Representative (Signature) 		Date: 12/19/23		
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					

www.cityoflavon.com



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: DECEMBER 19, 2023

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, MA LAVON 292, LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize JBH Partners to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

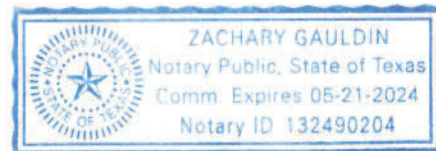
[Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas

County of Dallas



Before me, the undersigned authority, appeared Allen Jones,
on this the 19 day of December, 20 23.

(notary seal)

[Signature]
Notary Public in and for Dallas County, Texas



CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Declaration of Ownership

Date: December 19, 2023

To the City of Lavon
Collin County, Texas

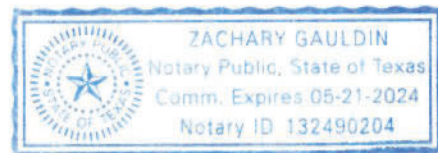
This letter will serve as notice that I/we, MA LAVON 292, LLC, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

[Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of Dallas

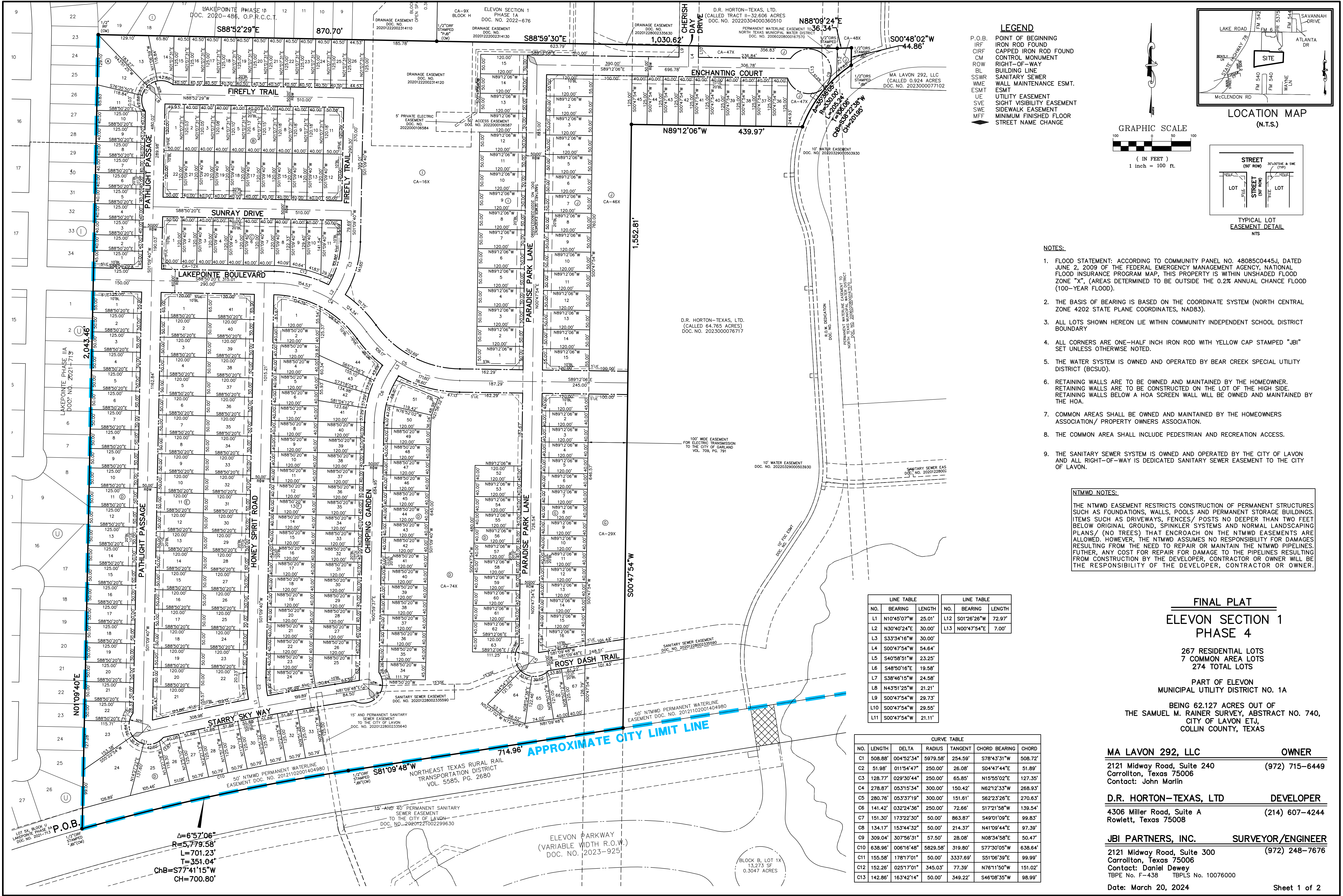


Before me, the undersigned authority, appeared Allen Jones,
on this the 19 day of December, 2023.

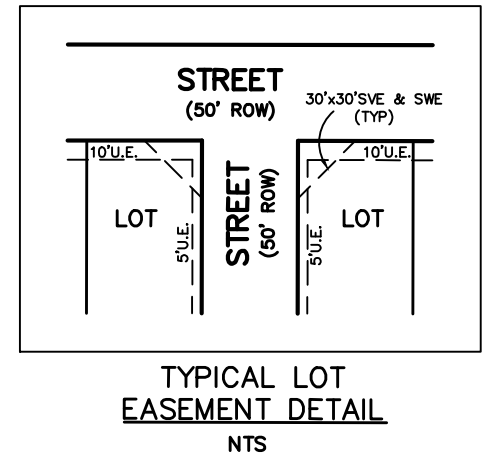
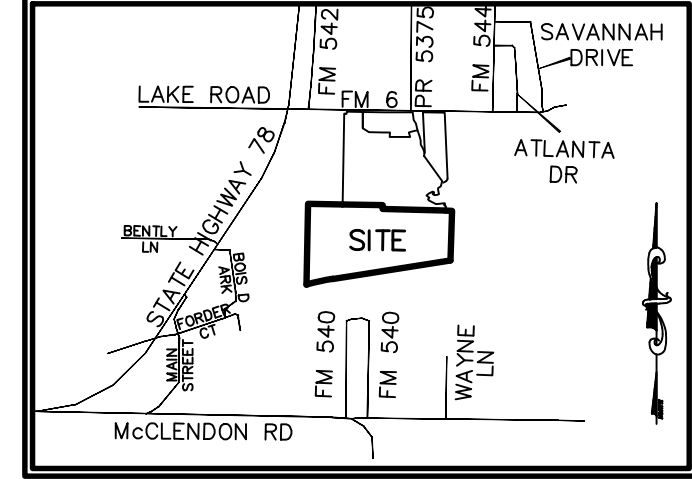
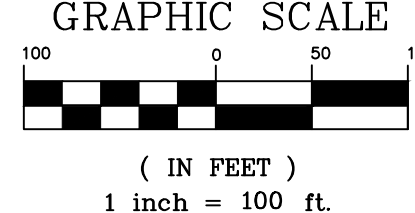
(notary seal)

[Signature]

Notary Public in and for Dallas County, Texas



- LEGEND**
- P.O.B. POINT OF BEGINNING
 - IRF IRON ROD FOUND
 - CM CONTROL MONUMENT
 - ROW RIGHT-OF-WAY
 - BL BUILDING LINE
 - SSWR SANITARY SEWER
 - WME WALL MAINTENANCE ESMT.
 - ESMT ESMT
 - UE UTILITY EASEMENT
 - SVE SIGHT VISIBILITY EASEMENT
 - SWE SIDEWALK EASEMENT
 - MFF MINIMUM FINISHED FLOOR
 - STREET NAME CHANGE



- NOTES:**
- FLOOD STATEMENT: ACCORDING TO COMMUNITY PANEL NO. 48085C0445J, DATED JUNE 2, 2009 OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY, NATIONAL FLOOD INSURANCE PROGRAM MAP, THIS PROPERTY IS WITHIN UNSHADED FLOOD ZONE "X", (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOOD (100-YEAR FLOOD)).
 - THE BASIS OF BEARING IS BASED ON THE COORDINATE SYSTEM (NORTH CENTRAL ZONE 4202 STATE PLANE COORDINATES, NAD83).
 - ALL LOTS SHOWN HEREON LIE WITHIN COMMUNITY INDEPENDENT SCHOOL DISTRICT BOUNDARY
 - ALL CORNERS ARE ONE-HALF INCH IRON ROD WITH YELLOW CAP STAMPED "JBI" SET UNLESS OTHERWISE NOTED.
 - THE WATER SYSTEM IS OWNED AND OPERATED BY BEAR CREEK SPECIAL UTILITY DISTRICT (BCSUD).
 - RETAINING WALLS ARE TO BE OWNED AND MAINTAINED BY THE HOMEOWNER. RETAINING WALLS ARE TO BE CONSTRUCTED ON THE LOT OF THE HIGH SIDE. RETAINING WALLS BELOW A HOA SCREEN WALL WILL BE OWNED AND MAINTAINED BY THE HOA.
 - COMMON AREAS SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNERS ASSOCIATION/ PROPERTY OWNERS ASSOCIATION.
 - THE COMMON AREA SHALL INCLUDE PEDESTRIAN AND RECREATION ACCESS.
 - THE SANITARY SEWER SYSTEM IS OWNED AND OPERATED BY THE CITY OF LAVON AND ALL RIGHT-OF-WAY IS DEDICATED SANITARY SEWER EASEMENT TO THE CITY OF LAVON.

NTMWD NOTES:

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

FINAL PLAT
ELEVON SECTION 1
PHASE 4

267 RESIDENTIAL LOTS
7 COMMON AREA LOTS
274 TOTAL LOTS

PART OF ELEVON
MUNICIPAL UTILITY DISTRICT NO. 1A

BEING 62.127 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

LINE TABLE			LINE TABLE		
NO.	BEARING	LENGTH	NO.	BEARING	LENGTH
L1	N10°45'07"W	25.01'	L12	S01°26'26"W	72.97'
L2	N30°40'24"E	30.00'	L13	N00°47'54"E	7.00'
L3	S33°34'16"W	30.00'			
L4	S00°47'54"W	54.64'			
L5	S40°58'51"W	23.25'			
L6	S48°50'16"E	19.58'			
L7	S38°46'15"W	24.58'			
L8	N43°51'25"W	21.21'			
L9	S00°47'54"W	29.73'			
L10	S00°47'54"W	29.55'			
L11	S00°47'54"W	21.11'			

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	TANGENT	CHORD BEARING
C1	508.88'	004°52'34"	5979.58'	254.59'	S78°43'31"W
C2	51.98'	011°54'47"	250.00'	26.08'	S04°47'44"E
C3	128.77'	029°30'44"	250.00'	65.85'	N15°55'02"E
C4	278.87'	053°15'34"	300.00'	150.42'	N62°12'33"W
C5	280.76'	053°37'19"	300.00'	151.61'	S62°23'26"E
C6	141.42'	032°24'36"	250.00'	72.66'	S17°21'58"W
C7	151.30'	173°22'30"	50.00'	863.87'	S49°01'09"E
C8	134.17'	153°44'32"	50.00'	214.37'	N41°09'44"E
C9	309.04'	307°56'31"	57.50'	28.08'	N08°34'58"E
C10	638.96'	006°16'48"	5829.58'	319.80'	S77°30'05"W
C11	155.58'	178°17'01"	50.00'	3337.69'	S51°06'39"E
C12	152.26'	025°17'01"	345.03'	77.39'	N76°11'50"W
C13	142.86'	163°42'14"	50.00'	349.22'	S46°08'35"W

MA LAVON 292, LLC OWNER
2121 Midway Road, Suite 240
Carrollton, Texas 75006
Contact: John Marlin
(972) 715-6449

D.R. HORTON-TEXAS, LTD DEVELOPER
4306 Miller Road, Suite A
Rowlett, Texas 75008
(214) 607-4244

JB PARTNERS, INC. SURVEYOR/ENGINEER
2121 Midway Road, Suite 300
Carrollton, Texas 75006
Contact: Daniel Dewey
TBPE No. F-438 TBPLS No. 10076000
(972) 248-7676

Date: March 20, 2024
Sheet 1 of 2

LEGAL DESCRIPTION

Being a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 291.068 acre tract of land described in deed to MA Lavon 292, LLC as recorded in Document Number 20201221002291470, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found with yellow cap stamped "JBI" found at the southwest corner of said 291.068 acre tract, said point being the southeast corner of Lot 5X, Block U of Lakepointe Phase IIA, as recorded in Document Number 2021-713, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 09 minutes 40 seconds East, 2,043.46 feet along the west line of said 291.068 acre tract and along the east line of said Lakepointe Phase IIA to a one-half inch iron rod found for corner at the northwest corner of said 291.068 acre tract, said point being in the east line of Lot 23, Block I, of Lakepointe Phase I, as recorded in Document Number 2020-486, Official Public Records of Collin County, Texas, said point also being the southwest corner of Lot 19, Block I of said Lakepointe Phase I;

THENCE South 88 degrees 52 minutes 29 seconds East, 870.70 feet along the north line of said 291.068 acre tract to a one-half inch iron rod with cap stamped "PJB" found for corner, said point being the southeast corner of Common Area Lot 9X, Block H of Elevon Section 1, Phase 1A, as recorded in Document Number 2022-676, Official Public Records of Collin County, Texas;

THENCE South 88 degrees 59 minutes 30 seconds East, at 403.79 feet passing a one-half inch iron rod found with yellow cap stamped "JBI" found at the southeast corner of said Lot 9X, in all a total distance of 1,030.62 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of that called Tract II-32.606 acre tract of land described in deed to D.R. HORTON-TEXAS, LTD. as recorded in Document Number 20220304000360510, Official Public Record of Collin County, Texas;

THENCE along the south line of said 32.606 acre tract as follows:
North 88 degrees 09 minutes 24 seconds East, 36.34 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
South 00 degrees 48 minutes 02 seconds West, 44.86 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the north line of that called 64.765 acre tract of land described in deed to D.R. HORTON-TEXAS, LTD. as recorded in Document Number 2023000076717, Official Public Records of Collin County, Texas;

THENCE along the north line of said 64.765 acre tract as follows:
Southwesterly, 205.24 feet along a curve to the left, having a central angle of 35 degrees 38 minutes 05 seconds, a radius of 330.0 feet, a tangent of 106.06 feet and whose chord bears South 38 degrees 22 minutes 38 seconds West, 201.95 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner;
North 89 degrees 12 minutes 06 seconds West, 439.97 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner at the northwest corner of said 64.765 acre tract;

THENCE South 00 degrees 47 minutes 54 seconds West, 1,552.81 feet along the west line of said 64.765 acre tract to a one-half inch iron rod with yellow cap stamped "JBI" set for corner, said point being in the south line of said 291.068 acre tract and in the north right-of-way line of said Northeast Texas Rural Rail Transportation District;

THENCE along the south line of said 291.068 acre tract and along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:
South 81 degrees 09 minutes 48 seconds West, 714.96 feet to a one-half inch iron rod with yellow cap stamped "JBI" found for corner;
Southwesterly, 701.23 feet along a curve to the left having a central angle of 06 degrees 57 minutes 06 seconds, a radius of 5,779.58 feet, a tangent of 351.04 feet, and whose chord bears South 77 degrees 41 minutes 15 seconds West, 700.80 feet to the POINT OF BEGINNING and containing 2,706,252 square feet or 62.127 acres of land.

BASIS OF BEARING:
The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83).

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: _____

DEDICATION STATEMENT

NOW THEREFORE, KNOW ALL MEN BY THESE PRESENTS;

That MA LAVON 292, LLC, acting herein by and through its duly-authorized officers, does hereby adopt this plat designating the herein above described property as **ELEVON SECTION 1, PHASE 4**, an addition to Collin County, Texas, and does hereby dedicate to Elevon Municipal Utility District No. 1-A, in fee simple, the streets and public use areas shown hereon, and does hereby dedicate the easements shown hereon for the purposes indicated to exclusive use forever of The District, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs or other improvements shall be constructed or placed upon, over or across the easements on said plat. At the discretion of The District and subject to it's written approval, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to The District use thereof. Any public utility given the right by The District to use said easements shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements. Any public utility shall at all times have the right of ingress and egress to and from and upon any said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time procuring the permission of anyone. I do hereby bind myself, my successors and assigns to forever warrant and defend all and singular the above described streets, easements and rights unto The District against every person whomsoever comes lawfully claiming or to claim the same or any part thereof. This property is located within The City of Lavon Extra-Territorial Jurisdiction. This plat approval is subject to all the platting ordinances, rules and regulations of the City of Lavon ETJ, Collin County, Texas.

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

- All water system is owned and operated by Bear Creek Special Utility District (BCSUD) and all construction related to water service shall be done per BCSUD's specifications and general notes.
- The easements and public use areas, as shown are dedicated for the public use, including specifically for the Elevon Municipal Utility District No. 1-A, City of Lavon, or BCSUD, forever for purposes indicated on this plat.
- The Elevon Municipal Utility District No. 1-A, City of Lavon, and BCSUD are not responsible for replacing any improvements in, under or over any easements caused by maintenance or repair.
- Utility easements may also be used for the mutual and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities as being subordinate to the public and Elevon Municipal Utility District No. 1-A, City of Lavon, and BCSUD.
- The Elevon Municipal Utility District No. 1-A, City of Lavon, BCSUD, and public utilities shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements or growths which may in any way endanger or interfere with construction, maintenance, or efficiency of their respective systems in the easements.
- The Elevon Municipal Utility District No. 1-A, City of Lavon, BCSUD, and public utilities shall at all times have the full right of ingress and egress to and from their respective easements for the purpose of constructing, reconstructing, inspecting, patrolling, respective systems without the necessity at any time of procuring permission from anyone.
- All modifications to this document shall be by means of plat and approved by the City of Lavon unless said modifications pertain to BCSUD facilities, at which time BCSUD shall also review and approve.

That MA LAVON 292, LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

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

WITNESS MY HAND THIS _____ DAY OF _____, 2022.

By: _____
John Marlin
an Authorized Agent for MA LAVON 292, LLC

STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office, this _____ day of _____, 2024.

Notary Signature

SURVEYOR'S CERTIFICATE §

KNOW ALL MEN BY THESE PRESENTS:

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

Dated this the _____ day of _____, 2024.

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

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



STATE OF TEXAS §

COUNTY OF _____ §

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

Given under my hand and seal of office this _____ day of _____, 2024.

Notary Public in and for the State of Texas



Recommended for Approval:

Date: _____

Chairman, Planning and Zoning Commission

City of Lavon, Texas

Approved for Construction:

Date: _____

Mayor, City of Lavon, Texas

Accepted:

Date: _____

Mayor, City of Lavon, Texas

The undersigned, the city secretary of the City of Lavon, Texas, hereby certifies that the foregoing final plat of the ELEVON SECTION 1, PHASE 4 subdivision or addition to the City of Lavon was submitted to the city council on the _____ day of _____, 20____, and the council, by formal action, then and there accepted the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorized the mayor to note the acceptance thereof by signing his or her name as here in above subscribed.

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

City Secretary, City of Lavon, Texas

FINAL PLAT
ELEVON SECTION 1
PHASE 4

267 RESIDENTIAL LOTS
7 COMMON AREA LOTS
274 TOTAL LOTS

PART OF ELEVON
MUNICIPAL UTILITY DISTRICT NO. 1A

BEING 62.127 ACRES OUT OF
THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740,
CITY OF LAVON ETJ,
COLLIN COUNTY, TEXAS

MA LAVON 292, LLC OWNER

2121 Midway Road, Suite 240 (972) 715-6449
Carrollton, Texas 75006
Contact: John Marlin

D.R. HORTON-TEXAS, LTD DEVELOPER

4306 Miller Road, Suite A (214) 607-4244
Rowlett, Texas 75008

JB PARTNERS, INC. SURVEYOR/ENGINEER

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

Date: March 20, 2024

Sheet 2 of 2

LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE			LOT AREA TABLE		
BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES	BLOCK-LOT	SQUARE FEET	ACRES			
A-1	5,625	0.129	A-26	5,566	0.128	C-3	4,800	0.110	D-16	6,250	0.143	D-41	4,800	0.110	D-66	4,987	0.114	E-23	6,000	0.138	F-7	4,800	0.110	F-32	4,800	0.110	G-13	4,800	0.110	J-5	6,000	0.138			
A-2	5,000	0.115	B-1	5,996	0.138	C-4	4,800	0.110	D-17	6,250	0.143	D-42	4,800	0.110	D-67	6,326	0.145	E-24	6,000	0.138	F-8	4,800	0.110	F-33	4,800	0.110	G-14	4,800	0.110	J-6	6,000	0.138			
A-3	5,000	0.115	B-2	4,802	0.110	C-5	4,800	0.110	D-18	6,250	0.143	D-43	4,800	0.110	D-74X	266,286	6.113	E-25	6,000	0.138	F-9	4,800	0.110	F-34	4,800	0.110	G-15	4,800	0.110	J-7	6,000	0.138			
A-4	5,000	0.115	B-3	4,803	0.110	C-6	4,800	0.110	D-19	6,250	0.143	D-44	4,800	0.110	E-1	7,800	0.179	E-26	6,000	0.138	F-10	4,800	0.110	F-35	4,800	0.110	G-16	6,210	0.143	J-8	6,000	0.138			
A-5	5,000	0.115	B-4	4,804	0.110	C-7	4,800	0.110	D-20	6,250	0.143	D-45	4,800	0.110	E-2	6,000	0.138	E-27	6,000	0.138	F-11	4,800	0.110	F-36	4,800	0.110	G-29X	63,808	1.465	J-9	6,000	0.138			
A-6	5,000	0.115	B-5	4,805	0.110	C-8	4,831	0.111	D-21	6,250	0.143	D-46	4,800	0.110	E-3	6,000	0.138	E-28	6,000	0.138	F-12	4,800	0.110	F-37	4,800	0.110	I-1	6,000	0.138	J-10	6,000	0.138			
A-7	5,000	0.115	B-6	4,806	0.110	C-9	5,018	0.115	D-22	6,127	0.141	D-47	4,800	0.110	E-4	6,000	0.138	E-29	6,000	0.138	F-13	4,800	0.110	F-38	4,800	0.110	I-2	6,000	0.138	J-11	6,000	0.138			
A-8	5,000	0.115	B-7	4,807	0.110	C-10	5,401	0.124	D-23	9,994	0.229	D-48	4,800	0.110	E-5	6,000	0.138	E-30	6,000	0.138	F-14	4,800	0.110	F-39	4,800	0.110	I-3	6,000	0.138	J-12	6,000	0.138			
A-9	5,000	0.115	B-8	4,808	0.110	C-11	6,762	0.155	D-24	17,607	0.404	D-49	4,800	0.110	E-6	6,000	0.138	E-31	6,000	0.138	F-15	4,800	0.110	F-40	4,800	0.110	I-4	6,000	0.138	J-13	6,000	0.138			
A-10	5,000	0.115	B-9	4,809	0.110	C-12X	6,595	0.151	D-25	8,685	0.199	D-50	5,843	0.134	E-7	6,000	0.138	E-32	6,000	0.138	F-16	4,800	0.110	F-41	5,516	0.127	I-5	6,000	0.138	J-14	6,000	0.138			
A-11	6,235	0.143	B-10	4,810	0.110	D-1	6,875	0.158	D-26	6,408	0.147	D-51	7,018	0.161	E-8	6,000	0.138	E-33	6,000	0.138	F-17	4,800	0.110	F-42	5,920	0.136	I-6	6,000	0.138	J-15	6,600	0.152			
A-12	9,936	0.228	B-11	6,018	0.138	D-2	6,250	0.143	D-27	6,417	0.147	D-52	4,800	0.110	E-9	6,000	0.138	E-34	6,000	0.138	F-18	4,800	0.110	F-43	6,791	0.156	I-7	6,000	0.138	J-16	5,000	0.115			
A-13	9,936	0.228	B-12	6,000	0.138	D-3	6,250	0.143	D-28	6,417	0.147	D-53	4,800	0.110	E-10	6,000	0.138	E-35	6,000	0.138	F-19	4,800	0.110	F-44	14,600	0.335	I-8	6,000	0.138	J-17	5,000	0.115			
A-14	6,232	0.143	B-13	4,800	0.110	D-4	6,250	0.143	D-29	6,417	0.147	D-54	4,800	0.110	E-11	6,000	0.138	E-36	6,000	0.138	F-20	4,800	0.110	G-1	5,400	0.124	I-9	6,000	0.138	J-18	5,000	0.115			
A-15	5,062	0.116	B-14	4,800	0.110	D-5	6,250	0.143	D-30	6,417	0.147	D-55	4,800	0.110	E-12	6,000	0.138	E-37	6,000	0.138	F-21	4,800	0.110	G-2	4,800	0.110	I-10	6,000	0.138	J-19	5,000	0.115			
A-16	5,063	0.116	B-15	4,800	0.110	D-6	6,250	0.143	D-31	6,417	0.147	D-56	4,800	0.110	E-13	6,000	0.138	E-38	6,000	0.138	F-22	4,800	0.110	G-3	4,800	0.110	I-11	6,000	0.138	J-20	5,000	0.115			
A-17	5,062	0.116	B-16	4,800	0.110	D-7	6,250	0.143	D-32	6,417	0.147	D-57	4,800	0.110	E-14	6,000	0.138	E-39	6,000	0.138	F-23	4,800	0.110	G-4	4,800	0.110	I-12	6,000	0.138	J-21	5,000	0.115			
A-18	5,063	0.116	B-17	4,800	0.110	D-8	6,250	0.143	D-33	6,417	0.147	D-58	4,800	0.110	E-15	6,000	0.138	E-40	6,000	0.138	F-24	6,942	0.159	G-5	4,800	0.110	I-13	6,000	0.138	J-22	5,000	0.115			
A-19	5,063	0.116	B-18	4,800	0.110	D-9	6,250	0.143	D-34	5,320	0.122	D-59	4,800	0.110	E-16	6,000	0.138	E-41	7,800	0.179	F-25	8,774	0.201	G-6	4,800	0.110	I-14	6,000	0.138	J-23	5,000	0.115			
A-20	5,062	0.116	B-19	4,800	0.110	D-10	6,250	0.143	D-35	4,800	0.110	D-60	4,800	0.110	E-17	6,000	0.138	F-1	8,940	0.205	F-26	4,800	0.110	G-7	4,800	0.110	I-15	6,000	0.138	J-24	5,000	0.115			
A-21	5,063	0.116	B-20	4,800	0.110	D-11	6,250	0.143	D-36	4,800	0.110	D-61	4,800	0.110	E-18	6,000	0.138	F-2	4,800	0.110	F-27	4,800	0.110	G-8	4,800	0.110	I-16X	266,160	6.110	J-45	5,000	0.115			
A-22	5,062	0.116	B-21	4,800	0.110	D-12	6,250	0.143	D-37	4,800	0.110	D-62	4,800	0.110	E-19	6,000	0.138	F-3	4,800	0.110	F-28	4,800	0.110	G-9	4,800	0.110	J-1	6,600	0.152	J-46X	76,000	1.745			
A-23	5,063	0.116	B-22	6,000	0.138	D-13	6,250	0.143	D-38	4,800	0.110	D-63	4,702	0.108	E-20	6,000	0.138	F-4	4,800	0.110	F-29	4,800	0.110	G-10	4,800	0.110	J-2	6,000	0.138	J-47X	15,427	0.354			
A-24	5,063	0.116	C-1	6,000	0.138	D-14	6,250	0.143	D-39	4,800	0.110	D-64	8,570	0.197	E-21	8,433	0.194	F-5	4,800	0.110	F-30	4,800	0.110	G-11	4,800	0.110	J-3	6,000	0.138	J-48X	2,129	0.049			
A-25	5,063	0.116	C-2	4,800	0.110	D-15	6,250	0.143	D-40	4,800	0.110	D-65	6,560	0.151	E-22	11,122	0.255	F-6	4,800	0.110	F-31	4,800	0.110	G-12	4,800	0.110	J-4	6,000	0.138						

March 21, 2024

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

Re: Elevon – Section 1, Phase 4
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 20, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We have no further comments and recommend approval. Please do not hesitate to let us know if you have any questions

Comments prepared and compiled by:

A handwritten signature in black ink that reads "Tiffany McLeod". The script is fluid and cursive.

Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

A handwritten signature in black ink that reads "Abra R. Nusser". The script is fluid and cursive.

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



March 20, 2024

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

Re: Elevon Section 1, Phase 4 Final Plat Planning Review by LJA

Dear Ms. Dobbs

JBI Partners received your comments via email form on March 19, 2024 from LJA for the second submittal review of the Elevon Section 1, Phase 4 final plat. We have addressed the comments and are resubmitting the revised plat for review and approval. Below is a summary of how each comment is addressed.

Planning Comments

1. The City Secretary signature block references a different plat title. Revise the plat to reference the correct plat title in the City Secretary signature block.

The signature block has been corrected to reference Elevon Section 1, Phase 4.

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

Thank you,

Daniel Dewey

Daniel Dewey, PE
JBI Partners, Inc.

March 11, 2024

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

Re: Elevon Section 1, Phase 4, 267 Lots, 7 Commons Areas, 62.127 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated March 8, 2024 as prepared by JBI Partners, Inc. for the above referenced property. Revised Engineering Plans are to be provided for review at a later date. The property is generally located west of Elevon Section 1, Phase 3. south of Phase 1A and east of LakePointe. The property is within the City's ETJ and is part of Elevon MUD #1-A. Additional comments may be provided by City Planners.

All previous engineering comments have been satisfactorily addressed.

This concludes our review of the above-referenced revised Final Plat. **We recommend APPROVAL of the Final Plat, subject to review of the Engineering Plans.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Attachments

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

F:\17024 - LAV General Servies\9 - Review\Elevon\Phase 3-4\Phase 4\Sect 1 Ph 4 - Final Plat - Rev 1.docx



March 8, 2024

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

Re: Elevon Section 1, Phase 4, 267 Lots, 7 Common Areas, 62.127 Acres Final Plat

Dear Ms. Dobbs

JBI Partners received your comments via email form on February 2nd, 2024 from Freeman-Millican for the first submittal review of the Elevon Section 1, Phase 4 final plat and engineering. We have addressed the final plat comments and are resubmitting the revised final plat for review and approval. We are continuing to work on the City's engineering comments and updating the flood study in coordination with HydroLink Engineering and will be resubmitting the engineering plans separately. Below is a summary of how each comment is addressed.

Final Plat Comments

1. We recommend that the area north of Enchanting Court be labeled for clarity.
A label for common area CA-47X has been added to the northern side for clarity.
2. The street name change symbol should be added to the drawing.
Street name change symbols are now provided.
3. There is a temporary easement called out south of Starry Sky Way. If this easement has expired, it should be removed from the Plat.
The NTMWD temporary construction easement has been removed from the plat.
4. There is an apparent easement south of Rosy Dash Trail that is not identified.
The easement has been removed from the plat; it was the NTMWD temporary construction easement that is expired.
5. We recommend that the developed floodplain determined in the flood study (Flood Study-Bear Creek Watershed, HydroLink Engineering LLC, August 18, 2023) be shown on the Plat.
The flood study is being updated with the proposed grading and a new floodplain delineation for this watershed will be added to the final plat. We will re-submit an updated final plat with the final floodplain delineation once the updated flood study is finalized.
6. There is an incomplete bearing call in the legal description.
The legal description has been corrected.
7. The Dedication Statement references Abston Hills MUD 1A. The title block references Elevon MUD 1A. This should be corrected.
The dedication statement has been updated to reference the correct name of the MUD, as is shown on the title block.



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

Thank you,

Daniel Dewey

Daniel Dewey, PE
JBI Partners, Inc.



March 8, 2024

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

Re: Elevon Section 1, Phase 4 Final Plat Planning Review by LJA

Dear Ms. Dobbs

JBI Partners received your comments via email form on February 2nd, 2024 from LJA for the first submittal review of the Elevon Section 1, Phase 4 final plat. We have addressed the comments and are resubmitting the revised plat for review and approval. Below is a summary of how each comment is addressed.

Planning Comments

1. The plat title block indicated there are seven (7) proposed Common Areas. However, only six (6) are labeled as Common Areas on the plat and only five (5) are listed in the lot area table. Revise the plat to correctly indicate the number of proposed Common Areas on this property.
There are a total of 7 common areas on the plat, the missing common areas have been added to the lot area table. The common areas are: C-12X, D-74X, G-29X, I-16X, J-46X, J47X & J48X.
2. The Common Areas are listed in the lot area table with Lot and Block designations. Revise the plat to list the Common Areas in a separate table with the Common Area naming convention [CA#, Block letter].
The common areas are listed in the lot area table with the previous naming convention to stay consistent with the adjacent phases. This is the last phase of Section 1 and we would like to keep the naming convention consistent with the previous phases. We are adapting the new common area naming convention all of the rest of the plats under review at the City.
3. Revise the plat to change the name of "Open Space Lots" to "Common Areas" in the plat title block.
The wording on the title block has been revised.
4. Revise the plat to add the following note: "Common Area shall be owned and maintained by the Homeowners Association/Property Owners Association."
Note #7 has been added to the plat.
5. Revise the plat to include a note as follows: "The Common Area shall include pedestrian and recreation access."
Note #8 has been added to the plat.



6. The city approval block does not comply with the Final Plat approval block listed in Section 9.02.004.d(14) of the Subdivision Ordinance. Revise the plat accordingly.

The final plat signature block is now provided.

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

Thank you,

Daniel Dewey

Daniel Dewey, PE
JBI Partners, Inc.

February 2, 2024

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

Re: Elevon Section 1, Phase 4, 267 Lots, 7 Commons Areas, 62.127 Acres
Final Plat

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated January 22, 2024 and Engineering Plans dated January 19, 2024 as prepared by JBI Partners, Inc. for the above referenced property. The property is generally located west of Elevon Section 1, Phase 3. south of Phase 1A and east of LakePointe. The property is within the City's ETJ and is part of Elevon MUD #1-A. Additional comments may be provided by City Planners. Our comments are as follows:

Final Plat

1. We recommend that the area north of Enchanting Court be labeled for clarity.
2. The street name change symbol should be added to the drawing.
3. There is a temporary easement called out south of Starty Sky Way. If this easement has expired, it should be removed from the Plat.
4. There is an apparent easement south of Rosy Dash Trail that is not identified.
5. We recommend that the developed floodplain determined in the flood study (Flood Study – Bear Creek Watershed, HydroLink Engineering, LLC, August 18, 2023) be shown on the Plat.
6. There is an incomplete bearing call in the legal description.
7. The Dedication Statement references Abston Hills MUD 1A. The title block references Elevon MUD 1A. This should be corrected.

ENGINEERING PLANS

8. Paving Sheets – In the Legend on all sheets, except 1.01, the sidewalk references Phase 3.
9. Sheet 1.04 – The culvert should be shown in the profile view.
10. Sheet 1.17 – The sidewalk on the /Enchanting Court cul-de-sac should extend around the cul-de-sac and connect to the sidewalk along Inspiration Grove.
11. Sheets 4.00 & 4.01 – Offsite drainage from the area north of Phase 4 should be included in the calculations.
12. Sheet 4.01 – The flow intensity used in the table does not match the intensity shown in the "Drainage Theory".

13. Sheet 4.01 – We recommend that the Comment section of the table be used to identify the discharge location of each basin.
14. Sheet 5.01 – Calculations for Line D1 should be provided.
15. Drainage Sheets – 100-year flood elevations should be shown at all outfalls. The HGL should be shown for all pipelines.
16. Sheets 6.01 & 6.02 – A note should be added that states that “Water Valves shall not be located within any curb ramp, including ramp, landing and side flares” or similar as provided on Sheet 1.17. The Engineer should verify and modify as necessary any valves that do not meet this requirement. The note that is currently provided on Sheet 6.01 and 6.02 only mentions the truncated dome area, which is not correct. It should reflect the entire ramp, landing and side flares.
17. Sheets 7.01 & 7.02 – A note should be added stating that the residential sewer service two-way cleanout should be located 18” behind Right-of-Way.
18. Sanitary Sewer Sheets – The 3 connections to an existing manhole will require an internal drop connection.
19. Sanitary Sewer Sheets – The profile sheets that include the internal drop manhole connection should include a note that states “ALL DROP CONNECTIONS SHALL BE INTERNAL DROPS AND SHALL CONFORM TO CITY OF LAVON STANDARD DETAIL 4, SHEET DS-SS1”. The plan sheet that includes this detail can be referenced. See markups for example.
20. Sheet 8.01 – The mailboxes shown in the legend are not shown in the drawing. A note should be added that a light will be located at each mailbox location and drawings should correspond.

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

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

Ms. Kim Dobbs
Elevon Section 1, Phase 4, Final Plat
February 2, 2024
Page 3 of 3

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Attachments

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

F:\17024 - LAV General Servies\9 - Review\Elevon\Phase 3-4\Phase 4\Sect 1 Ph 4 - Final Plat - Rev 0.docx

January 31, 2024

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

Re: Elevon – Section 1, Phase 4
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: January 23, 2024

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

PLANNING + DESIGN COMMENTS

1. The plat title block indicates there are seven (7) proposed Common Areas. However, only six (6) are labeled as Common Areas on the plat and only five (5) are listed in the lot area table. Revise the plat to correctly indicate the number of proposed Common Areas on this property.
2. The Common Areas are listed in the lot area table with Lot and Block designations. Revise the plat to list the Common Areas in a separate table with the Common Area naming convention [CA#, Block letter].
3. Revise the plat to change the name of “Open Space Lots” to “Common Areas” in the plat title block.
4. Revise the plat to add the following note: “Common Area shall be owned and maintained by the Homeowners Association/Property Owners Association.”
5. Revise the plat to include a note as follows: “The Common Area shall include pedestrian and recreation access.”
6. The city approval block does not comply with the Final Plat approval block listed in Section 9.02.004.d(14) of the Subdivision Ordinance. Revise the plat accordingly.

Comments prepared and compiled by:



Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



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

March 18, 2024

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

Re: Elevon – Section 1, Phase 4
Final Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 8, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We recommend approval with the condition that the final comment (below) is addressed. Please do not hesitate to let us know if you have any questions.

PLANNING + DESIGN COMMENTS

1. The City Secretary signature block references a different plat title. Revise the plat to reference the correct plat title in the City Secretary signature block.

Comments prepared and compiled by:

A handwritten signature in black ink that reads "Tiffany McLeod". The script is fluid and cursive.

Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:

A handwritten signature in black ink that reads "Abra R. Nusser". The script is fluid and cursive.

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



CITY OF LAVON Agenda Brief

MEETING: April 2, 2024

ITEM: 6 – D

Consent Agenda:

Approve the preliminary plat of the 78 Commercial East Addition consisting of 5 lots, one common area lot and one commercial tract on 9.75 acres out of the William H. Moore Survey, Abstract No. 638 situated north of SH 78, east of Grand Heritage Boulevard, and west of Burnett Drive, Lavon, Collin County, Texas, (CCAD Property ID 2614649 and 2900304).

Application Information

Owner(s): 78 Commercial East, LP

Applicant: LJA Engineering

Location: Northeast of the intersection of SH 78 and Grand Heritage Boulevard and northwest of the intersection of SH 78 and Burnett Drive, Lavon, Collin County, TX

Description: Approximately 9.75 acres out of the William H. Moore Survey, A-638, City of Lavon, Collin County, Texas, (CCAD Parcel ID 2614649 and 2900304)

Current Zoning: Planned Development

Request: Preliminary Plat - Revision

Request Details

The applicant is seeking approval of the preliminary plat of a commercially zoned area north of SH 78, west of Grand Heritage Boulevard and east of Burnett Drive. The non-residential site will be developed in accordance with Ordinance No. 2004-09-05 that established the Grand Heritage Planned Development (PD), as amended.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE § 212.004. PLAT REQUIRED

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

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

The property is zoned Planned Development (PD). The preliminary plat is prepared in conformance with the zoning requirements and the Future Land Use Plan.

On May 2, 2023, a preliminary plat consisting of two lots was approved. The proposed revised preliminary plat further subdivides the property. The final plat of Lot 1, Block A was approved on August 1, 2023 and a project is presently under construction.

Water

The development is located within the certificated areas of the Bear Creek Special Utility District (SUD). A conceptual water plan has been submitted and reviewed.

Sewer

The development will be served by the City of Lavon.

Roads

No roads are proposed for construction within the project. Access is from cross access easements connecting to SH 78 and Burnett Dr. A Traffic Impact Analysis was submitted post application and is under review.

Parks and Trails

The site will contain appropriate pedestrian connections.

Floodplain and Drainage

The conceptual drainage plans have been reviewed by the city engineer.

The application and plans generally satisfy the criteria for approval. Development of the sites will require approved final plats.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF THE 78 COMMERCIAL EAST ADDITION CONSISTING OF 5 LOTS, ONE COMMON AREA LOT AND ONE COMMERCIAL TRACT ON 9.75 ACRES OUT OF THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638 SITUATED NORTH OF SH 78, EAST OF GRAND HERITAGE BOULEVARD, AND WEST OF BURNETT DRIVE, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS

SECONDED: COX

APPROVED: UNANIMOUS (Absent, Ties)

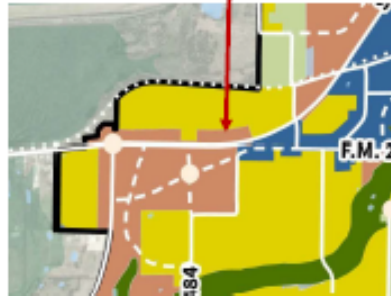
Staff Notes:

The proposed site plan was reviewed by the city engineer, planning consultant, and staff development review committee (DRC).

Approval of the preliminary plat is recommended subject to the city engineer's approval.

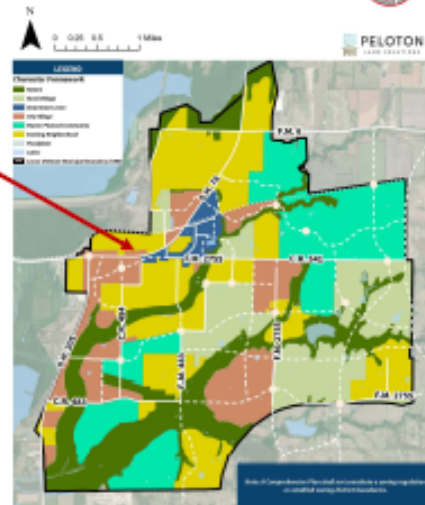
- Attachments:**
1. Location Exhibits
 2. Application and preliminary plat
 3. Engineer correspondence

Future Land Use Plan



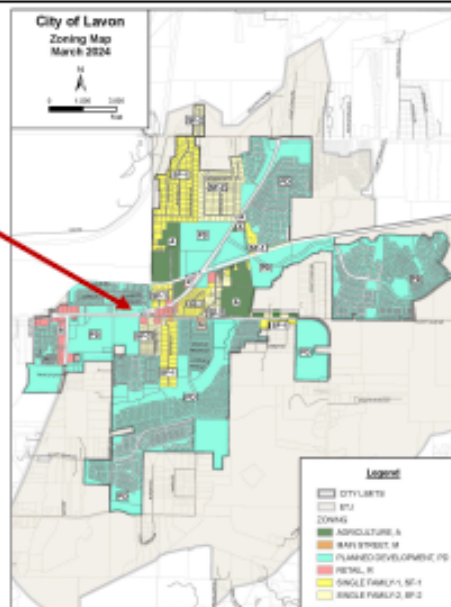
Character Framework

Lavon, Texas | Adopted April 15, 2022



11

Zoning Map



12


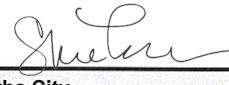


CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

Company Making Submission		Property Owner	
Name: <u>LJA Engineering</u>		Name: <u>78 Commercial East, LP</u>	
Address: <u>2150 S Central Expressway, Suite 300</u>		Address: <u>2101 Cedar Spring Road, Suite 600</u>	
City/State/Zip: <u>McKinney, TX 75070</u>		City/State/Zip: <u>Dallas, TX 75201</u>	
Phone #: <u>405-206-3758</u> Fax #: _____		Phone #: <u>214-880-8434</u> Fax #: _____	
Authorized Person: <u>Shane Thompson</u>		Authorized Person: <u></u>	
Type of Submission		Check List of Items Submitted	
<input checked="" type="checkbox"/> Preliminary Plat		<input type="checkbox"/> (two) full size sets of plats (24x36)	
<input type="checkbox"/> Final Plat		<input type="checkbox"/> (two) full size construction sets (24x36)	
<input type="checkbox"/> Re-Submittal		<input type="checkbox"/> (one) half size sets of plats (11x17)	
<input type="checkbox"/> Construction Plans		<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)	
<input type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)		<input type="checkbox"/> (one) PDF plats (on separate CD's)	
		<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)	
Application Fees			
Preliminary Plat	Per Fee Schedule		
Final Plat	Per Fee Schedule		
Re-Plat	Per Fee Schedule		
Public Infrastructure Inspection	Per Fee Schedule		
<p>To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>			
<p>NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>			
Authorized Representative (Printed Name) <u>Shane Thompson</u>		Authorized Representative (Signature) <u></u>	Date: <u>12/21/2023</u>
To be completed by the City			
In Takers Name: _____			
In takers Review Date: <input type="checkbox"/> Accepted <input type="checkbox"/> Rejected	PW Review Date: <input type="checkbox"/> Approved <input type="checkbox"/> Rejected	COO Review Date: <input type="checkbox"/> Approved <input type="checkbox"/> Rejected	Engineer Review Date: <input type="checkbox"/> Approved <input type="checkbox"/> Rejected
P&Z Review Date: <input type="checkbox"/> Approved <input type="checkbox"/> Rejected		Council Action Date: <input type="checkbox"/> Approved <input type="checkbox"/> Rejected	
Comments: _____			

www.cityoflavon.com



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 12/21/2023

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 COMMERCIAL EAST, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize LJA Engineering to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

[Signature]
Signature (Owner)

Signature (Owner)

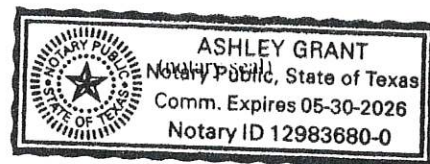
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared J.M. Mason,
on this the 21st day of December, 2023.

Ashley Grant

Notary Public in and for Dallas County, Texas





CITY OF LAVON

P.O. Box 340 - 120 School Rd. - Lavon, TX 75166

Office 972-843-4220 - Inspection 972-853-0855

Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Declaration of Ownership

Date: 12/21/2023

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 COMMERCIAL EAST, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, for the purpose of any future proposed request (s) relating to this property.

[Signature]
Signature (Owner)

Signature (Owner)

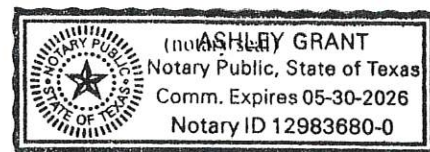
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared J.M. Mason,
on this the 21st day of December, 2023.

Ashley Grant

Notary Public in and for Dallas County, Texas



LINE TABLE		
SEGMENT	LENGTH	DIRECTION
L1	96.34'	N74°13'55"E
L2	5.45'	S01°54'25"W
L3	14.34'	S29°37'26"W
L4	13.65'	N88°29'19"E
L5	10.86'	N89°16'55"W
L6	15.16'	S89°16'55"E
L7	39.79'	S02°04'20"E
L9	24.00'	S09°31'08"E
L10	20.00'	N09°31'08"W
L11	41.95'	N80°28'52"E
L12	49.44'	S11°47'27"E
L14	48.33'	N80°28'52"E
L17	30.05'	S80°29'23"W
L18	29.95'	N80°29'23"E
L19	24.00'	S09°24'56"E
L25	42.79'	N80°28'52"E
L26	55.09'	N80°28'52"E
L27	298.98'	S09°24'56"E
L28	193.39'	N09°24'56"W
L29	26.20'	N80°28'52"E
L30	7.67'	N87°55'42"E
L31	19.45'	N87°55'41"E
L32	16.73'	N80°29'04"E
L33	14.46'	N80°29'48"E
L34	1.96'	N80°26'27"E

CURVE TABLE							
SEGMENT	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH		
C1	14.16'	250.00'	3°14'40"	N89°33°01"E	14.15'		
C2	32.45'	249.94'	7°26'23"	N84°12'35"E	32.43'		
C3	126.70'	227.50'	31°54'32"	S14°02'51"E	125.07'		
C4	51.11'	195.00'	15°01'06"	S22°29'34"E	50.97'		
C5	31.78'	30.00'	60°41'37"	S58°55'57"E	30.31'		
C6	5.82'	52.25'	6°23'14"	S05°11'54"W	5.82'		
C8	37.55'	30.00'	71°43'26"	N53°25'32"W	35.15'		
C11	33.16'	30.00'	63°19'50"	N56°15'14"E	31.50'		
C12	3.90'	30.00'	7°26'24"	N84°11'57"E	3.89'		
C13	36.94'	30.00'	70°32'55"	S64°14'47"E	34.65'		
C14	16.04'	30.00'	30°38'02"	S23°35'11"W	15.85'		
C15	47.07'	30.00'	89°53'41"	N35°31'54"E	42.39'		
C16	17.72'	10.00'	101°32'13"	S48°44'31"E	15.49'		
C17	41.08'	30.00'	78°27'47"	S41°15'29"W	37.95'		
C18	46.97'	30.00'	89°42'54"	S54°39'10"E	42.32'		
C19	47.07'	30.00'	89°54'19"	S35°32'13"W	42.39'		
C20	5.90'	54.00'	6°15'29"	S77°21'38"W	5.90'		
C21	3.28'	30.00'	6°15'29"	N77°21'38"E	3.28'		
C22	13.42'	30.00'	25°37'25"	N61°25'11"E	13.30'		
C23	18.84'	30.00'	35°58'27"	N87°46'53"W	18.53'		
C24	7.26'	10.00'	41°35'10"	S59°41'47"W	7.10'		

LEGAL DESCRIPTION

BEING A 9.747 ACRE TRACT OF LAND SITUATED IN THE W.H. MOORE SURVEY, ABSTRACT NO. 638, IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND BEING ALL OF AN 8.636 ACRE TRACT OF LAND CONVEYED TO 78 COMMERCIAL EAST, LP, AS RECORDED IN COUNTY CLERK'S FILE NO. 20081112001321980, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS AND BEING ALL OF COMMERCIAL TRACT NO. 1 OF GRAND HERITAGE CLUB ADDITION, AND ADDITION TO THE CITY OF LAVON ACCORDING TO THE PLAT THEREOF RECORDED IN COUNTY CLERK'S FILE NO. 200604120010001400, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS. SAID 9.747 ACRE TRACT, WITH BEARING BASIS BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83(2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DALLAS CORS ARP (PID-DF8984) AND COLLIN CORS ARP (PID-DF8982), BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT THE SOUTH END OF A CORNER CLIP AT THE INTERSECTION OF WEST LINE BURNETT DRIVE (A VARIABLE WIDTH RIGHT-OF-WAY) AND THE NORTH LINE OF STATE HIGHWAY NO. 78 (A VARIABLE WIDTH RIGHT-OF-WAY), SAID POINT BEING THE SOUTHEAST CORNER OF SAID COMMERCIAL TRACT NO. 1;

THENCE, ALONG THE SAID NORTH LINE OF STATE HIGHWAY NO 78 AND THE COMMON SOUTH LINE OF SAID COMMERCIAL TRACT NO. 1 AND AFORESAID 8.636 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 74 DEGREES 13 MINUTES 55 SECONDS WEST, A DISTANCE OF 106.78 FEET TO POINT FOR CORNER;
SOUTH 80 DEGREES 29 MINUTES 24 SECONDS WEST, A DISTANCE OF 485.76 FEET TO A POINT FOR CORNER;
SOUTH 87 DEGREES 55 MINUTES 41 SECONDS WEST, A DISTANCE OF 453.37 FEET TO POINT FOR CORNER;
NORTH 88 DEGREES 49 MINUTES 39 SECONDS WEST, A DISTANCE OF 408.32 FEET TO A POINT FOR THE SOUTHEAST CORNER OF LOT 1, BLOCK R OF AFORESAID GRAND HERITAGE CLUB ADDITION AND THE COMMON SOUTHWEST CORNER OF 8.636 ACRE TRACT;

THENCE, NORTH 00 DEGREES 42 MINUTES 59 SECONDS EAST, ALONG THE COMMON EAST LINE OF SAID LOT 1, BLOCK R AND THE WEST LINE OF 8.636 ACRE TRACT, A DISTANCE OF 299.99 FEET TO A POINT FOR THE MOST EASTERLY NORTHEAST CORNER OF SAID LOT 1, BLOCK R AND THE COMMON NORTHWEST CORNER OF SAID 8.636 ACRE TRACT;

THENCE, ALONG THE COMMON SOUTH LINE OF BLOCK J OF SAID GRAND HERITAGE CLUB ADDITION AND THE NORTH LINE OF SAID 8.636 ACRE TRACT, THE FOLLOWING COURSES AND DISTANCES:

SOUTH 88 DEGREES 49 MINUTES 39 SECONDS EAST, A DISTANCE OF 400.54 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 03 DEGREES 14 MINUTES 40 SECONDS, A RADIUS OF 250.00 FEET, AND A LONG CHORD THAT BEARS NORTH 89 DEGREES 33 MINUTES 01 SECONDS EAST, A DISTANCE OF 14.15 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 14.16 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 87 DEGREES 55 MINUTES 41 SECONDS EAST, A DISTANCE OF 402.04 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 07 DEGREES 26 MINUTES 16 SECONDS, A RADIUS OF 250.00 FEET, AND A LONG CHORD THAT BEARS NORTH 84 DEGREES 12 MINUTES 33 SECONDS EAST, A DISTANCE OF 32.43 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 32.45 FEET TO A 5/8" IRON ROD WITH YELLOW PLASTIC CAP STAMPED "CARTER BURGESS" FOUND FOR CORNER;

NORTH 80 DEGREES 29 MINUTES 24 SECONDS EAST, A DISTANCE OF 433.61 FEET TO A POINT FOR CORNER;

NORTH 74 DEGREES 13 MINUTES 55 SECONDS EAST, A DISTANCE OF 96.34 FEET TO A POINT FOR THE COMMON SOUTHEAST CORNER OF SAID BLOCK J AND THE NORTHEAST CORNER OF AFORESAID COMMERCIAL TRACT NO. 1, SAID POINT BEING ON THE AFORESAID WEST LINE OF BURNETT DRIVE;

THENCE, ALONG THE COMMON EAST LINE OF SAID COMMERCIAL TRACT NO. 1 AND THE SAID WEST LINE OF BURNETT DRIVE, THE FOLLOWING COURSES AND DISTANCES:

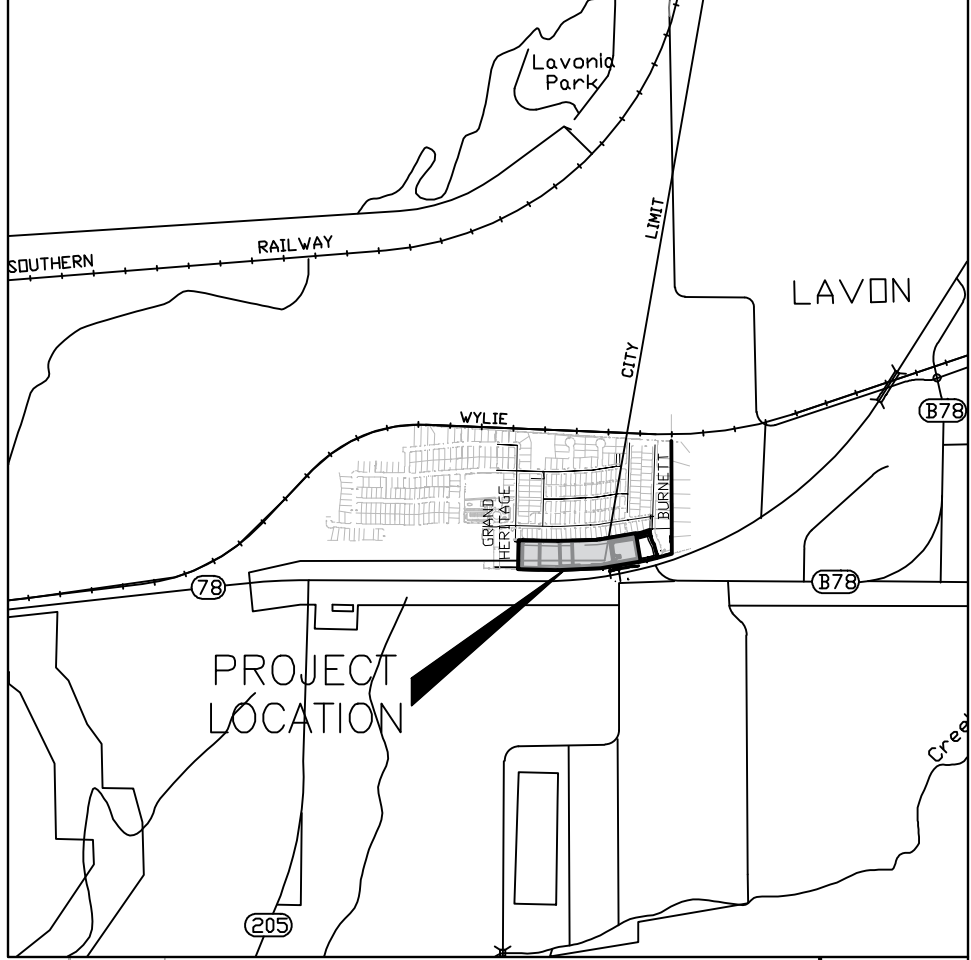
SOUTH 01 DEGREES 54 MINUTES 25 SECONDS WEST, A DISTANCE OF 5.45 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 31 DEGREES 54 MINUTES 32 SECONDS, A RADIUS OF 227.50 FEET, AND A LONG CHORD THAT BEARS SOUTH 14 DEGREES 02 MINUTES 51 SECONDS EAST, A DISTANCE OF 125.07 FEET;

ALONG SAID TANGENT CURVE TO THE LEFT, AN ARC DISTANCE OF 126.70 FEET TO A POINT FOR CORNER AND THE BEGINNING OF A REVERSE CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 15 DEGREES 01 MINUTES 06 SECONDS, A RADIUS OF 195.00 FEET, AND A LONG CHORD THAT BEARS SOUTH 22 DEGREES 29 MINUTES 34 SECONDS EAST, A DISTANCE OF 60.97 FEET;

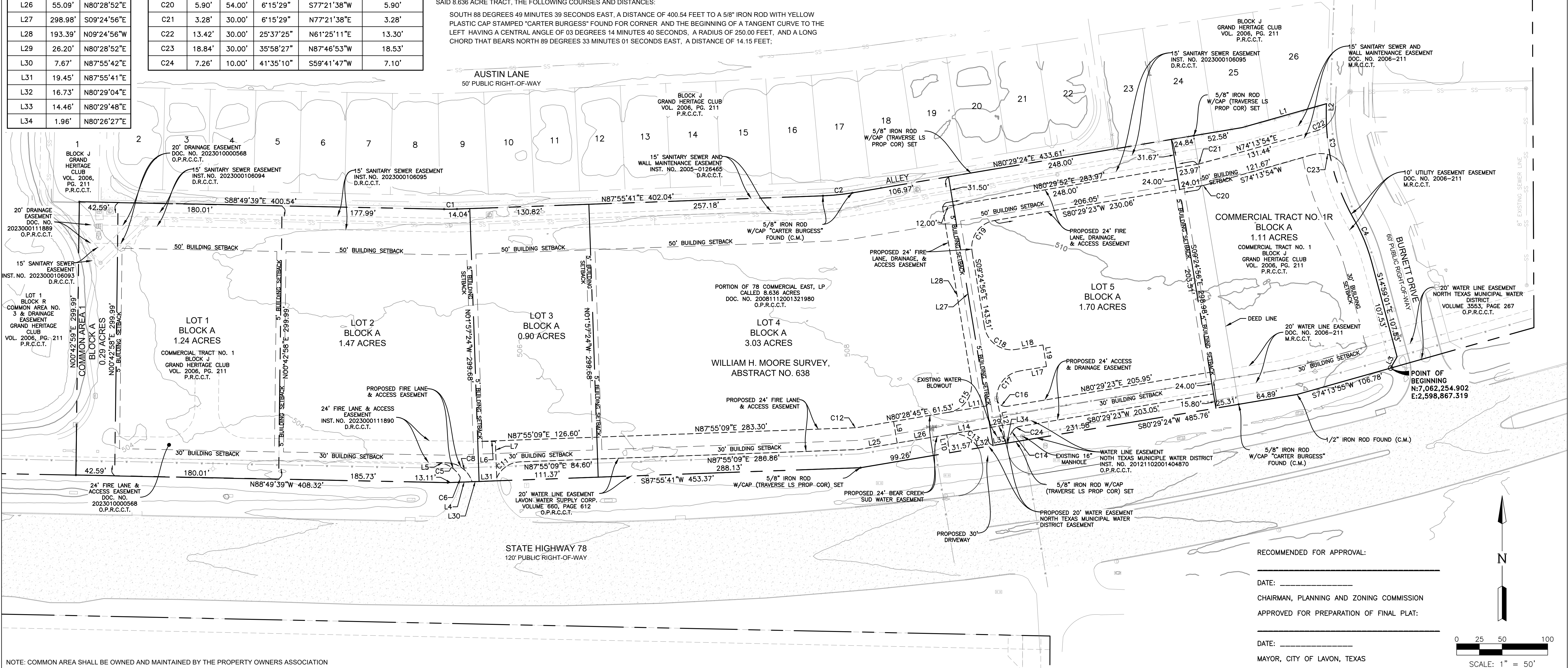
ALONG SAID REVERSE CURVE TO THE RIGHT, AN ARC DISTANCE OF 51.11 FEET TO A POINT FOR CORNER;

SOUTH 14 DEGREES 59 MINUTES 01 SECONDS EAST, A DISTANCE OF 107.53 FEET TO A POINT FOR CORNER;


SOUTH 29 DEGREES 37 MINUTES 26 SECONDS WEST, A DISTANCE OF 14.34 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 9.747 ACRES LAND, MORE OR LESS.

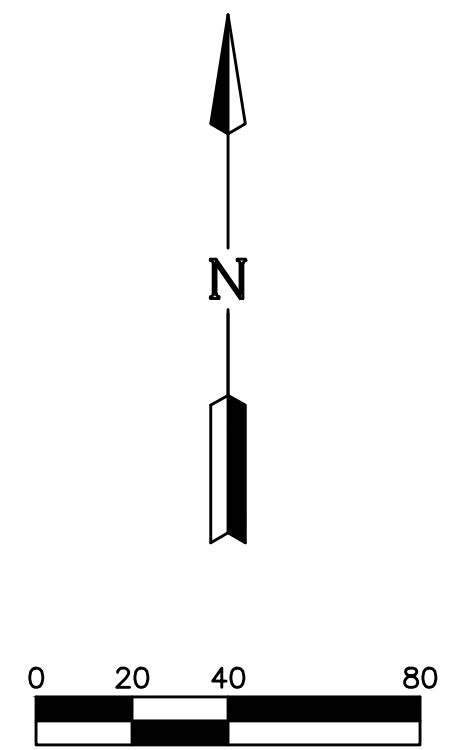
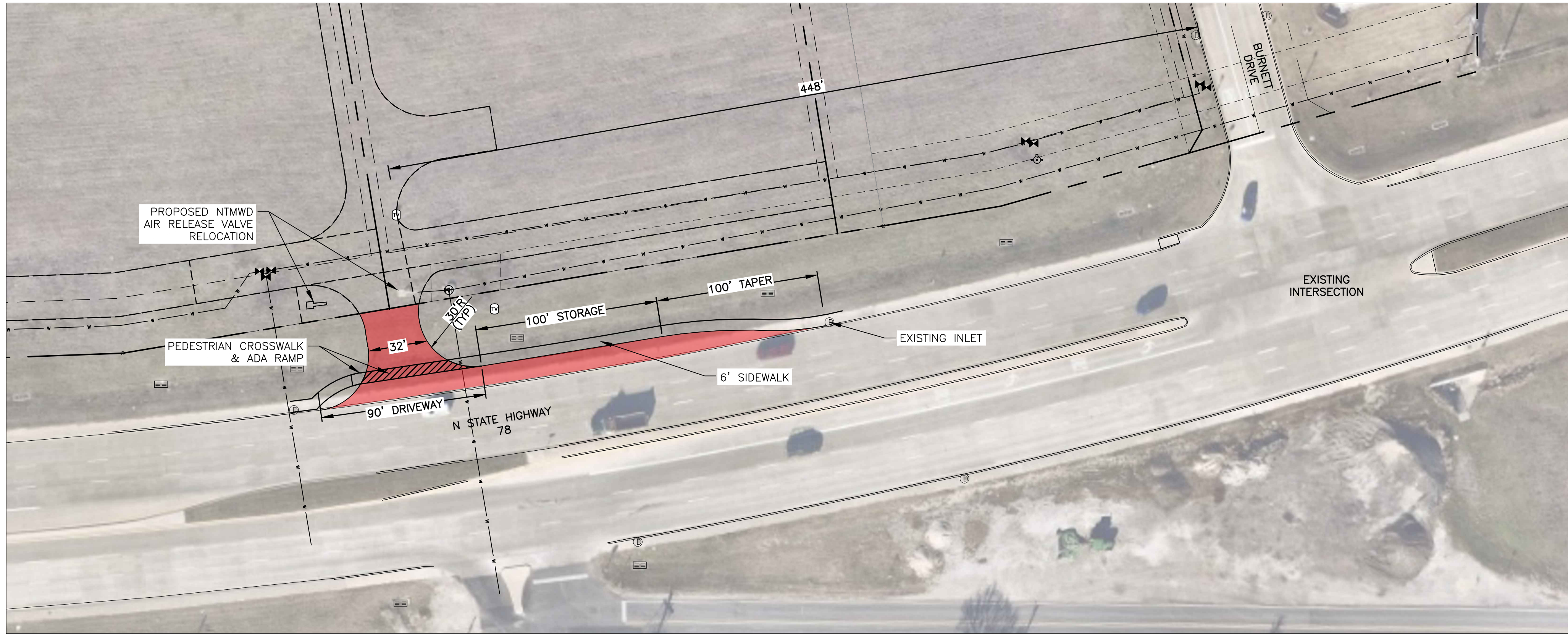


VICINITY MAP
NOT TO SCALE

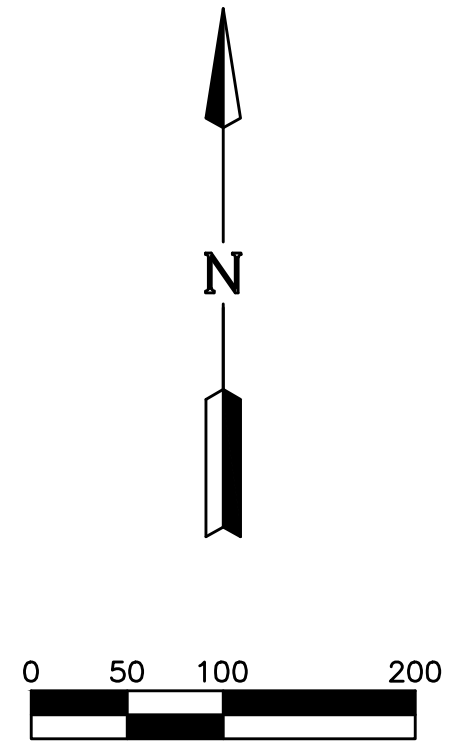
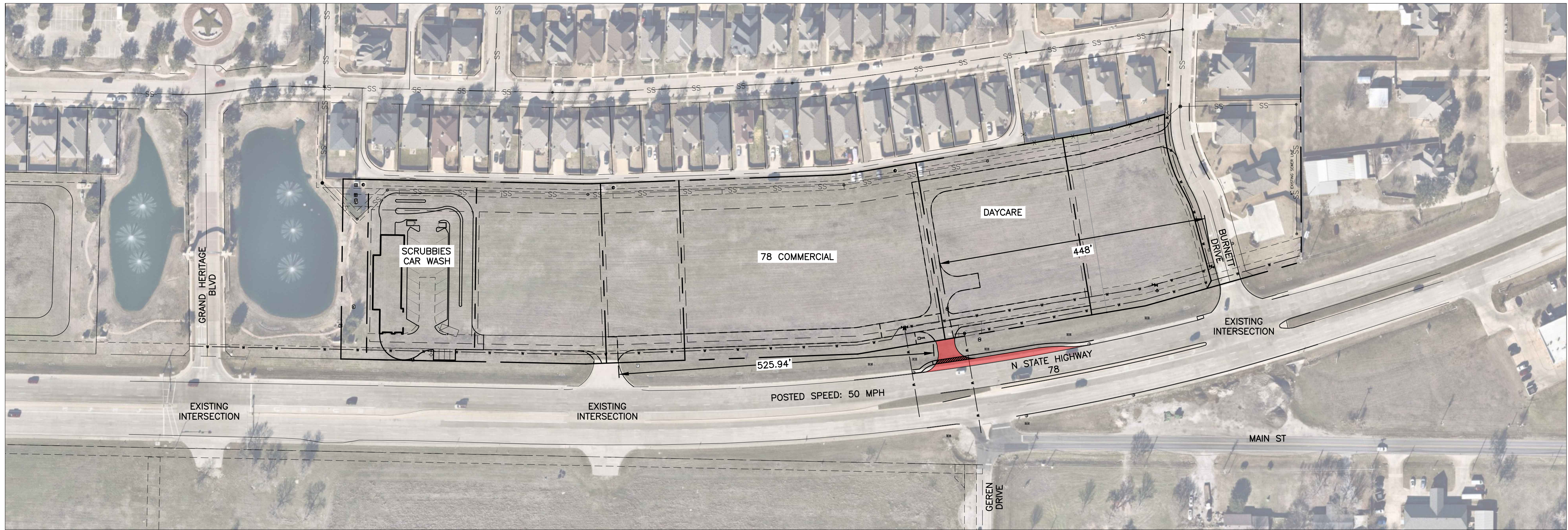


NOTE: COMMON AREA SHALL BE OWNED AND MAINTAINED BY THE PROPERTY OWNERS ASSOCIATION

 LJA ENGINEERING	ENGINEER:	DEVELOPER:	OWNER:	SERVICE PROVIDERS	<table><tr><td>SUBMITTAL DATE</td><td>DESCRIPTION</td><td>APPROVAL DATE</td></tr><tr><td>1 12-20-23</td><td>FIRST SUBMITTAL</td><td></td></tr><tr><td>2 02-23-24</td><td>SECOND SUBMITTAL</td><td></td></tr><tr><td>3 03-19-24</td><td>THIRD SUBMITTAL</td><td></td></tr><tr><td>4</td><td></td><td></td></tr><tr><td>5</td><td></td><td></td></tr><tr><td>6</td><td></td><td></td></tr></table>	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE	1 12-20-23	FIRST SUBMITTAL		2 02-23-24	SECOND SUBMITTAL		3 03-19-24	THIRD SUBMITTAL		4			5			6			9.75 ACRES OUT OF THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 6.38 CITY OF LAVON, COLLIN COUNTY, TEXAS	PRELIMINARY PLAT FOR 78 COMMERCIAL EAST LOTS 1-5, BLOCK A COMMON AREA 1, BLOCK A COMMERCIAL TRACT NO. 1R, BLOCK A <table><tr><td>SCALE: 1" = 50'</td><td>MAPSCO:</td></tr></table>	SCALE: 1" = 50'	MAPSCO:
	SUBMITTAL DATE	DESCRIPTION	APPROVAL DATE																											
	1 12-20-23	FIRST SUBMITTAL																												
	2 02-23-24	SECOND SUBMITTAL																												
	3 03-19-24	THIRD SUBMITTAL																												
	4																													
	5																													
6																														
SCALE: 1" = 50'	MAPSCO:																													
LJA ENGINEERING, INC. 6060 NORTH CENTRAL EXPRESSWAY SUITE 400 DALLAS, TEXAS 75206 PHONE: (469) 621-0710 TEXAS REGISTRATION F-1386	PETRO-HUNT 78 COMMERCIAL EAST, LP 2101 CEDAR SPRINGS ROAD, SUITE 600 DALLAS, TEXAS 75201	PETRO-HUNT 78 COMMERCIAL EAST, LP 2101 CEDAR SPRINGS ROAD, SUITE 600 DALLAS, TEXAS 75201	ELECTRIC SERVICE: ONCOR		7																									
			WATER SOURCE: BCSUD																											
			SEWER SOURCE: CITY OF LAVON																											
			SCHOOL DISTRICT: CISD																											



78 COMMERCIAL ENTRANCE SPECIFICATIONS



TXDOT CONCEPTUAL DRIVEWAY PLAN
STATE HIGHWAY FRONTAGE ROAD
LAVON, TEXAS

78 COMMERCIAL EAST ENTRANCE SPECIFICATIONS

LJA Engineering, Inc.
6060 North Central Expressway
Suite 400
Dallas, Texas 75206
Phone 469.621.0710
FRN - F-1386

ARKA MONTESSORI DEVELOPMENT TRAFFIC IMPACT ANALYSIS

LJA Project No. NT4604-0022

Stephanie Taylor, PE, PTOE
LJA Engineering, Inc.



Stephanie Taylor

January 2024

ARKA MONTESSORI DEVELOPMENT TRAFFIC IMPACT ANALYSIS

January 31, 2024

LJA Project No. NT4604-0022

EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed **ARKA Montessori** development in Lavon, Texas.

This development will consist of a 12,900 square foot daycare with 30 employees and 220 students. Construction for this development is expected to be completed in 2026. The study horizon for this TIA is year 2031. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine if mitigation measures to address any resulting deficiencies are recommended.

The study area for this TIA includes the street network located within a mile from the proposed development's access points and includes the following intersections:

1. SH 78 at Grand Heritage Boulevard
2. SH 78 at Burnet Drive

For this study, the AM and PM peak hours were analyzed for each of the following scenarios:

1. Existing conditions (2024)
2. Build-out year (2026) – background traffic growth rate only
3. Build-out year (2026) – all background traffic
4. Build-out year (2026) – combined traffic
5. Horizon year (2031) – background traffic growth rate only
6. Horizon year (2031) – all background traffic
7. Horizon year (2031) – combined traffic

Peak hour traffic and 24-hour link data were collected on December 6, 2022. Based on previous discussion with city staff, an average annual growth rate of 4 percent was used to project future traffic volumes. This growth rate was then applied to the traffic counts to bring them to present day volumes. This growth rate was applied to the existing traffic volumes in order to determine the future background traffic volumes for the years 2026 and 2031. In addition to the growth rate, development volumes from Bear Creek Phases 3-6, the Lavon Tract, Crestridge Meadows, Bear Creek Commercial South, and future commercial development along the north side of SH 78 were added as background traffic.

The overall proposed development is expected to add 614 daily vehicle trips with 142 vehicle trips (75 in, 67 out) during the AM peak hour and 143 vehicle trips (67 in, 76 out) during the PM peak hour. These traffic volumes were distributed to the surrounding roadway network according to the existing travel patterns within the study area.

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 6th Edition* (HCM6). Level of Service analyses for intersections were completed using Synchro 11 traffic analysis software.

With the continued growth of background traffic volumes, the existing roadway system and intersections are already at or over capacity during the peak hours. The addition of development

related traffic adds to the already high delay. Thus, several improvements are recommended to help accommodate the traffic growth.

- Eastbound and northbound protected-permitted overlap right-turns at Grand Heritage Boulevard and SH 78
- Eastbound right-turn lane on SH 78 at Grand Heritage Boulevard

The following is a list of improvements recommended as a result of the development:

- Westbound right turn lane on SH 78 at Drive A

TABLE OF CONTENTS

I.	Introduction	1
1.1	Existing Area Conditions.....	1
1.1.1	Existing Roadway Configuration and Access	2
1.2	Proposed Area Conditions	2
II.	Methodology.....	3
2.1	Traffic Data and Existing Conditions	3
2.1.1	Background Traffic Growth	3
2.1.2	Peak Hour Factor.....	3
2.2	Trip Generation and Distribution	4
2.2.1	Trip Generation.....	4
2.2.2	Trip Distribution and Assignment	4
2.2.3	Internal Trip Capture.....	4
2.2.4	Pass-by Trip Reduction.....	4
2.2.5	Background plus Development Traffic Volumes.....	5
III.	Intersection Capacity Analysis.....	6
3.1	Existing Conditions	7
3.2	Background and Background plus Development Scenarios.....	7
3.2.1	Year 2026 Analysis.....	7
3.2.2	Year 2031 Analysis.....	9
3.3	Right and Left Turn Lane Analyses.....	11
3.3.1	Left-Turn Lanes	11
3.3.2	Right-turn Lanes	11
3.4	On-Site Queuing Analysis.....	11
IV.	Mitigation Measures	12
V.	Recommendations	13

LIST OF APPENDICES

Appendix A – Proposed Development Site Plan.....	A
Appendix B – Traffic Count Data.....	B
Appendix C – Turning Volume and Lane Configuration Exhibits	C
Appendix D – Synchro Reports	D

LIST OF TABLES

Table 1 - Vehicle Trip Generation Totals for Proposed Development	4
Table 2 – Level of Service Criteria for Intersections and Intersection Lane Groups	6
Table 3 – LOS Summary – Existing Conditions.....	7
Table 4 – LOS Summary – Year 2026 (Build out) Background Growth Rate Only.....	7
Table 5 – LOS Summary – Year 2026 (Build out) All Background Only	8
Table 6 – LOS Summary – Year 2026 (Build out) Background plus Development	8
Table 7 – LOS Summary – Year 2031 (Horizon) Background Growth Rate Only	9
Table 8 – LOS Summary – Year 2031 (Horizon) All Background Only	9
Table 9 – LOS Summary – Year 2031 (Horizon) Background plus Development.....	10

I. Introduction

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed ARKA Montessori development in Lavon, Texas. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine recommended mitigation measures to address any resulting deficiencies.

This development will consist of a 12,900 square foot daycare with 30 employees and 220 students. A copy of the proposed site concept plan is in **Appendix A**.

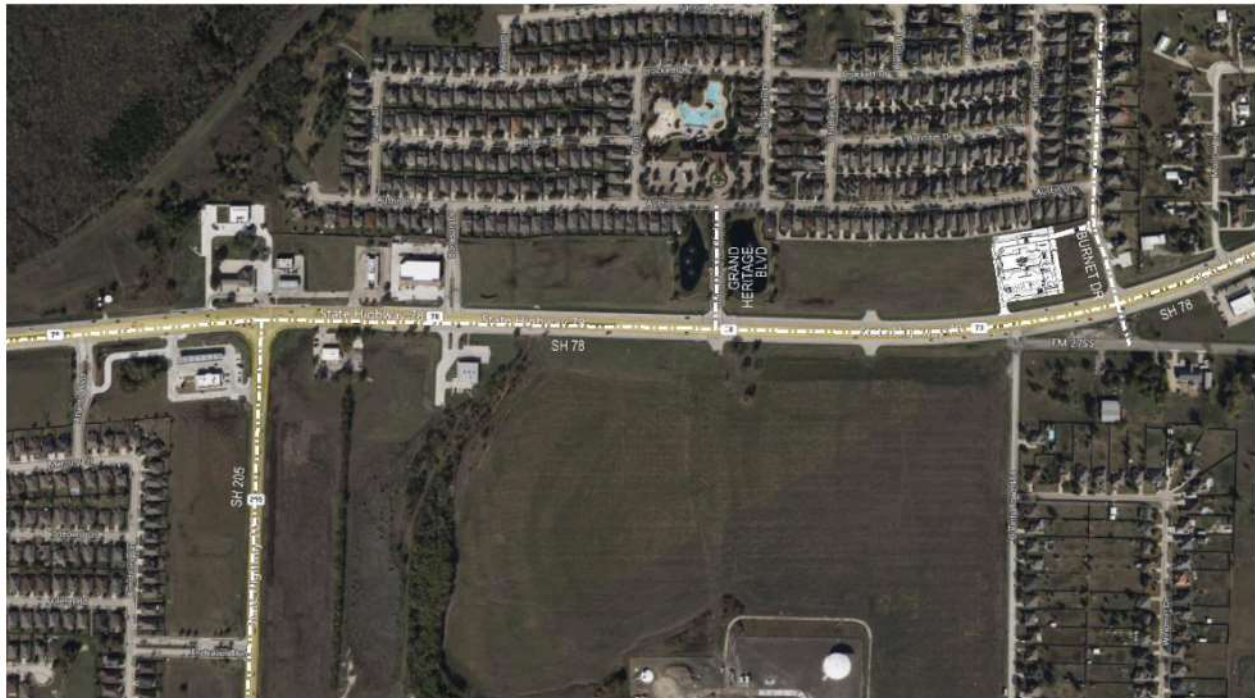


Figure 1 – Proposed Site Location

Construction build-out for this development is estimated to be completed in 2026. It should be noted that build-out of the residential and commercial/retail development is based on market conditions. The study horizon for this TIA is year 2031. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine recommended mitigation measures to address any resulting deficiencies.

1.1 Existing Area Conditions

The study area for this TIA includes the street network located within one mile from the proposed development's access points. Major intersections within the study area include:

1. SH 78 at Grand Heritage Boulevard
2. SH 78 at Burnet Drive

March 21, 2024

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

Re: Highway 78 Commercial East
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: March 19, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We have no further comments and recommend **approval**.

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

A handwritten signature in black ink, reading "Abra R Nusser".

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

March 20, 2024

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

Re: 78 Commercial East - 6 Lots, 1 Common Area, 9.75 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and Preliminary Engineering Plans dated March 19, 2024, as prepared by LJA Engineering for the above referenced property. The property is located on the north side of SH 78, south of Grand Heritage Club, west of Burnett Dr. and east of the Grand Heritage Blvd. in the City of Lavon. FMI comments should be considered supplemental to City Planning comments.

All previous comments have been satisfactorily addressed.

An overall traffic analysis of the impact of the entire property has not been provided for review as part of the Preliminary Plat. In lieu of an overall analysis, each individual lot being developed will be required to provide an analysis as part of the Final Plat submission.

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

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\78 Commercial East\78 Commercial East - Preliminary Plat - Rev 2.docx

March 19, 2024

Kim Dobbs
City of Lavon
PO Box 340
Lavon, Texas 75166
Attn: Reviewer name

Re: Response Letter for Case No.
Highway 78 Commercial East
LJA Job No. NT800-0022E

Dear Ms. Dobbs:

In response to the City of Lavon comments dated February 28, 2024, and March 14, 2024, we have addressed your comments as follows.

PLANNING & DESIGN COMMENTS:

1. Lot commercial Tract No.1R is a corner lot. The side yard setback on the eastern property boundary is 30 feet, per the governing PD standards below. Revise the plat to correct this setback line.

Section 3.6.2.4 Setback Standards. All measurements are in feet.

Minimum Setback and Separation Standards for Structures in Commercial Planning Areas	
Standard	Dimension (Feet)
Front Yard:	
Abutting SH 78 or SH 205	30
Not abutting S.H. 78 or S.H. 205	20
Rear Yard:	
Adjacent to a Residential Planning Area	50
Adjacent to or in a Commercial Planning Area	10
Side Yard:	
Abutting SH 78 or SH 205	30
Corner Lots	30
Adjacent to a Residential Planning Area	25
Adjacent to or in a Commercial Planning Area	5

Response: Setback limit corrected to 30ft.

2. Add the following not to the plat: "Common area shall be owned and maintained by the Property Owners Association."

Response: Note added to Prelim Plat.

PRELIMINARY PLAT:

1. The point of Beginning should be labeled.

Response: Added to Prelim Plat.

2. There are several discrepancies between the written description and the drawing. These should be corrected.

Response: Discrepancies between written description and drawing corrected.

3. There are several internal bearings/distances that should be verified.

Response: Internal bearings and distances verified.

4. The Vicinity Map should be "cleaned up".

Response: Vicinity Map cleaned up, adjacent properties and project location now visible.

PRELIMINARY ENGINEERING:

5. The proposed deceleration lane on SH 78 will require TxDOT approval.

Response: Noted, TxDOT driveway plans to be prepared.

6. Sewer service for Lot 1R should be shown.

Response: Sewer service provided by 4" sewer lateral off of Burnett Drive in the northeast corner.

7. The drainage plan should include information regarding the discharge location of each drainage basin, capacity of the storm sewer system accepting the discharge, any offsite flow should be shown and included, pre-development calculations and drainage area map should be provided.

Response: Downstream storm drain capacity provided on the exhibit along with pre-development flows. No off-site flows expected to enter the site and each lot is anticipated to contain its own drainage and discharge into the TxDOT ditch as it currently does.

8. An analysis of the traffic from this development and the impact on adjacent streets, including Burnett Dr and SH 78, and intersections should be provided for review. This analysis should include Burnett Drive as a signalized intersection. Deceleration and acceleration lanes should be addressed.

Response: TIA submitted for the daycare provided in this submission.

PRELIMINARY PLAT SHEET:

1. Verify

Response: Length corrected.

2. Does not match written description.

Response: Plan view corrected to match written description.

3. Verify bearing.

Response: Verified.

4. Verify Distance

Response: Distance corrected.

5. Move dimension to internal location for clarity

Response: Dimension relocated.

6. Does not match drawing 106.78ft

Response: Drawing corrected. Legal is correct.

7. Does not match drawing 400.54ft

Response: Drawing corrected. Legal is correct.

8. Repeated line

Response: Repeated line removed.

9. Clean up vicinity map

Response: Vicinity map text error corrected.

10. Verify distance 298.98

Response: Distance is correct.

11. Move dimension to internal location for clarity 64.90

Response: Distance moved to be internally located.

12. Does not match written description 106.77

Response: Drawing corrected. Legal is correct.

13. Label POB

Response: Point of Beginning label added.

PAVEMENT PLAN SHEET:

14. Right turn lane requires TxDOT approval

Response: Noted. TxDOT driveway plans to be prepared.

UTILITY PLAN SHEET:

15. Sewer service for 1R?

Response: Sewer service provided by 4" sewer lateral off of Burnett Drive in the northeast corner.

DRAINAGE PLAN SHEET:

16. Where is the drainage going? Is there capacity for increased flow or will detention be required? Is there any offsite flow that will need to be addressed? Calculations for pre-development should be provided, with associated drainage area map.

Response: Drainage arrows have been added to the drainage plan. The downstream TxDOT drainage system was designed to carry post-developed flows in line with our preliminary drainage calculations, therefore detention should not be required. TxDOT 78 Plans (dated 2/17/2012) have been included with this submittal for reference. There is no offsite flow running through the site. Pre-Development calculations have been added to the drainage plan.

If you have any questions or require additional information, please contact me at 214-451-0890. We trust this additional information will allow further review and processing for approval.

Sincerely,



Russell Walker, PE
Project Engineer

RW/bb

Enclosures

CC: Client City
Client
Project Manager

March 14, 2024

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

Re: 78 Commercial East - 6 Lots, 1 Common Area, 9.75 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat and Preliminary Engineering Plans dated February 23, 2024, as prepared by LJA Engineering for the above referenced property. The property is located on the north side of SH 78, south of Grand Heritage Club, west of Burnett Dr. and east of the Grand Heritage Blvd. in the City of Lavon. Comments have been provided by City Planning. FMI comments should be considered supplemental to City Planning comments. Our comments are as follows:

PRELIMINARY PLAT

1. The Point of Beginning should be labeled.
2. There are several discrepancies between the written description and the drawing. These should be corrected.
3. There are several internal bearings/distances that should be verified.
4. The Vicinity Map should be "cleaned up".

PRELIMINARY ENGINEERING

5. The proposed deceleration lane on SH 78 will require TxDOT approval.
6. Sewer service for Lot 1R should be shown.
7. The drainage plan should include information regarding the discharge location of each drainage basin, capacity of the storm sewer system accepting the discharge, any offsite flow should be shown and included, pre-development calculations and drainage area map should be provided.
8. An analysis of the traffic from this development and the impact on adjacent streets, including Burnett Dr and SH 78, and intersections should be provided for review. This analysis should include Burnett Drive as a signalized intersection. Deceleration and acceleration lanes should be addressed.

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

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

Ms. Kim Dobbs
78 Commercial East - Preliminary Plat Review
March 14, 2024
Page 2 of 2

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

Sincerely,
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill" followed by a stylized flourish.

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

F:\17024 - LAV General Servies\9 - Review\78 Commercial East\78 Commercial East - Preliminary Plat - Rev 1.docx

February 28, 2024

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

Re: Highway 78 Commercial East
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: February 23, 2024

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

PLANNING + DESIGN COMMENTS

1. Lot Commercial Tract No. 1R is a corner lot. The side yard setback on the eastern property boundary is 30 feet, per the governing PD standards below. Revise the plat to correct this setback line.

Section 3.6.2.4 Setback Standards. All measurements are in feet.

Minimum Setback and Separation Standards for Structures in Commercial Planning Areas	
Standard	Dimension (Feet)
Front Yard:	
Abutting SH 78 or SH 205	30
Not abutting S.H. 78 or S.H. 205	20
Rear Yard:	
Adjacent to a Residential Planning Area	50
Adjacent to or in a Commercial Planning Area	10
Side Yard:	
Abutting SH 78 or SH 205	30
Corner Lots	30
Adjacent to a Residential Planning Area	25
Adjacent to or in a Commercial Planning Area	5

2. Add the following note to the plat: "Common area shall be owned and maintained by the Property Owners Association."

Comments prepared and compiled by:



Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



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

February 23, 2024

Kim Dobbs
City of Lavon
PO Box 340
Lavon, Texas 75166
Attn: Reviewer name

Re: Response Letter
Highway 78 Commercial East
LJA Job No. NT800-0022E

Dear Ms. Dobbs:

In response to the City of Lavon comments dated January 16, 2024, we have addressed your comments as follows.

SUBSTANTIVE COMMENTS:

1. The minimum lot area is 0.5 acres per the governing zoning district. Proposed Lot 1 does not meet this minimum requirement. Revise the plat to designate Proposed Lot 1 as Common Area 1, Block A. Also, revise other proposed lot designations accordingly. Proposed Lot 5 will need to be labeled as "Commercial Tract No. 1R, Block A" due to how it was originally platted.

Response: Lot names revised.

2. Show and label the existing variable width fire lane and access easement on Proposed Lot 2. If all or a portion of it is proposed to be abandoned, please show and label it accordingly as "abandoned by this plat." New configuration is subject to City Engineer and City Fire Marshal review and approval.

Response: Variable width fire lane and access easement added to Proposed Lot 2. Additional easement at existing TxDOT driveway revised to encompass full drive width.

3. Revise the plat to provide and extend the fire lane and access easement east-west, across Proposed Lot 3, in the front and/or rear of the proposed lot to provide continuous mutual access and fire lane throughout the entire subject property. Provide a minimum 30-foot turning radius for the proposed fire lane and access easement from the proposed driveway along SH78, turning west onto proposed Lot 3. Access subject to City Engineer and TxDOT review and approval.

Response: Mutual access and fire lane easement provided running along Lot 3 (now Lots 3 & 4).

4. Add minimum building setback lines for each proposed lot. Please reference the minimum setback standards below from the governing PD:

Section 3.6.2.4 Setback Standards. All measurements are in feet.

Minimum Setback and Separation Standards for Structures in Commercial Planning Areas	
Standard	Dimension (Feet)
Front Yard:	
Abutting SH 78 or SH 205	30
Not abutting S.H. 78 or S.H. 205	20
Rear Yard:	
Adjacent to a Residential Planning Area	50
Adjacent to or in a Commercial Planning Area	10
Side Yard:	
Abutting SH 78 or SH 205	30
Corner Lots	30
Adjacent to a Residential Planning Area	25
Adjacent to or in a Commercial Planning Area	5

Response: Minimum setbacks added to Preliminary Plat.

5. Please submit required preliminary engineering documents/plans per the Subdivision Ordinance.

Response: Preliminary Engineering plans provided with submittal.

PLAT DRAWING/ADMINISTRATIVE COMMENTS:

6. Revise the plat to provide existing lot and abstract information, and ghosted lot lines, within the subject property.

Response: Existing lot and abstract information provided and ghosted deed line indicated on plan.

7. Add the Preliminary Plat approval block listed in Section 9.02.004.c(6) of the Subdivision Ordinance.

Response: Approval block added to preliminary plat.

8. Revise the plat to move the written scale indication (1"=50') to be under the graphic scale.

Response: Scale label adjusted.

9. Revise the plat's title block to include the following information:

- The proposed name of the subdivision.
 - Proposed lots and blocks.
 - The total number of proposed lots.
 - Total acreage of the proposed subdivision, and
 - Previous plat information (lot and block designations, associated acreages, and volume/page recordation information) from the two final plats located within the subject property and the abstract information with associated acreages of the unplatted portion of the subject property.
- (Remove the generic plat document number (PP-XXX-XXX).)

Response:

- a. *Proposed name provided in Preliminary Plat title block.*
- b. *Proposed lots added to title block.*
- c. *Total number of proposed lots added to title block.*
- d. *Total acreage (9.75 acres) provided in title block.*
- e. *Provided in plat.*

Generic plat document number removed from title block.

10. Revise the plat to label the adjacent subdivision on the north side of the subject property.

Response: Adjacent property information provided on plat.

11. Revise the plat to provide a metes and bounds description of the subject property (error of closure shall not exceed one (1) in ten thousand (10,000)) and exact acreage.

Response: Metes and bounds description added.

12. Revise the plat to add a submittal date within the submittal date section near the title block.

Response: Submittal date added to submittal date section.

13. FYI - A four (4) foot sidewalk will be required on the east side of proposed Lot 5 per the governing PD. The sidewalk must be constructed prior to the issuance of a certificate of occupancy for any improvements constructed on proposed Lot 5.

Response: Noted.

78 COMMERCIAL EAST COMMENTS:

1. Lot 2 is a previously platted lot (78 Commercial East Addition, Lot 1, Block A). It is not clear if the intent of this Plat is to Replat this lot. If not, then this existing platted lot should be addressed in this plat, including current lot ownership.

Response: Lot title revised in preliminary plat to read as LOT 1, BLOCK A.

2. Existing drainage and sanitary sewer easements should be shown on the north side of Lot 1, 2 & 5, as appropriate.

Response: Missing easements provided.

3. The fire lane easement on Lot 2 does not conform to IFC requirements for dead ends. If this lot is to be replatted (current platted fire lane is acceptable), the fire lane as shown will require modification to meet code.

Response: Fire lane revised to match the approved plat's fire easement.

4. Filing information should be provided for the existing fire lane & access easement east of Lot 2.

Response: Existing easement information provided to plat.

5. The fire lane and access easement should be continuous across the frontage of Lot 3.

Response: Mutual access and fire lane easement provided running along Lot 3 (now Lots 3 & 4).

6. The waterline easement notated on Lot 3 does not appear to exist. Please verify and provide a deed for the easement.

Response: Easement revised to proposed easement to cover Bear Creek SUD line before bending into existing Lavon Water Company Easement.

7. The proposed driveway appears to conflict with existing water appurtenances. Consider relocating to clear the appurtenances. Maintain TxDOT driveway location standards. This driveway will require a TxDOT permit.

Response: Future driveway location coordinated with NTMWD. Above ground blow off to be reconstructed outside of future driveway.

8. The deed number for the existing NTMWD easement should be corrected.

Response: Easement number corrected.

9. There is an existing NTMWD waterline that does not appear to be within a filed easement. This is also the area for the proposed fire lane. The Developer should address this conflict and specify fire lane maintenance requirements or relocate fire lane or waterline to remove conflict.

Response: Proposed driveway coordinated with NTMWD. Proposed additional NTMWD easement provided for portion of NTMWD easement outside of existing.

10. The proposed fire lane on Lot 4 should be shifted north for a common boundary with the existing Lavon Water Supply easement (similar to Lot 2).

Response: Per discussion with Kiew Kam (Daycare Engineer) and Mark Hall (City Engineer) the drive aisle is no longer a fire lane and does not need to be relocated.

11. The fire lane is shown to terminate at the west boundary of Lot 4. An IFC compliant dead end is required.

Response: Fire lane designation removed. IFC compliant dead end provided in remaining fire lane.

12. There is missing bearing and distance along Burnett Drive.

Response: Missing bearing and distance added.

PRELIMINARY PLAT

1. 2023000106093

Response: Easement instrument number has been corrected.

2. 2023000106094

Response: Easement instrument number has been corrected.

3. Lot 1 Block A: Drainage Easement 2023000111889.

Response: Missing easement added.

4. Lot 2 Block A 1.23 Acres: Does not match Scrubbies Plat.

Response: Acreage corrected.

5. This has been platted.

Response: Noted, revised to match Scrubbies Plat.

6. 2023000111890

Response: Easement instrument number has been corrected.

7. Need fire/access easement.

Response: Fire Lane & Access easement provided on plan.

8. This document/easement does not appear to exist. Please verify and provide copy.

Response: Easement does not exist. Revised to proposed easement to cover portion of the Bear Creek SUD line before bending into Lavon Water Supply Easement.

9. Consider relocating so as to not interfere with water blowoff.

Response: Blow off relocation coordinated with NTMWD. Aboveground portion to be reconstructed outside proposed driveway.

10. Will require TxDOT permit.

Response: Noted. Preliminary TxDOT Driveway Exhibit provided with submittal for city approval.

11. 20121102001404870

Response: Easement instrument number has been corrected.

12. Do not encroach into existing water easement- Shift north or common easement line.

Response: Per conversation with Daycare Engineer and Mark Hall drive aisle is no longer a fire lane and the overlap can remain.

13. Address conflict of existing waterline, fire lane, etc. Verify responsibilities of repairs and maintenance.

Response: Ownership of waterlines identified in Preliminary Utility Exhibit.

14. Requires IFC compliant dead-end treatment.

Response: Per conversation with Daycare Engineer and Mark Hall the drive aisle is no longer a fire lane and IFC dead-end treatment no longer required.

15. This appears to be water easement by Plat.

Response: Missing waterline easement added to preliminary plat.

16. Missing bearing/distance.

Response: Missing bearing/distance added to plan.

17. Utility easement and wall & Sewer easement are missing.

Response: Missing easement added.

If you have any questions or require additional information, please contact me at 214-451-0890. We trust this additional information will allow further review and processing for approval.

Sincerely,

A handwritten signature in blue ink, appearing to read "Russell Walker", with a stylized flourish at the end.

Russell Walker, PE
Project Engineer

RW/bb

Enclosures

CC: Matthew Johnson – Petro-Hunt

January 16, 2024

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

Re: 78 Commercial East - 4 Lots, 1 Common Area, 9.75 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary Plat dated December 21, 2023, as prepared by LJA Engineering for the above referenced property. The property is located on the north side of SH 78, south of Grand Heritage Club, west of Burnett Dr. and east of the Grand Heritage Blvd. in the City of Lavon. Planning comments have been provided by LJA Engineering, Inc. FMI comments should be considered supplemental to the LJA comments. Plans for any improvements have not been provided for review. Our comments are as follows:

1. Lot 2 is a previously platted lot (78 Commercial East Addition, Lot 1, Block A). It is not clear if the intent of this Plat is to Replat this lot. If not, then this existing platted lot should be addressed in this plat, including current lot ownership.
2. Existing drainage and sanitary sewer easements should be shown on the north side of Lot 1, 2 & 5, as appropriate.
3. The fire lane easement on Lot 2 does not conform to IFC requirements for dead ends. If this lot is to be replatted (current platted fire lane is acceptable), the fire lane as shown will require modification to meet code.
4. Filing information should be provided for the existing fire lane & access easement east of Lot 2.
5. The fire lane and access easement should be continuous across the frontage of Lot 3.
6. The waterline easement notated on Lot 3 does not appear to exist. Please verify and provide a deed for the easement.
7. The proposed driveway appears to conflict with existing water appurtenances. Consider relocating to clear the appurtenances. Maintain TxDOT driveway location standards. This driveway will require a TxDOT permit.
8. The deed number for the existing NTMWD easement should be corrected.
9. There is an existing NTMWD waterline that does not appear to be within a filed easement. This is also the area for the proposed fire lane. The Developer should address this conflict and specify fire lane maintenance requirements or relocate fire lane or waterline to remove conflict.
10. The proposed fire lane on Lot 4 should be shifted north for a common boundary with the existing Lavon Water Supply easement (similar to Lot 2).

11. The fire lane is shown to terminate at the west boundary of Lot 4. An IFC compliant dead end is required.

12. There is missing bearing and distance along Burnett Drive.

This concludes our review of the above-referenced Preliminary Plat. A copy, with markups, is attached for your convenience. Preliminary plans, including information on any traffic impact to adjacent roads and intersections, should be provided for review.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\78 Commercial East\78 Commercial East - Preliminary Plat - Rev 0.docx

January 16, 2024

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

Re: Highway 78 Commercial East
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: December 21, 2023

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

PLANNING + DESIGN COMMENTS

Substantive Comments:

1. The minimum lot area is 0.5 acres per the governing zoning district. Proposed Lot 1 does not meet this minimum requirement. Revise the plat to designate Proposed Lot 1 as Common Area 1, Block A. Also, revise other proposed lot designations accordingly. Proposed Lot 5 will need to be labeled as "Commercial Tract No. 1R, Block A" due to how it was originally platted.
2. Show and label the existing variable width fire lane and access easement on Proposed Lot 2. If all or a portion of it is proposed to be abandoned, please show and label it accordingly as "abandoned by this plat." New configuration is subject to City Engineer and City Fire Marshal review and approval.
3. Revise the plat to provide and extend the fire lane and access easement east-west, across Proposed Lot 3, in the front and/or rear of the proposed lot to provide continuous mutual access and fire lane throughout the entire subject property. Provide a minimum 30-foot turning radius for the proposed fire lane and access easement from the proposed driveway along SH78, turning west onto proposed Lot 3. Access subject to City Engineer and TxDOT review and approval.

4. Add minimum building setback lines for each proposed lot. Please reference the minimum setback standards below from the governing PD:

Section 3.6.2.4 Setback Standards. All measurements are in feet.

Minimum Setback and Separation Standards for Structures in Commercial Planning Areas	
Standard	Dimension (Feet)
Front Yard:	
Abutting SH 78 or SH 205	30
Not abutting S.H. 78 or S.H. 205	20
Rear Yard:	
Adjacent to a Residential Planning Area	50
Adjacent to or in a Commercial Planning Area	10
Side Yard:	
Abutting SH 78 or SH 205	30
Corner Lots	30
Adjacent to a Residential Planning Area	25
Adjacent to or in a Commercial Planning Area	5

5. Please submit required preliminary engineering documents/plans per the Subdivision Ordinance.

Plat Drawing/Administrative Comments:

6. Revise the plat to provide existing lot and abstract information, and ghosted lot lines, within the subject property.
7. Add the Preliminary Plat approval block listed in Section 9.02.004.c(6) of the Subdivision Ordinance.
8. Revise the plat to move the written scale indication (1"=50') to be under the graphic scale.
9. Revise the plat's title block to include the following information:
 - a. The proposed name of the subdivision;
 - b. Proposed lots and blocks;
 - c. The total number of proposed lots;
 - d. Total acreage of the proposed subdivision; and
 - e. Previous plat information (lot and block designations, associated acreages, and volume/page recordation information) from the two final plats located within the subject property and the abstract information with associated acreages of the unplatted portion of the subject property.

(Remove the generic plat document number (PP-XXX-XXX).)

10. Revise the plat to label the adjacent subdivision on the north side of the subject property.
11. Revise the plat to provide a metes and bounds description of the subject property (error of closure shall not exceed one (1) in ten thousand (10,000)) and exact acreage.
12. Revise the plat to add a submittal date within the submittal date section near the title block.
13. FYI – A four (4) foot sidewalk will be required on the east side of proposed Lot 5 per the governing PD. The sidewalk must be constructed prior to the issuance of a certificate of occupancy for any improvements constructed on proposed Lot 5.

Comments prepared and compiled by:



Tiffany McLeod, AICP, EIT
Project Manager, Placemaking + Resilience at LJA
Email: tmcleod@lja.com
Phone: 469.348.6571
On behalf of the City of Lavon, TX

Quality check by:



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



CITY OF LAVON Agenda Brief

MEETING: April 2, 2024

ITEM: 6-E

Consent Agenda:

Approve the revision of the approved unrecorded replat of Lake Breeze Estates, Block A, Lot 32C on approximately 11.809 acres of land, situated east of Bently Farms, fronting SH 78 southwest of the intersection of SH 78 and Oak Drive, Lavon, Collin County, Texas, to add a plat note regarding deferred installation of required public infrastructure to be installed prior to issuance of a building permit (CCAD Property ID 2864647).

Application Information

Owner(s): Lavon 678 Development, L.L.C.

Applicant: Jason Trafton, Ion Design Group, L.L.C.

Location: Southwest of the intersection of SH 78 and Oak Drive

Description: Lake Breeze Estates, Block A, Lot 32C Commercial
Lavon, Collin County, Texas

Current Zoning: Planned Development District (PD)

Request: Revise the replat to add a development note

Request Details

The applicant is seeking approval of a revision of the approved and unrecorded replat of commercial Lot 32C Commercial to add a plat note to defer the installation of public infrastructure. The owner of Lake Breeze is responsible for constructing the infrastructure and is participating in funding the design and construction of the signal.

The property is presently undeveloped.

The proposed plat note specifies that the public infrastructure is required to be installed prior to issuance of a building permit.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE APPROVED UNRECORDED REPLAT OF LAKE BREEZE ESTATES, BLOCK A, LOT 32C ON APPROXIMATELY 11.809 ACRES OF LAND, SITUATED EAST OF BENTLY FARMS, FRONTING SH 78 SOUTHWEST OF THE INTERSECTION OF SH 78 AND OAK DRIVE, LAVON, COLLIN COUNTY, TEXAS, TO ADD A PLAT NOTE REGARDING DEFERRED INSTALLATION OF REQUIRED PUBLIC INFRASTRUCTURE TO BE INSTALLED PRIOR TO ISSUANCE OF A BUILDING PERMIT.

MOTION MADE: NABORS

SECONDED: JACOB

APPROVED: UNANIMOUS (Absent: Tiegs)

Staff Notes:

The revision of the replat conforms meets the technical requirements of the subdivision regulations. The proposed revision has been reviewed by the city attorney and approval is recommended.

Attachments: 1. Application and Replat
2. Location Exhibits

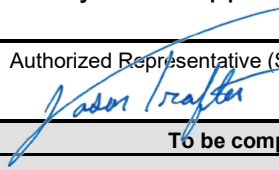


CITY OF LAVON

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

PLAT APPLICATION

Incomplete applications will not be accepted.

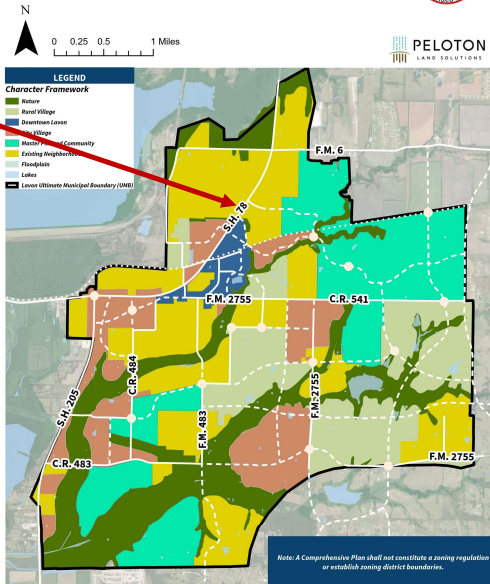
Company Making Submission		Property Owner	
Name: <u>Ion Design Group, PLLC</u>		Name: <u>Lavon 678 Development LLC</u>	
Address: <u>7075 Twin Hills Ave, Ste 350</u>		Address: <u>1591 Lake Road</u>	
City/State/Zip: <u>Dallas, TX 75243</u>		City/State/Zip: <u>Lavon, TX 75166</u>	
Phone #: <u>214.370.3470</u>	Fax #: _____	Phone #: <u>214.778.7272</u>	Fax #: _____
Authorized Person: <u>Jason Trafton, PE</u>		Authorized Person: <u>William Sorrels</u>	
Type of Submission		Date	
<input type="checkbox"/> Preliminary Plat			
<input type="checkbox"/> Final Plat			
<input type="checkbox"/> Re-Submittal			
<input type="checkbox"/> Construction Plans			
<input checked="" type="checkbox"/> Other (eg. Replat; Development Plat; Short-Form Plat)		<u>3/21/2024</u>	
Check List of Items Submitted			
<input type="checkbox"/> (two) full size sets of plats (24x36)			
<input type="checkbox"/> (two) full size construction sets (24x36)			
<input type="checkbox"/> (one) half size sets of plats (11x17)			
<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)			
<input checked="" type="checkbox"/> (one) PDF plats (on separate CD's)			
<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)			
Application Fees			
Preliminary Plat	Per Fee Schedule		
Final Plat	Per Fee Schedule		
Re-Plat	Per Fee Schedule		
Public Infrastructure Inspection	Per Fee Schedule		
<p>To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.</p>			
<p>NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.</p>			
Authorized Representative (Printed Name) <u>Jason Trafton</u>		Authorized Representative (Signature) 	
		Date: <u>3/21/2024</u>	
To be completed by the City			
In Takers Name:			
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
P&Z Review Date:		Council Action Date:	
<input type="checkbox"/> Approved		<input type="checkbox"/> Approved	
<input type="checkbox"/> Rejected		<input type="checkbox"/> Rejected	
Comments:			

Future Land Use Plan



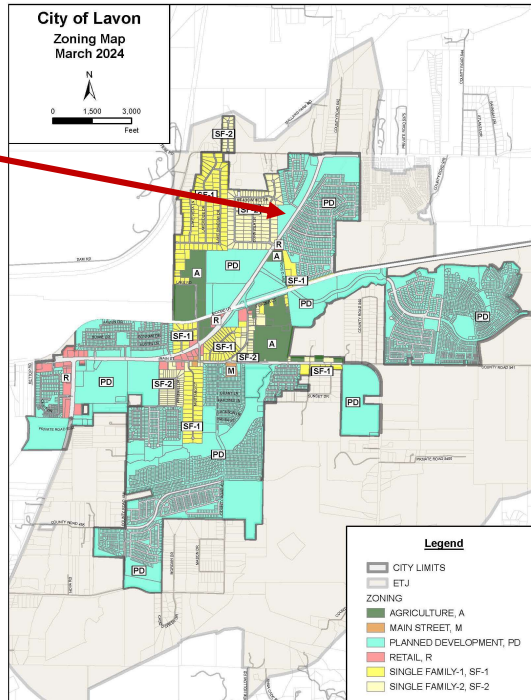
Character Framework

Lavon, Texas | Adopted April 19, 2022



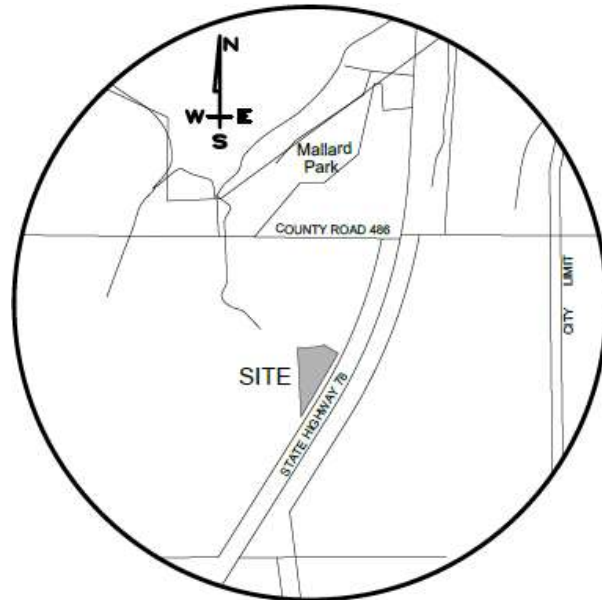
19

Zoning Map



20

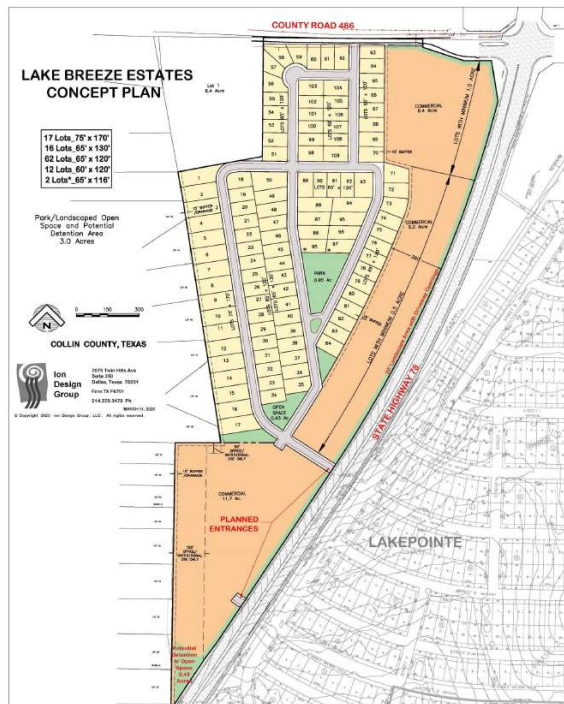
**Lake Breeze
Estates
South
Commercial
Location Exhibit**



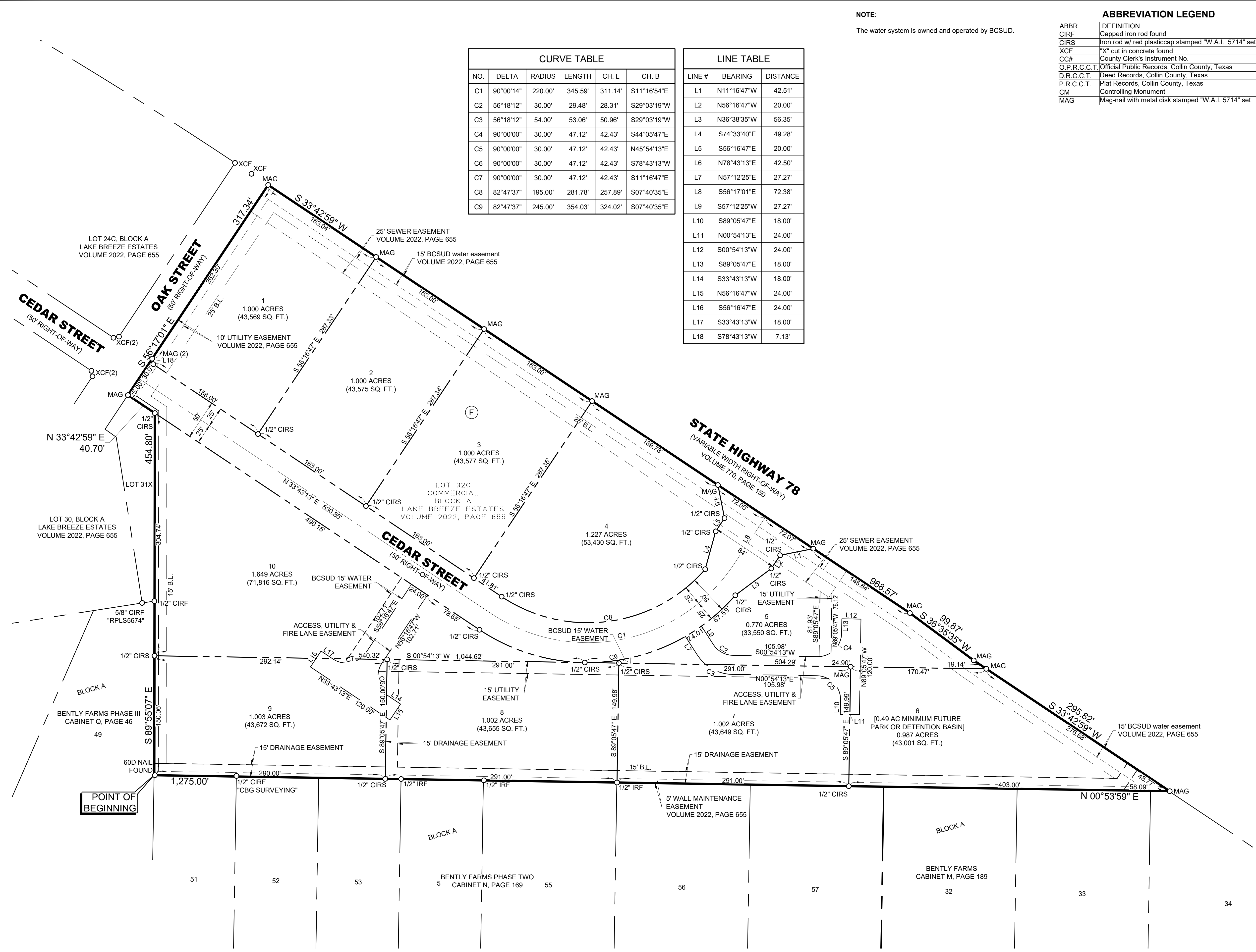
VICINITY MAP
NOT TO SCALE

21

**Lake Breeze
Estates
South
Commercial
Location
Exhibit**



22



FLOOD NOTE

According to the Federal Emergency Management Agency, Flood Insurance Rate Map Community Panel No. 48085C0270K, dated June 7, 2017, this property is within Flood Zone X.

Zone X - Areas determined to be outside the 0.2% annual chance floodplain.

This flood statement does not imply that the property and/or the structure 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.

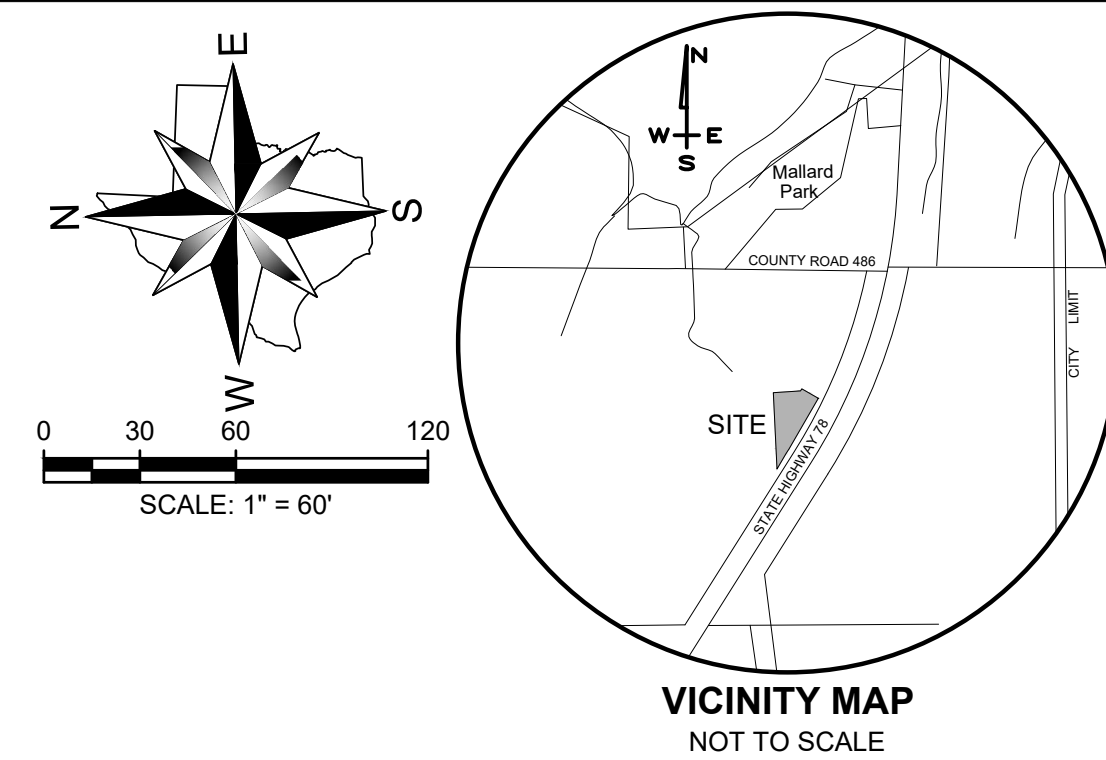
NOTE:

The water system is owned and operated by BCSUD.

CURVE TABLE					
NO.	DELTA	RADIUS	LENGTH	CH. L	CH. B
C1	90°00'14"	220.00'	345.59'	311.14'	S11°16'54"E
C2	56°18'12"	30.00'	29.48'	28.31'	S29°03'19"W
C3	56°18'12"	30.00'	53.06'	50.96'	S29°03'19"W
C4	90°00'00"	30.00'	47.12'	42.43'	S44°05'47"E
C5	90°00'00"	30.00'	47.12'	42.43'	N45°54'13"E
C6	90°00'00"	30.00'	47.12'	42.43'	S78°43'13"W
C7	90°00'00"	30.00'	47.12'	42.43'	S11°16'47"E
C8	82°47'37"	195.00'	281.78'	257.89'	S07°40'35"E
C9	82°47'37"	245.00'	354.03'	324.02'	S07°40'35"E

LINE TABLE		
LINE #	BEARING	DISTANCE
L1	N11°16'47"W	42.51'
L2	N56°16'47"W	20.00'
L3	N36°38'35"W	56.35'
L4	S74°33'40"E	49.28'
L5	S56°16'47"E	20.00'
L6	N78°43'13"E	42.50'
L7	N57°12'25"E	27.27'
L8	S56°17'01"E	72.38'
L9	S57°12'25"W	27.27'
L10	S89°05'47"E	18.00'
L11	N00°54'13"E	24.00'
L12	S00°54'13"W	24.00'
L13	S89°05'47"E	18.00'
L14	S33°43'13"W	18.00'
L15	N56°16'47"W	24.00'
L16	S56°16'47"E	24.00'
L17	S33°43'13"W	18.00'
L18	S78°43'13"W	7.13'

ABBREVIATION LEGEND	
ABBR.	DEFINITION
CIRF	Capped iron rod found
CIRS	Iron rod w/ red plasticcap stamped "W.A.I. 5714" set
XCF	"X" cut in concrete found
CC#	County Clerk's Instrument No.
O.P.R.C.C.T.	Official Public Records, Collin County, Texas
D.R.C.C.T.	Deed Records, Collin County, Texas
P.R.C.C.T.	Plat Records, Collin County, Texas
CM	Controlling Monument
MAG	Mag-nail with metal disk stamped "W.A.I. 5714" set



REPLAT
"REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C"
LOTS 1-10, BLOCK F
BEING 11.809 ACRES (514,397 SQ. FT.) OUT OF THE S. M. RAINIER SURVEY, ABSTRACT NO. 740
BEING A REPLAT OF LOT 32C COMMERCIAL, BLOCK A, LAKE BREEZE ESTATES AS RECORDED IN VOLUME 2022, PAGE 655
CITY OF LAVON, COLLIN COUNTY, TEXAS
PREPARED: December, 2023
REVISED: Tuesday, March 19, 2024 2:07:32 PM

SURVEYOR:
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelmann.com

DEVELOPER:
Kingbridge Construction
111 Newcastle Drive
Rockwall, Texas 75082

OWNER:
Lavon 678 Development, LLC
1591 Lake Road
Lavon, Texas 75166

Winkelmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS
6750 HILLCREST PLAZA DRIVE, SUITE 215
DALLAS, TEXAS 75230
PHONE: (972) 490-7090
FAX: (972) 490-7099
TOLL FREE: 1-800-490-7090
E-MAIL: info@winkelmann.com
WWW.WINKELMANN-ASSOCIATES.COM
COPYRIGHT © 2024 WINKELMANN & ASSOCIATES, INC.

REPLAT
"REPLAT OF LAKE BREEZE ESTATES BLOCK A, LOT 32C"
LOTS 1-10, BLOCK F
LAVON, COLLIN COUNTY, TEXAS

Date : 8.16.23
Scale : 1" = 60'
File : 69170.0E-PPLT
Project No. : 69170.0E

SHEET 1 OF 2

STATE OF TEXAS §
COUNTY OF COLLIN §

BEGINNING at a 60D nail found for the Northwest corner of said Lot 32C, Block A, and the Northeast corner of Lot 51, Block A, Bently Farms Phase Two, an addition to the City of Lavon, Collin County, Texas, according to the Plat thereof recorded in Cabinet N, Page 169, Official Public Records, Collin County, Texas, on the South line of Lot 49, Block A, of Bently Farms Phase III, an addition to the City of Lavon, Collin County, Texas, according to the Plat thereof recorded in Cabinet Q, Page 46, Official Public Records, Collin County, Texas;

THENCE North 33 degrees 42 minutes 59 seconds East, along the Southeast line of said Lot 31X, Block A, a distance of 40.70 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for the North corner of said Lot 32C, Block A, on the Southwest right-of-way of Oak Street, a 50-foot right-of-way;

THENCE along the Southeast lines of said Lot 32C, Block A, and the Northwest right-of-way of said State Highway 78, the following courses and distances:

South 36 degrees 35 minutes 35 seconds West, a distance of 99.87 feet to a 1/2-inch iron rod with red plastic cap stamped "W.A.I. 5714" set for corner;

THENCE North 00 degrees 53 minutes 59 seconds East, departing the Northwest right-of-way of said State Highway 78, along the West line of said Lot 32C, Block A, and the East lines of Bently Farms and Bently Farms Phase Two, a distance of 1,275.00 feet to the POINT OF BEGINNING.

Bearings shown hereon are based upon an on-the-ground Survey performed in the field on the 26th day of September, 2022, utilizing a G.P.S. bearing related to the Texas Coordinate System, North Texas Central Zone (4202), NAD 83, grid values from the City of Allen, Geodetic Monument No. 5 and Monument No. 8.

STATE OF TEXAS §
COUNTY OF COLLIN §

easement strips on said plat. Any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs, or other improvements, or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips, and any public utility shall at all times have the right of ingress and egress to and from and upon any of said easement strips for the purpose of construction, reconstruction, inspecting, patrolling, maintaining and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

Lavon 678 Development, LLC does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and rights unto the public, against every person whomsoever lawfully claiming or to claim the same or any part thereof.

Witness my hand this _____ day of _____, 2024.

STATE OF TEXAS §
COUNTY OF _____ §

GIVEN under my hand and seal of office, this the ____ day of _____ 2024.

My Commission expires: _____

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

Name/Title: _____
Date: _____

That I, Leonard J. Lueker, do hereby certify that I have prepared this plat and the field notes shown hereon from an on the ground survey of the land, and this plat is a true, correct and accurate representation of the physical evidence found at the time of survey; that the corner monuments shown hereon were found and/or placed under my personal supervision. This plat was prepared in accordance with the platting rules and regulations of the City of Lavan, Collin County, Texas.

Leonard J. Lueker
Registered Professional Land Surveyor
Texas Registration No. 5714
Winkelmann & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
(214) 490-7090

STATE OF TEXAS §
COUNTY OF DALLAS §

GIVEN under my hand and seal of office, this the ____ day of _____ 2024.

Notary Public in and for _____ County, Texas

My Commission expires: _____

Recommended for Approval:

Date: _____
Chairman, Planning and Zoning Commission

Approved for preparation of Final Plat:

Date: _____
Mayor, City of Lavon, Texas

SURVEYOR:
Winkelman & Associates, Inc.
6750 Hillcrest Plaza Drive, Suite 215
Dallas, Texas 75230
Phone: (972) 490-7090
Fax: (972) 490-7099
Leonard J. Lueker
l.lueker@winkelman.com

DEVELOPER:
Kingbridge Construction
111 Newcastle Drive
Rockwall, Texas 75032

OWNER:
Lavon 678 Development, LLC
1591 Lake Road
Lavon, Texas 75166

REPLAT
**"REPLAT OF LAKE BREEZE
 ESTATES BLOCK A, LOT 32C"**
 LOTS 1-10, BLOCK F
 BEING 11.809 ACRES (514,397 SQ. FT.) OUT OF THE S. M.
 RAINIER SURVEY, ABSTRACT NO. 740
 BEING A REPLAT OF LOT 32C COMMERCIAL, BLOCK A, LAKE
 BREEZE ESTATES AS RECORDED IN VOLUME 2022, PAGE 6
 CITY OF LAVON, COLLIN COUNTY, TEXAS
 PREPARED: December, 2023
 REVISED: Tuesday, March 19, 2024 2:07:32 PM

**"REPLAT OF LAKE BREEZE ESTATES
BLOCK A, LOT 32C"**
REPLAT
LOTS 1-10, BLOCK F
LAVON, COLLIN COUNTY, TEXAS

S. M. RAINIER SURVEY, ABSTRACT NO. 740
LAVON, COLLIN COUNTY, TEXAS

Winkmann & Associates, Inc.
CONSULTING CIVIL ENGINEERS ■ SURVEYORS
75750 HILLCREST PLAZA DRIVE, SUITE 325 (972) 400-7090
DALLAS, TEXAS 75220 (972) 480-7099 F
Texas Engineers Registration No. 891
Texas Surveyors No. 1036600 Expires 12/31/2025

Date : 8.16.23
Scale : N/A
File : 69170.0
Project No. : 69170.0

SHEET
2
OF
2



CITY OF LAVON Agenda Brief

MEETING: April 2, 2024

ITEM: 6 - F

Consent Agenda:

Approve the preliminary plat of Lot 3 and 4, Block A, SB Lavon Addition consisting of two non-residential lots on approximately 4.532 acres of land out of the William H. Moore Survey, Abstract No. 638, situated north of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614354).

Application Information

Owner(s): 78 Commercial West, LP

Applicant: Triangle Engineering

Location: North of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive

Description: Approximately 4.532 acres out of the William H. Moore Survey, A-638, City of Lavon, Collin County, Texas, (CCAD Parcel ID 2614354)

Current Zoning: Planned Development

Request: Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of a commercially zoned area in the vicinity of 875 S. SH 78. The site will be developed in accordance with Ordinance No. 2004-09-05 that established the Grand Heritage Planned Development (PD), as amended.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE § 212.004. PLAT REQUIRED

PLAT REQUIRED. (a) The owner of a tract of land located within the limits or in the extraterritorial jurisdiction of a municipality who divides the tract in two or more parts to lay out a subdivision of the tract, including an addition to a municipality, to lay out suburban, building, or other lots, or to lay out streets, alleys, squares, parks, or other parts of the tract intended to be dedicated to public use or for the use of purchasers or owners of lots fronting on or adjacent to the streets, alleys, squares, parks, or other parts must have a plat of the subdivision prepared. A division of a tract under this subsection includes a division regardless of whether it is made by using a metes

and bounds description in a deed of conveyance or in a contract for a deed, by using a contract of sale or other executory contract to convey, or by using any other method. A division of land under this subsection does not include a division of land into parts greater than five acres, where each part has access and no public improvement is being dedicated.

The property is zoned Planned Development (PD). The preliminary plat is prepared in conformance with the zoning requirements and the Future Land Use Plan. The intended use reported for the property is for a multitenant retail plaza and restaurant.

Water

The development is located within the certificated area of the Bear Creek Special Utility District (BCSUD). A conceptual water plan has been submitted and reviewed.

Sewer

The development will be served by the City of Lavon.

Roads

No roads are proposed for construction within the project. Access is from cross access easements across the Taco Bell and Starbucks properties to connect to Burleson Drive and from an access easement east of the property to connect to SH 78. A preliminary access plan for the adjacent property and traffic estimates have been provided and reviewed. A Traffic Impact Analysis is presently in review.

Parks and Trails

The site will contain appropriate pedestrian connections.

Floodplain and Drainage

The conceptual drainage plans have been reviewed by the city engineer.

The application and plans generally satisfy the criteria for approval.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE PRELIMINARY PLAT OF LOT 3 AND 4, BLOCK A, SB LAVON ADDITION CONSISTING OF TWO NON-RESIDENTIAL LOTS ON APPROXIMATELY 4.532 ACRES OF LAND OUT OF THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638, SITUATED NORTH OF SH 78, WEST OF GRAND HERITAGE BOULEVARD, AND EAST OF BURLESON DRIVE, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS

SECONDED: COX

APPROVED: UNANIMOUS (Absent: Tiegs)

Staff Notes:

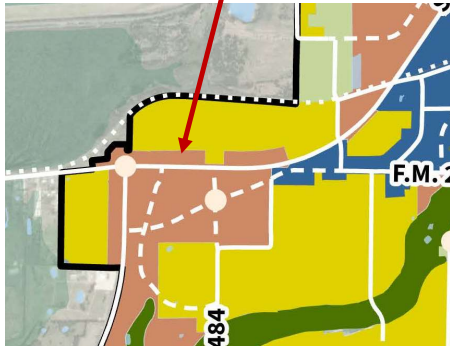
The proposed site plan was reviewed by the city engineer, planning consultant, and staff development review committee (DRC).

Approval of the preliminary plat is recommended subject to the city engineer's approval.

Attachments:

1. Location Exhibits
2. Application and preliminary plat
3. Engineering and planning correspondence

Future Land Use Plan

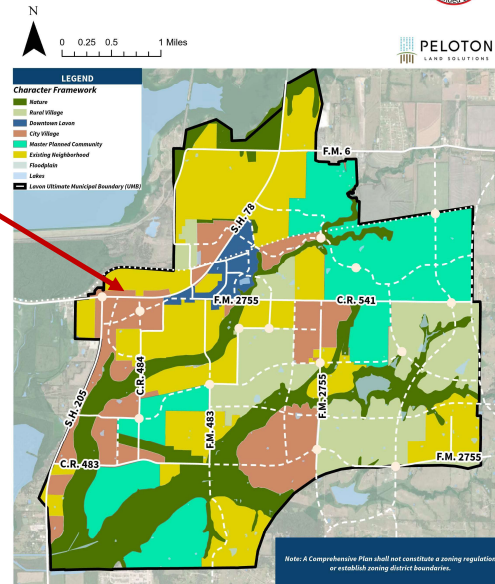


Character Framework

Lavon, Texas | Adopted April 19, 2022

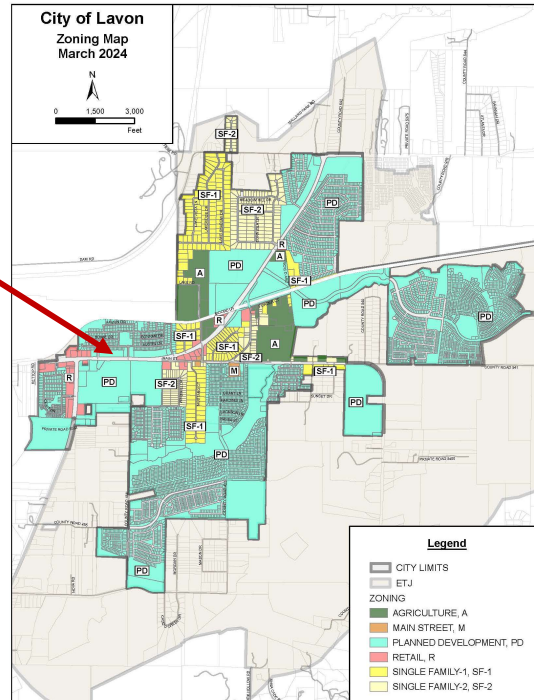
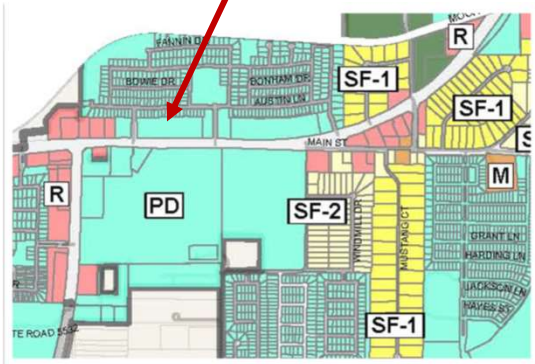


PELTON
LAND SOLUTIONS



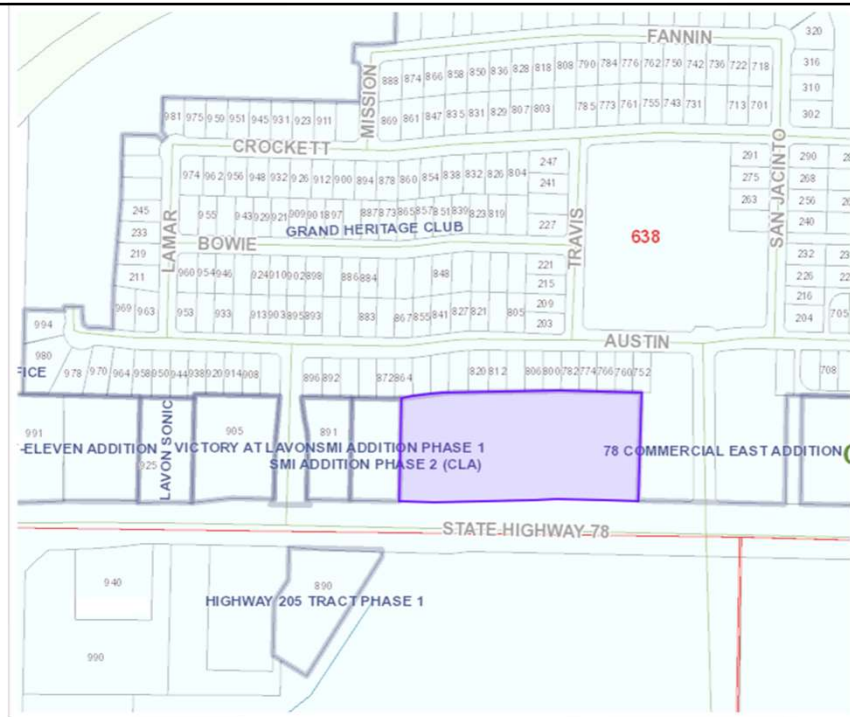
27

Zoning Map



28

**Location
Exhibit
SB Lavon
Addition**



31



CITY OF LAVON

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

PLAT APPLICATION

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

Company Making Submission		Property Owner			
Name:	TRIANGLE ENGINEERING	Name:	78 COMMERCIAL WEST, LP		
Address:	1782 W McDERMOTT DRIVE	Address:	2101 CEDAR SPRINGS RD #600		
City/State/Zip:	ALLEN, TEXAS 75013	City/State/Zip:	DALLAS, TX 75201		
Phone #:	469-213-2268	Phone #	214-880-8434		
Fax #:		Fax #			
Authorized Person:	KIEW KAM	Authorized Person:	Carter W. Hunt		
Type of Submission		Check List of Items Submitted			
<input checked="" type="checkbox"/> Preliminary Plat		<input type="checkbox"/> (two) full size sets of plats (24x36)			
<input checked="" type="checkbox"/> Final Plat		<input type="checkbox"/> (two) full size construction sets (24x36)			
<input checked="" type="checkbox"/> Re-Submittal		<input type="checkbox"/> (one) half size sets of plats (11x17)			
<input checked="" type="checkbox"/> Construction Plans		<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)			
<input type="checkbox"/> Other		<input type="checkbox"/> (one) PDF plats (on separate CD's)			
		<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)			
Pricing					
Preliminary Plat: C*D*	\$500.00 plus \$5.00 per lot (Plus engineer review costs)				
Final Plat: C*D*	\$500.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)				
Re-Plat: C*D*	\$325.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)				
Public Infrastructure Inspection: C*E*	4 percent of project or Cost (whichever is greater)				
<small>C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required. D* A deposit of \$500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation. Any portion of the deposit not used shall be refunded after the engineer's recommendation. E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that amount shall be due before any construction may begin, with additional costs to be billed when the costs are incurred.</small>					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances (# 2002-01-03) and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name)		Authorized Representative (Signature)	Date:		
Carter W. Hunt			2/22/2024		
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 02-22-2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 COMMERCIAL WEST, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize TRIANGLE ENGINEERING to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.

Signature (Owner)

Signature (Owner)

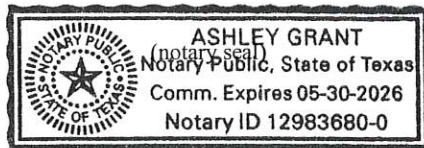
Signature (Owner)

The State of Texas

County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 22nd day of February, 2024.

Notary Public in and for Dallas County, Texas





CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 02-22-2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

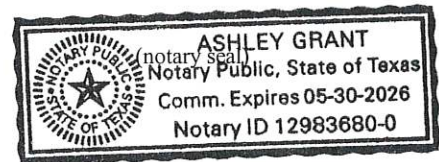
Signature (Owner)

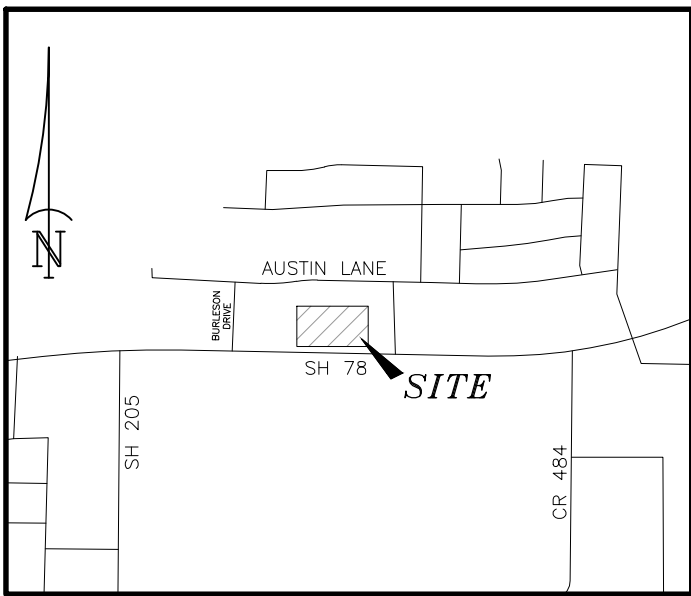
The State of Texas

County of Dallas

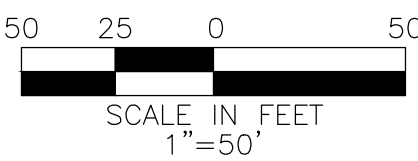
Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 22nd day of February, 2024.

Notary Public in and for Dallas County, Texas





VICINITY MAP
NOT TO SCALE



GENERAL NOTES

- The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00015271.
- Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
- The purpose of this plat is to create two recorded lots out of a tract of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

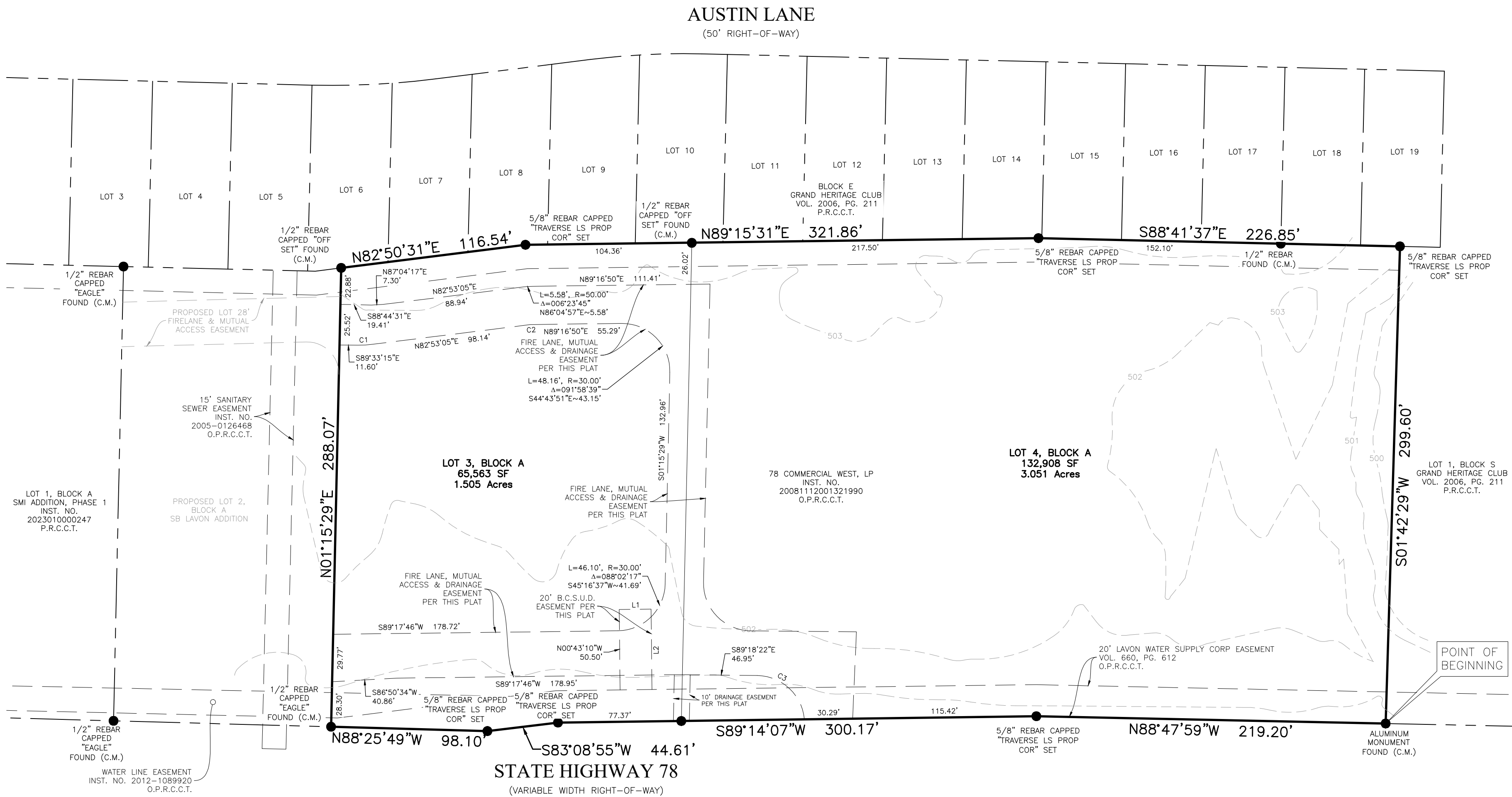
Given under my hand and seal of office this _____ day of _____, 2023

Notary Public in and for the State of Texas

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48085C0440J, dated June 02, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

Lot Table:
Lot 3:
Proposed Use: Commercial
65,563 Square Feet
1.505 Acres
Lot 4:
Proposed Use: Commercial
132,908 Square Feet
3.051 Acres



Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	9.31'	67.42'	007°54'48"	N86°29'21"E	9.30'
C2	3.35'	30.00'	006°23'45"	N86°04'57"E	3.35'

Line Data Table		
Line #	Distance	Bearing
L1	20.00'	N89°16'50"E
L2	50.50'	S00°43'10"E

CERTIFICATE OF APPROVAL:
Bear Creek Special Utility District Approval Certificate
Recommended for Approval:

Bear Creek SUD, Lavon, Texas Date
Signature

Name / Title

OWNER/DEVELOPER
78 Commercial West, LP
1601 Elm Street
Dallas, Texas 75201

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS 78 Commercial West, LP are the owners of a 4.556 acre tract of land within the William H. Moore Survey, Abstract Number 638, being a portion of a tract of land described to 78 Commercial West, LP by deed recorded in Instrument Number 20081112001321990, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum monument found for the southeast corner of the hereindescribed tract, same being the southwest corner of Lot 1, Block S of Grand Heritage Club, an addition to the City of Lavon as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas and lying on the north right-of-way line of State Highway 78 (Variable Width right-of-way);

THENCE North 88 degrees 47 minutes 59 seconds West, with the north line of said State Highway 78, a distance of 219.20 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 89 degrees 14 minutes 07 seconds West, with the north right-of-way line of said State Highway 78, a distance of 300.17 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 83 degrees 08 minutes 55 seconds West, with the north line of said State Highway 78, a distance of 44.61 feet to a 5/8 inch rebar capped "EAGLE" found for the southeast corner of Lot 2, Block A of SB Lavon Addition, an addition to the City of Lavon, as recorded in _____, Plat Records, Collin County, Texas;

THENCE North 88 degrees 25 minutes 49 seconds West, with the north line of said State Highway 78, a distance of 98.10 feet to a 1/2 inch rebar capped "EAGLE" found for the southeast corner of Lot 2, Block A of SB Lavon Addition, an addition to the City of Lavon, as recorded in _____, Plat Records, Collin County, Texas;

THENCE North 01 degrees 15 minutes 29 seconds East, departing the north right-of-way line of said State Highway 78, with the east line of said Lot 2, a distance of 288.07 feet to a point for corner, said point being the northeast corner of Lot 2, same being a point on the south line of Block E of Grand Heritage Club, an addition to the City of Lavon, as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas from which a 1/2 inch rebar found on line is stamped "OFF SET";

THENCE North 82 degrees 50 minutes 31 seconds East, with the south line of said Block E, a distance of 116.54 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 89 degrees 15 minutes 31 seconds East, with the south line of said Block E, passing a 1/2 inch rebar capped "OFF SET" at a distance of 104.36 feet and continuing a total distance of 321.86 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 88 degrees 41 minutes 37 seconds East, with the south line of said Block E, passing a 1/2 inch rebar for the southeast corner of Lot 17, same being the southwest corner of Lot 18 at a distance of 152.10 feet and continuing a total distance of 226.85 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 01 degrees 42 minutes 29 seconds West, departing the south line of said Block E, with the west line of said Lot 1, a distance of 299.60 feet to THE POINT OF BEGINNING and containing 198,471 square feet or 4.556 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 78 Commercial West, LP do hereby adopt this Final Plat, designating herein described property as SB Lavon Addition, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of construct, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone. This Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

Witness, my hand at _____, _____, This _____ day of _____, 20____.

Signature — 78 Commercial West, LP

Printed Name

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Preliminary Plat for Review Purposes

Recommended for Approval:

Chairman, Planning and Zoning Commission _____ Date

Approved for preparation of Final Plat

Mayor, City of Lavon _____ Date



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2024.02.23 Project No.: TR-89-24

PRELIMINARY PLAT LOT 3 AND 4, BLOCK A SB LAVON ADDITION

BEING 4.556 ACRES
SITUATED IN THE WILLIAM H. MOORE SURVEY
ABSTRACT NUMBER 638
CITY OF LAVON, COLLIN COUNTY, TEXAS
FEBRUARY 2024

March 22, 2024

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

Re: SB Lavon Addition - 2 Lots, 4.556 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary dated February 23, 2024 (no date change), as prepared by Traverse Land Surveying, LLC for the above referenced property. The property is located on the north side of SH 78 between Burleson Dr and Grand Heritage Drive. This was previously preliminary platted as the SMI Addition and is part of the commercial tract associated with Grand Heritage Club. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments.

All previous comments have been satisfactorily addressed.

The BCSUD Approval block should be removed.

This concludes our review of the above-referenced revised Preliminary Plat. **We recommend APPROVAL of the Preliminary Plat, subject to addressing items above.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\SB Lavon Addition - Preliminary Plat - Rev 1.docx

1.5 ACRE COMMERCIAL DEVELOPMENT TRAFFIC IMPACT ANALYSIS

LJA Project No. NT4607-0022

Stephanie Taylor, PE, PTOE
LJA Engineering, Inc.



March 2024

1.5 ACRE COMMERCIAL DEVELOPMENT TRAFFIC IMPACT ANALYSIS

March 21, 2024

LJA Project No. NT4607-0022

EXECUTIVE SUMMARY

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed **1.5 Acre Commercial** development in Lavon, Texas.

This development will consist of a 11,905 square foot commercial site. Approximately 3,000 square feet of this site will be a fast food with a drive through, leaving the other 8,905 square feet to be general commercial. Construction for this development is expected to be completed in 2026. The study horizon for this TIA is year 2031. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine if mitigation measures to address any resulting deficiencies are recommended.

The study area for this TIA includes the street network located within a mile from the proposed development's access points and includes the following intersections:

1. SH 78 at Grand Heritage Boulevard
2. SH 78 at Burleson Drive

For this study, the AM and PM peak hours were analyzed for each of the following scenarios:

1. Existing conditions (2024)
2. Build-out year (2026) – background traffic growth rate only
3. Build-out year (2026) – all background traffic
4. Build-out year (2026) – combined traffic
5. Horizon year (2031) – background traffic growth rate only
6. Horizon year (2031) – all background traffic
7. Horizon year (2031) – combined traffic

Peak hour traffic and 24-hour link data were collected on December 6, 2022. Based on previous discussion with city staff, an average annual growth rate of 4 percent was used to project future traffic volumes. This growth rate was applied to the traffic counts to bring them to present day volumes. This growth rate was then applied to the existing traffic volumes in order to determine the future background traffic volumes for the years 2026 and 2031. In addition to the growth rate, development volumes from Bear Creek Phases 3-6, the Lavon Tract, Crestridge Meadows, Bear Creek Commercial South, ARKA Montessori, and future commercial development along the north side of SH 78 were added as background traffic.

The overall proposed development is expected to add 1,887 daily vehicle trips with 155 vehicle trips (81 in 74 out) during the AM peak hour and 158 vehicle trips (81 in 77 out) during the PM peak hour. These traffic volumes were distributed to the surrounding roadway network according to the existing travel patterns within the study area.

All analyses in this study were completed using standard traffic engineering practices based on the methodology outlined in the *Highway Capacity Manual - 6th Edition* (HCM6). Level of Service analyses for intersections were completed using Synchro 11 traffic analysis software.

With the continued growth of background traffic volumes, the existing roadway system and intersections are already at or over capacity during the peak hours. The addition of development-related traffic adds to the already high delay. Thus, several improvements are recommended to help accommodate the traffic growth:

- Eastbound and northbound protected-permitted overlap right-turns at Grand Heritage Boulevard and SH 78
- Eastbound right-turn lane on SH 78 at Grand Heritage Boulevard
- Eastbound right turn lane on SH 78 at Burleson Drive

The following is a list of improvements recommended as a result of the development:

- Westbound right turn lane on SH 78 at Drive A

TABLE OF CONTENTS

I.	Introduction	1
1.1	Existing Area Conditions.....	1
1.1.1	Existing Roadway Configuration and Access	2
1.2	Proposed Area Conditions.....	2
II.	Methodology.....	3
2.1	Traffic Data and Existing Conditions	3
2.1.1	Background Traffic Growth	3
2.1.2	Peak Hour Factor.....	3
2.2	Trip Generation and Distribution	4
2.2.1	Trip Generation.....	4
2.2.2	Trip Distribution and Assignment	4
2.2.3	Internal Trip Capture	4
2.2.4	Pass-by Trip Reduction.....	4
2.2.5	Background plus Development Traffic Volumes.....	5
III.	Intersection Capacity Analysis.....	6
3.1	Existing Conditions	7
3.2	Background and Background plus Development Scenarios.....	7
3.2.1	Year 2026 Analysis	7
3.2.2	Year 2031 Analysis	8
3.3	Right and Left Turn Lane Analyses.....	10
3.3.1	Left-Turn Lanes	10
3.3.2	Right-turn Lanes	10
3.4	On-Site Queuing Analysis.....	11
IV.	Mitigation Measures	1
V.	Recommendations	2

LIST OF APPENDICES

Appendix A – Proposed Development Site Plan.....	A
Appendix B – Traffic Count Data.....	B
Appendix C – Turning Volume and Lane Configuration Exhibits	C
Appendix D – Synchro Reports	D

LIST OF TABLES

Table 1 – Vehicle Trip Generation Totals for Proposed Development	4
Table 2 – Level of Service Criteria for Intersections and Intersection Lane Groups.....	6
Table 3 – LOS Summary – Existing Conditions.....	7
Table 4 – LOS Summary – Year 2026 (Build out) Background Growth Rate Only.....	7
Table 5 – LOS Summary – Year 2026 (Build out) All Background Only	8
Table 6 – LOS Summary – Year 2026 (Build out) Background plus Development	8
Table 7 – LOS Summary – Year 2031 (Horizon) Background Growth Rate Only	9
Table 8 – LOS Summary – Year 2031 (Horizon) All Background Only	9
Table 9 – LOS Summary – Year 2031 (Horizon) Background plus Development.....	10

I. Introduction

This report presents the summary of findings for the Traffic Impact Analysis (TIA) prepared by LJA Engineering, Inc. (LJA) for the proposed 1.5 Acre Commercial development in Lavon, Texas. The objective of this study is to analyze the impacts of the traffic generated by the proposed development on the performance of the surrounding roadway network and to determine recommended mitigation measures to address any resulting deficiencies.

This development will consist of a This development will consist of a 11,905 square foot commercial site. Approximately 3,000 square feet of this site will be a fast food with a drive through, leaving the other 8,905 square feet to be general commercial. A copy of the proposed site concept plan is in **Appendix A**.

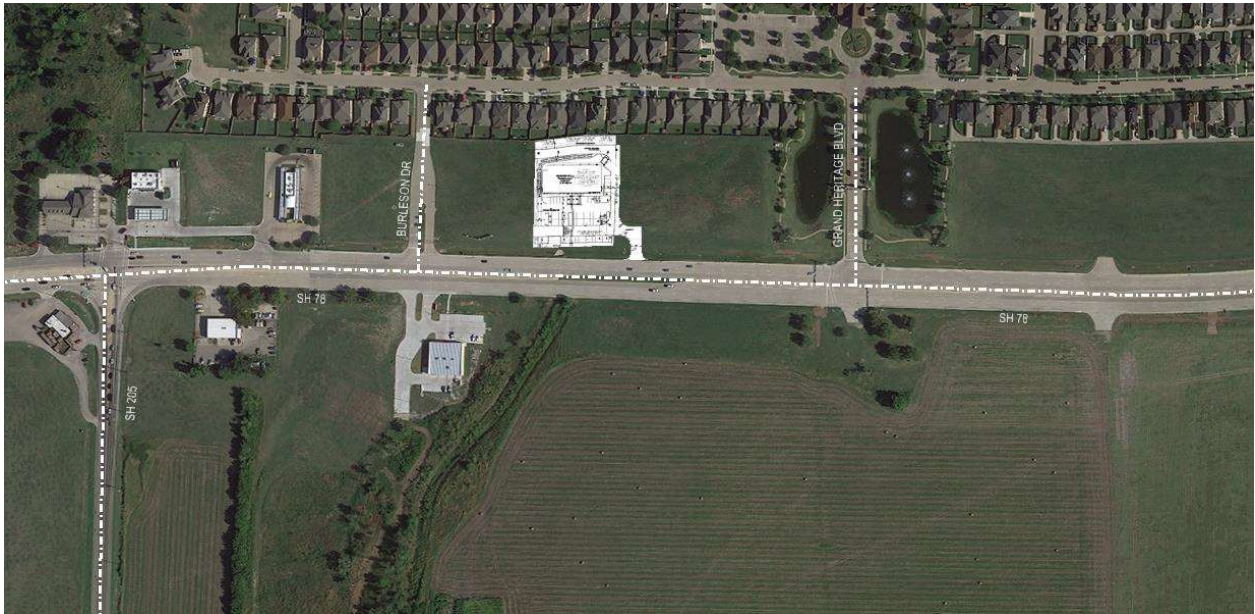


Figure 1 – Proposed Site Location

Construction build-out for this development is estimated to be completed in 2026. It should be noted that build-out of the commercial/retail development is based on market conditions. The study horizon for this TIA is year 2031.

1.1 Existing Area Conditions

The study area for this TIA includes the street network located within one mile from the proposed development's access points. Major intersections within the study area include:

1. SH 78 at Grand Heritage Boulevard
2. SH 78 at Burleson Drive

March 13, 2024

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

Re: SB Lavon Addition - 2 Lots, 4.556 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary dated February 23, 2024, as prepared by Traverse Land Surveying, LLC for the above referenced property. The property is located on the north side of SH 78 between Burleson Dr and Grand Heritage Drive. This was previously preliminary platted as the SMI Addition and is part of the commercial tract associated with Grand Heritage Club. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

PRELIMINARY PLAT

1. There is a misspelling in the dedication statement. **ACKNOWLEDGED AND UPDATED**
2. The filing information for Lot 2, Block A of the SMI Addition is blank in the written description. Once this Final Plat is filed, the filing information should be provided. **ACKNOWLEDGED**
3. Curve 3 ("C3") is not included in the curve table. **CURVE DATA IS PROVIDED**

This concludes our review of the above-referenced Preliminary Plat. **We recommend APPROVAL of the Preliminary Plat, subject to addressing items above.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\SB Lavon Addition - Preliminary Plat - Rev 0.docx

March 13, 2024

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

Re: SB Lavon Addition - 2 Lots, 4.556 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Preliminary dated February 23, 2024, as prepared by Traverse Land Surveying, LLC for the above referenced property. The property is located on the north side of SH 78 between Burleson Dr and Grand Heritage Drive. This was previously preliminary platted as the SMI Addition and is part of the commercial tract associated with Grand Heritage Club. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

PRELIMINARY PLAT

1. There is a misspelling in the dedication statement.
2. The filing information for Lot 2, Block A of the SMI Addition is blank in the written description. Once this Final Plat is filed, the filing information should be provided.
3. Curve 3 ("C3") is not included in the curve table.

This concludes our review of the above-referenced Preliminary Plat. **We recommend APPROVAL of the Preliminary Plat, subject to addressing items above.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\SB Lavon Addition - Preliminary Plat - Rev 0.docx

March 25, 2024

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

Re: SB Lavon Addition
Preliminary Plat and Final Plat Reviews
LJA Job No. NTP-40467
MyGov Submittal: March 21, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We have no further comments and recommend **approval**.

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

A handwritten signature in black ink, reading 'Abra R. Nusser'.

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



CITY OF LAVON Agenda Brief

MEETING: April 2, 2024

ITEM: 6 - G

Consent Agenda:

Approve the final plat of Lot 3 and 4, Block A, SB Lavon Addition consisting of two non-residential lots on approximately 4.532 acres of land out of the William H. Moore Survey, Abstract No. 638, situated north of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive, Lavon, Collin County, Texas, (CCAD Property IDs 2614354).

Application Information

Owner(s): 78 Commercial West, LP

Applicant: Triangle Engineering

Location: North of SH 78, west of Grand Heritage Boulevard, and east of Burleson Drive

Description: Approximately 4.532 acres out of the William H. Moore Survey, A-638, City of Lavon, Collin County, Texas, (CCAD Parcel ID 2614354)

Current Zoning: Planned Development

Request: Final Plat

Request Details

The applicant is seeking approval of the final plat of a commercially zoned area consisting of two non-residential lots in the vicinity of 875 S. SH 78. The site will be developed in accordance with Ordinance No. 2004-09-05 that established the Grand Heritage Planned Development (PD), as amended. The applicant has expressed their intent to develop Lot 3 with a building to house multiple retail tenants including a restaurant establishment.

Code Excerpts:

TEXAS LOCAL GOVERNMENT CODE § 212.004. PLAT REQUIRED

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

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

Code Excerpts:

**CITY OF LAVON – ARTICLE 9.02 SUBDIVISION ORDINANCE
SECTION 9.02.004 (d) FINAL PLAT**

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

A preliminary plat has been submitted for concurrent consideration. The final plat conforms to the approved zoning and proposed preliminary plat.

The proposed development takes access from SH 78 and Burleson Drive via access easements. The development provides for the extension of public infrastructure systems for water and sanitary sewer.

Planning and Zoning Commission Report:

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF LOT 3 AND 4, BLOCK A, SB LAVON ADDITION CONSISTING OF TWO NON-RESIDENTIAL LOTS ON APPROXIMATELY 4.532 ACRES OF LAND OUT OF THE WILLIAM H. MOORE SURVEY, ABSTRACT NO. 638, SITUATED NORTH OF SH 78, WEST OF GRAND HERITAGE BOULEVARD, AND EAST OF BURLESON DRIVE, LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: NABORS

SECONDED: COX

APPROVED: UNANIMOUS (Absent: Tieg)

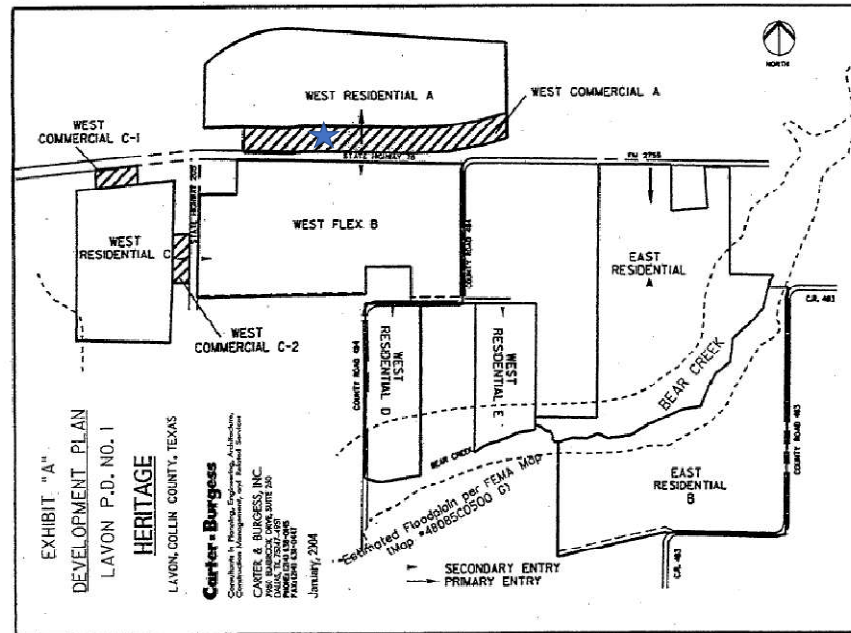
Staff Notes:

The proposed final plat was reviewed by the staff development review committee, planner, and the City Engineer. The final plat generally meets the technical requirements and complies with the zoning and subdivision regulations. Approval is recommended.

Attachments: 1. Location Exhibits
2. Application and final plat
3. Engineering and planning correspondence

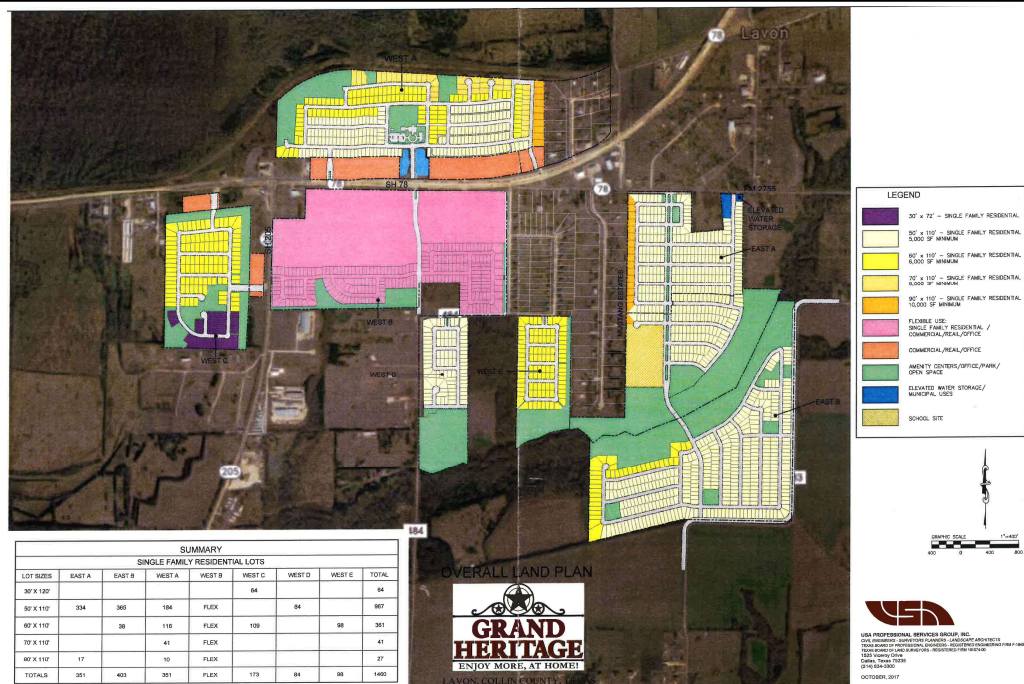
35

Grand Heritage PD Development Plan



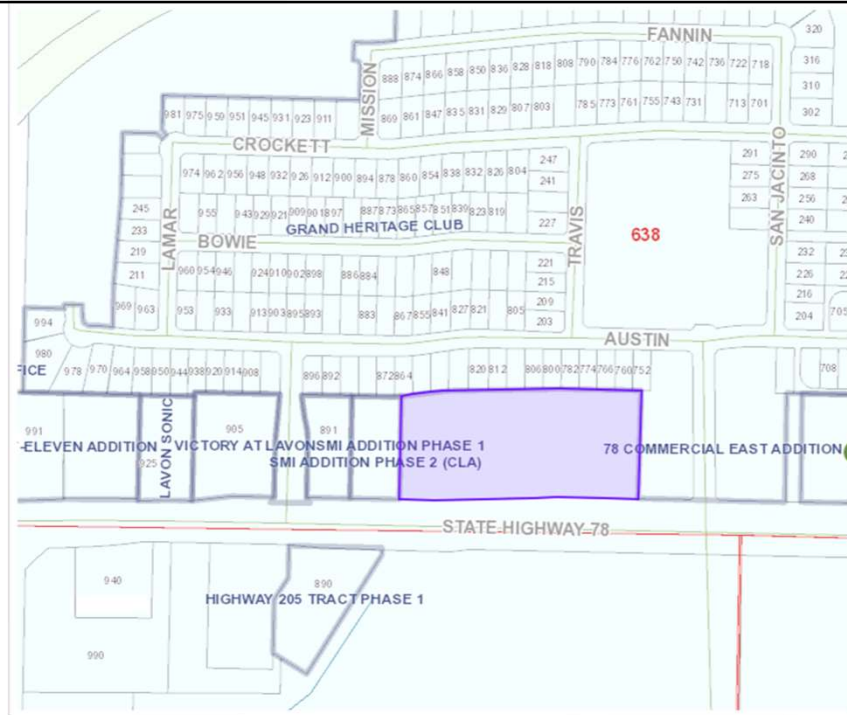
36

Grand Heritage PD Land Plan Exhibit



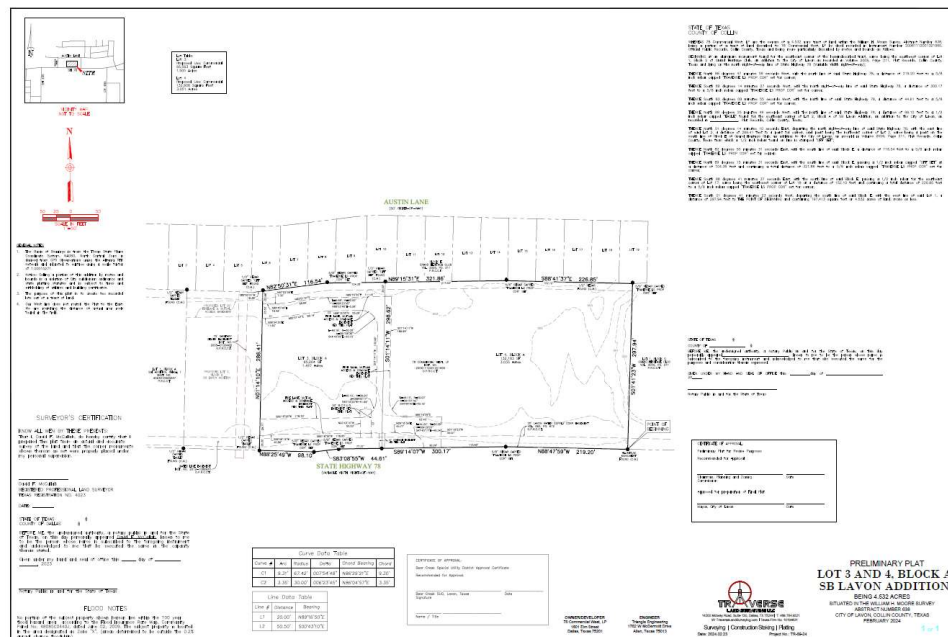
37

Location Exhibit SB Lavon Addition



38

SB Lavon Addition Preliminary Plat



39



CITY OF LAVON

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

PLAT APPLICATION


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

Authorization of Representation

Date: 02-22-2024

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, 78 COMMERCIAL WEST, LP, am/are the owner (s) of record of the property described in the attached survey documentation, submitted with this form, and do hereby authorize TRIANGLE ENGINEERING to represent me (us) and my (our) interests in the property described in the attached exhibits (s) for the expressed purpose of this request.



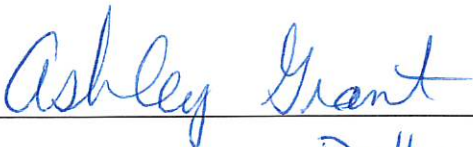
Signature (Owner)

Signature (Owner)

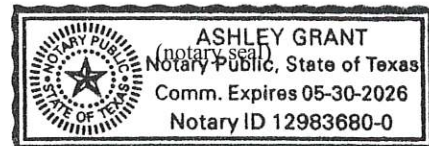
Signature (Owner)

The State of Texas
County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 22nd day of February, 2024.



Notary Public in and for Dallas County, Texas





CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: 02-22-2024

To the City of Lavon
Collin County, Texas

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

Signature (Owner)

Signature (Owner)

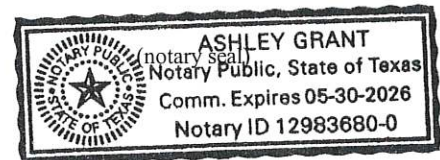
Signature (Owner)

The State of Texas

County of Dallas

Before me, the undersigned authority, appeared Carter W. Hunt,
on this the 22nd day of February, 2024.

Notary Public in and for Dallas County, Texas





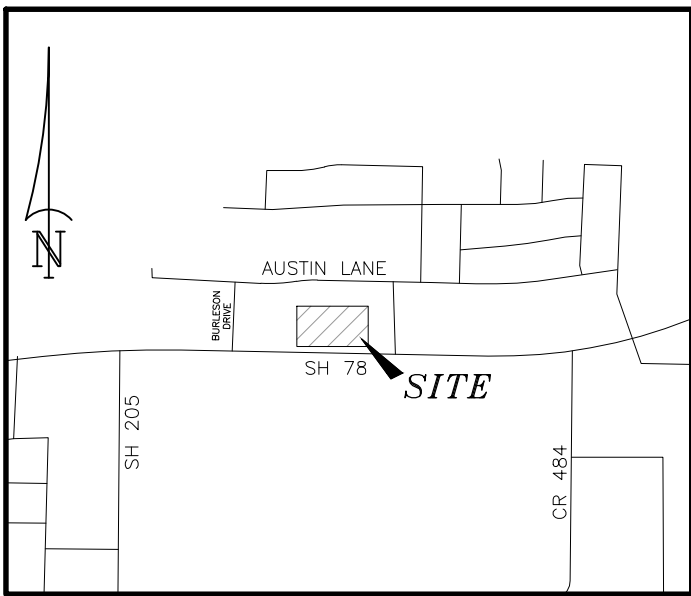
CITY OF LAVON

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

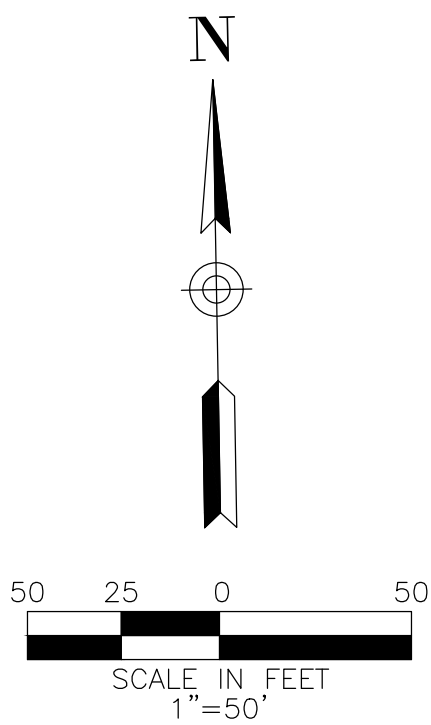
PLAT APPLICATION

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

Company Making Submission		Property Owner			
Name:	TRIANGLE ENGINEERING	Name:	78 COMMERCIAL WEST, LP		
Address:	1782 W McDERMOTT DRIVE	Address:	2101 CEDAR SPRINGS RD #600		
City/State/Zip:	ALLEN, TEXAS 75013	City/State/Zip:	DALLAS, TX 75201		
Phone #:	469-213-2268	Phone #	214-880-8434		
Fax #:		Fax #			
Authorized Person:	KIEW KAM	Authorized Person:	Carter W. Hunt		
Type of Submission	Date	Check List of Items Submitted			
<input checked="" type="checkbox"/> Preliminary Plat		<input type="checkbox"/> (two) full size sets of plats (24x36)			
<input checked="" type="checkbox"/> Final Plat		<input type="checkbox"/> (two) full size construction sets (24x36)			
<input checked="" type="checkbox"/> Re-Submittal		<input type="checkbox"/> (one) half size sets of plats (11x17)			
<input checked="" type="checkbox"/> Construction Plans		<input type="checkbox"/> (ten) half size sets of plats with final submission (11x17)			
<input type="checkbox"/> Other		<input type="checkbox"/> (one) PDF plats (on separate CD's)			
		<input type="checkbox"/> (one) PDF construction plans (can be included on plat CD)			
Pricing					
Preliminary Plat: C*D*	\$500.00 plus \$5.00 per lot (Plus engineer review costs)				
Final Plat: C*D*	\$500.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)				
Re-Plat: C*D*	\$325.00 plus \$5.00 per lot plus \$50.00 filing fee (Plus engineer review costs)				
Public Infrastructure Inspection: C*E*	4 percent of project or Cost (whichever is greater)				
<small>C* Costs shall include the actual costs to the City plus a 10 percent administrative fee. These fees shall be in addition to the permit fee required. D* A deposit of \$500.00 shall be required to cover engineers review, with additional costs to be billed upon engineers recommendation. Any portion of the deposit not used shall be refunded after the engineer's recommendation. E* An estimate of the testing and inspection shall be made at the time of the engineers review of construction plans and a deposit equal to that amount shall be due before any construction may begin, with additional costs to be billed when the costs are incurred.</small>					
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances (# 2002-01-03) and any other applicable ordinances of the City, regardless of information and/or plans submitted.					
Authorized Representative (Printed Name)	Authorized Representative (Signature)	Date:			
Carter W. Hunt		2/22/2024			
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
<input type="checkbox"/> Accepted	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved	<input type="checkbox"/> Approved
<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected	<input type="checkbox"/> Rejected
Comments:					



VICINITY MAP
NOT TO SCALE



GENERAL NOTES

1. The Basis of Bearings is from the Texas State Plane Coordinate System, NAD83, North Central Zone is derived from GPS Observations using the Altimera RTK Network and adjusted to surface using a scale factor of 1.00015271.
2. Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state platting statutes and is subject to fines and withholding of utilities and building certificates.
3. The purpose of this plat is to create two recorded lots out of a tract of land.

SURVEYOR'S CERTIFICATION

KNOW ALL MEN BY THESE PRESENTS:

That I, David F. McCullah, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon as set were properly placed under my personal supervision.

David F. McCullah
REGISTERED PROFESSIONAL LAND SURVEYOR
TEXAS REGISTRATION NO. 4023

DATE: _____

STATE OF TEXAS §
COUNTY OF DALLAS §

BEFORE ME, the undersigned authority, a notary public in and for the State of Texas, on this day personally appeared David F. McCullah, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same in the capacity therein stated.

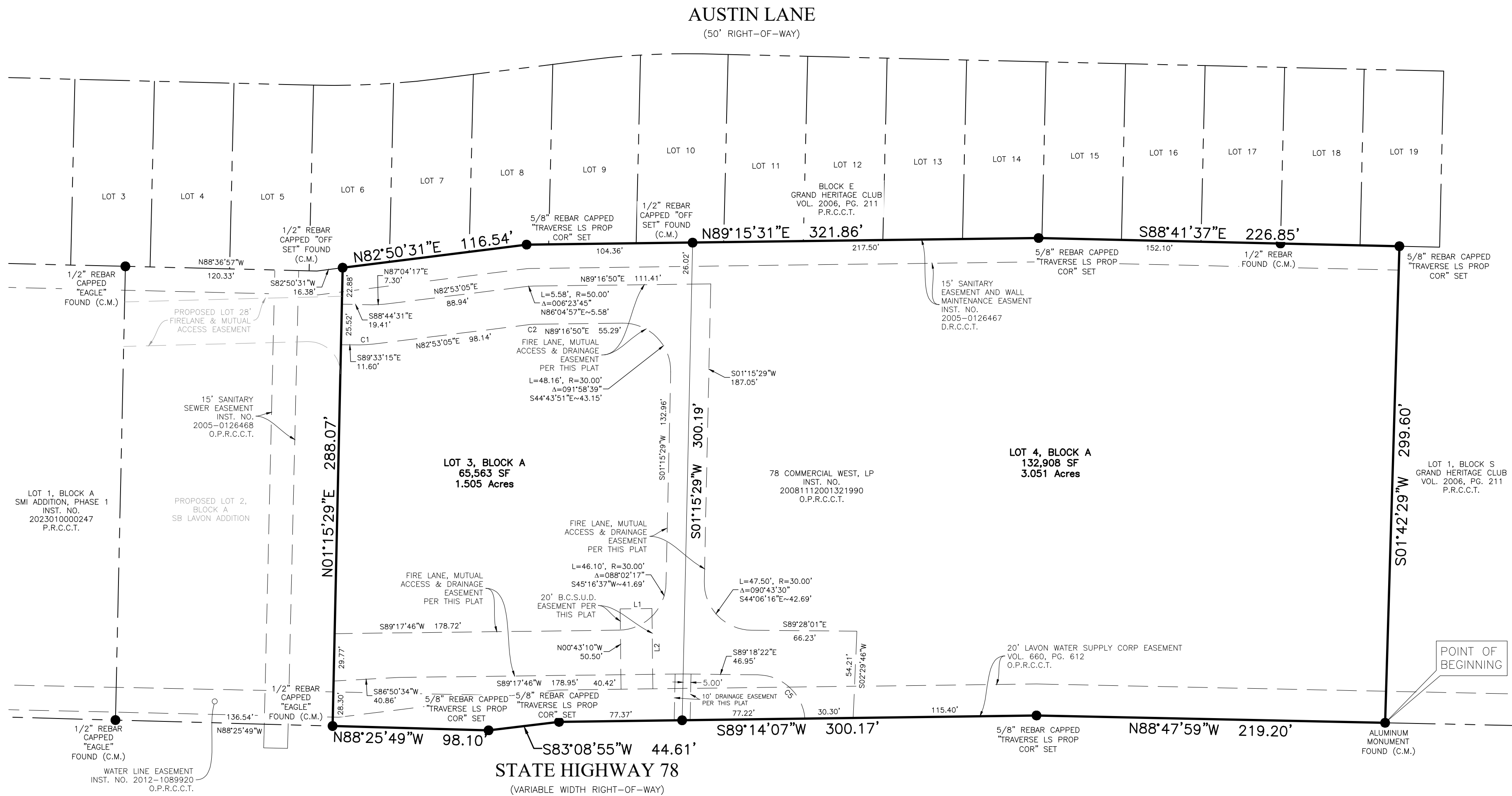
Given under my hand and seal of office this _____ day of _____, 2023

Notary Public in and for the State of Texas

FLOOD NOTES

No portion of the subject property shown hereon lies within the 100 year flood hazard area according to the Flood Insurance Rate Map, Community Panel No. 48085C0440J, dated June 02, 2009. The subject property is located in the area designated as Zone "X", (areas determined to be outside the 0.2% annual chance floodplain).

Lot Table:		
Lot 3:	Proposed Use: Commercial	65,563 Square Feet
Lot 4:	Proposed Use: Commercial	132,908 Square Feet
		3.051 Acres



Line Data Table		
Line #	Distance	Bearing
L1	20.00'	N89°16'50"E
L2	50.50'	S00°43'10"E

Curve Data Table					
Curve #	Arc	Radius	Delta	Chord Bearing	Chord
C1	9.31'	67.42'	007°54'48"	N86°29'21"E	9.30'
C2	3.35'	30.00'	006°23'45"	N86°04'57"E	3.35'

CERTIFICATE OF APPROVAL:

Bear Creek Special Utility District Approval Certificate

Recommended for Approval:

Bear Creek SUD, Lavon, Texas Date

Signature _____

Name / Title

OWNER/DEVELOPER
78 Commercial West, LP
1601 Elm Street
Dallas, Texas 75021

ENGINEER
Triangle Engineering
1782 W McDermott Drive
Allen, Texas 75013

STATE OF TEXAS
COUNTY OF COLLIN

WHEREAS 78 Commercial West, LP are the owners of a 4.556 acre tract of land within the William H. Moore Survey, Abstract Number 638, being a portion of a tract of land described to 78 Commercial West, LP by deed recorded in Instrument Number 20081112001321990, Official Public Records, Collin County, Texas and being more particularly described by metes and bounds as follows:

BEGINNING at an aluminum monument found for the southeast corner of the hereindescribed tract, same being the southwest corner of Lot 1, Block S of Grand Heritage Club, an addition to the City of Lavon as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas and lying on the north right-of-way line of State Highway 78 (Variable Width right-of-way);

THENCE North 88 degrees 47 minutes 59 seconds West, with the north line of said State Highway 78, a distance of 219.20 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 89 degrees 14 minutes 07 seconds West, with the north right-of-way line of said State Highway 78, a distance of 300.17 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 83 degrees 08 minutes 55 seconds West, with the north line of said State Highway 78, a distance of 44.61 feet to a 5/8 inch rebar capped "EAGLE" found for the southeast corner of Lot 2, Block A of SB Lavon Addition, an addition to the City of Lavon, as recorded in _____, Plat Records, Collin County, Texas;

THENCE North 88 degrees 25 minutes 49 seconds West, with the north line of said State Highway 78, a distance of 98.10 feet to a 1/2 inch rebar capped "EAGLE" found for the southeast corner of Lot 2, Block A of SB Lavon Addition, an addition to the City of Lavon, as recorded in _____, Plat Records, Collin County, Texas;

THENCE North 01 degrees 15 minutes 29 seconds East, departing the north right-of-way line of said State Highway 78, with the east line of said Lot 2, a distance of 288.07 feet to a point for corner, said point being the northeast corner of Lot 2, same being a point on the south line of Block E of Grand Heritage Club, an addition to the City of Lavon, as recorded in Volume 2006, Page 211, Plat Records, Collin County, Texas from which a 1/2 inch rebar found on line is stamped "OFF SET";

THENCE North 82 degrees 50 minutes 31 seconds East, with the south line of said Block E, a distance of 116.54 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE North 89 degrees 15 minutes 31 seconds East, with the south line of said Block E, passing a 1/2 inch rebar capped "OFF SET" at a distance of 104.36 feet and continuing a total distance of 321.86 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 88 degrees 41 minutes 37 seconds East, with the south line of said Block E, passing a 1/2 inch rebar for the southeast corner of Lot 17, same being the southwest corner of Lot 18 at a distance of 152.10 feet and continuing a total distance of 226.85 feet to a 5/8 inch rebar capped "TRAVERSE LS PROP COR" set for corner;

THENCE South 01 degrees 42 minutes 29 seconds West, departing the south line of said Block E, with the west line of said Lot 1, a distance of 299.60 feet to THE POINT OF BEGINNING and containing 198,471 square feet or 4.556 acres of land, more or less.

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

THAT 78 Commercial West, LP do hereby adopt this Final Plat, designating herein described property as SB Lavon Addition, an addition to the City of Lavon, Collin County, Texas, and does hereby dedicate in fee simple to the public use forever, the streets and alleys shown thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or growths shall be constructed in any Easements. Easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to particular utilities, said use by public utilities being subordinate to the Public's and City of Lavon's use thereof. The City of Lavon and public utility entities shall have the right to remove and keep removed improvements or growths which may in any way endanger or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Lavon and public utility entities shall at all times have full right for the purpose of constructin, reconstructing, inspecting, patrolling, maintaining, reading meters and adding to or removing all or parts of their respective systems without the necessity at any time procuring the permission from anyone. This Final Plat approved subject to all platting ordinances, rules, regulations, and resolutions of the City of Lavon, Texas.

Witness, my hand at _____, _____, This ____ day of _____, 20____.

Signature — 78 Commercial West, LP

Printed Name

Title / Date

STATE OF TEXAS §

COUNTY OF _____ §

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

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

Notary Public in and for the State of Texas

CERTIFICATE OF APPROVAL:

Recommended for Approval:

Chairman, Planning and Zoning Commission Date

Approved for Construction:

Mayor, City of Lavon Date

Accepted:

Mayor, City of Lavon Date

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

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

City Secretary, City of Lavon, Texas



14200 Midway Road, Suite 130, Dallas, TX 75244 | T: 469.784.9321
W: TraverseLandSurveying.com | Texas Firm No. 10194631

Surveying | Construction Staking | Platting
Date: 2024.02.23 Project No.: TR-89-24

FINAL PLAT LOT 3 AND 4, BLOCK A SB LAVON ADDITION

BEING 4.556 ACRES
SITUATED IN THE WILLIAM H. MOORE SURVEY
ABSTRACT NUMBER 638
CITY OF LAVON, COLLIN COUNTY, TEXAS
FEBRUARY 2024

March 22, 2024

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

Re: SB Lavon Addition - 2 Lots, 4.556 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Final Plat dated February 23, 2024 (no change in date), as prepared by Traverse Land Surveying, LLC and revised Engineering Plans dated March 21, 2024 as prepared by Triangle Engineering, LLC for the above referenced property. The property is located on the north side of SH 78 between Burleson Dr and Grand Heritage Drive. This was previously preliminary platted as the SMI Addition and is part of the commercial tract associated with Grand Heritage Club. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

All previous Final Plat comments have been satisfactorily addressed. Acknowledgement has been provided to complete the information on Lot 2, Block A of the SMI Addition upon filing and prior to signatures.

ENGINEERING PLANS

1. A deceleration lane is proposed at the site entrance along SH 78. This will require a TxDOT permit. This previous comment has been acknowledged.
2. Sheet C-3.0 – The proposed retail center includes a drive through. An analysis should be provided that defines the queuing of vehicles in the driveway and any impact to the fire lane and/or access drive. The engineer has stated that this analysis is currently underway and will be provided once complete. Continuing with the project as-is will be at the Developer's own risk.
3. Sheet C-6.1 – The profile outfalls should show the rip-rap extents, with dimension, and extend to existing ground.
4. Sheet C-7.0 – The rip-rap areas at the storm sewer discharges includes size as requested, but still need to be dimensioned.
5. Sheet C-8.1 – The detail for 7" concrete pavement should be modified to 3600 psi strength, labeled Heavy Duty per legend, and #4 bars @ 18" o.c.e.w. per City Standards.
6. Sheet C-8.1 – There is a detail for 6" concrete which does not appear to be applicable for this project.
7. Sheet C-8.1 – The detail for 8" concrete pavement should be modified to 3600 psi strength and #4 bars @ 18" o.c.e.w. per City Standards.

8. Sheet C-9.0 – The manhole note has been modified. However, the detail referenced does not appear to have been provided.
9. Landscape plans are to be reviewed by others.

This concludes our review of the above-referenced Final Plat and Engineering Plans. **We recommend APPROVAL of the Final Plat and Engineering Plans subject to addressing the comments above..** A copy of sheets, with markups, is attached for your convenience.

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

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

Sincerely,
FREEMAN-MILLICAN, INC.

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

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

March 13, 2024

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

Re: SB Lavon Addition - 2 Lots, 4.556 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated February 23, 2024, as prepared by Traverse Land Surveying, LLC and Engineering Plans dated February 29, 2024 as prepared by Triangle Engineering, LLC for the above referenced property. The property is located on the north side of SH 78 between Burleson Dr and Grand Heritage Drive. This was previously preliminary platted as the SMI Addition and is part of the commercial tract associated with Grand Heritage Club. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. The Engineering Plans are for Lot 3 only. **IT IS FOR LOT 3 ONLY**

FINAL PLAT

2. There is a misspelling in the dedication statement. **UPDATED ON THE PLAT**
3. The filing information for Lot 2, Block A of the SMI Addition is blank in the written description. Once this Final Plat is filed, the filing information should be provided. **ACKNOWLEDGED**
4. Curve 5 ("C5") is not included in the curve table. We recommend this be change to "C3" for consistency. **CURVE DATA IS PROVIDED**

March 13, 2024

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

Re: SB Lavon Addition - 2 Lots, 4.556 Acres
Final Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the Final Plat dated February 23, 2024, as prepared by Traverse Land Surveying, LLC and Engineering Plans dated February 29, 2024 as prepared by Triangle Engineering, LLC for the above referenced property. The property is located on the north side of SH 78 between Burleson Dr and Grand Heritage Drive. This was previously preliminary platted as the SMI Addition and is part of the commercial tract associated with Grand Heritage Club. Additional comments may be provided by the City Planner. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. The Engineering Plans are for Lot 3 only.

FINAL PLAT

2. There is a misspelling in the dedication statement.
3. The filing information for Lot 2, Block A of the SMI Addition is blank in the written description. Once this Final Plat is filed, the filing information should be provided.
4. Curve 5 ("C5") is not included in the curve table. We recommend this be change to "C3" for consistency.

ENGINEERING PLANS

5. A deceleration lane is proposed at the site entrance along SH 78. This will require a TxDOT permit.
6. The bearings and distances shown for the boundary do not match the Plat.
7. Sheet C-3.0 – The proposed retail center includes a drive through. An analysis should be provided that defines the queuing of vehicles in the driveway and any impact to the fire lane and/or access drive.
8. Sheet C-3.0 – The plan should verify there is 50' clear area measured from the front of the dumpster enclosure to allow for access of trash truck.
9. Sheet C-4.0 – There is a 5' drainage easement on the southeast corner that is identified as by separate instrument. This easement is shown on the Final Plat.

10. Sheet C-6.0 – A pre-development drainage area map, with calculations, should be provided.
11. Sheet C-6.0 – The offsite drainage from the north should be accounted for in the calculations and shown on the drainage area map.
12. Sheet C-6.0 – The drainage is shown to be conveyed to the existing SH 78 storm sewer system. The capacity of this system should be verified.
13. Sheet C-6.0 – We recommend that the storm sewer labels be modified to include nomenclature used on the profiles.
14. Sheet C-6.0 – The rip-rap areas at the storm sewer discharges should include size and dimensions.
15. Sheet C-6.1 – The profile outfalls should show the rip-rap area and extend to existing ground.
16. Sheet C-7.0 – Notes should be added that require a copy of the SWPPP to be provided to the City prior to any construction activities, and a copy of ALL weekly inspection reports be provided to the City.
17. Sheet C-7.0 – There is an incorrect reference in note 10.
18. Sheet C-7.0 – A detention pond is referenced that does not appear to be applicable.
19. Sheet C-3.1 & C-7.1 – There are two different curb cut details provided.
20. Sheet C-8.0 – The minimum pavement thickness for fire lanes is 7”.
21. Sheet C-8.0 – The minimum thickness for the dumpster area 10’ in front is 8”
22. Sheet C-8.0 – Reinforcement and concrete strength for the various pavement sections should be provided.
23. Sheet C-9.0 – The City of Lavon requires a internal drop for manhole connection per detail 4 on Sheet DS-SS1 Of the City of Lavon Standard Details.
24. Sheet C-9.0 – The service line manhole penetration shall be cored. A PSX Positive Seal or equal shall be used. Grout is not allowed.
25. Sheet C-9.0 – The grease trap should be shown.
26. Landscape plans are to be reviewed by others.

This concludes our review of the above-referenced Final Plat and Engineering Plans. **We recommend APPROVAL of the Final Plat, subject to addressing the items above.** Engineering Plans will require a resubmission. A copy of sheets, with markups, is attached for your convenience.

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

Ms. Kim Dobbs
SB Lavon Addition - Final Plat Review
March 13, 2024
Page 3 of 3

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

Sincerely,
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill." followed by a stylized flourish.

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

F:\17024 - LAV General Servies\9 - Review\SB Lavon Addition\SB Lavon Addition - Final Plat - Rev 0.docx

March 25, 2024

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

Re: SB Lavon Addition
Preliminary Plat and Final Plat Reviews
LJA Job No. NTP-40467
MyGov Submittal: March 21, 2024

LJA Engineering, Inc. has reviewed the submittal referenced above per your request. We have no further comments and recommend **approval**.

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

A handwritten signature in black ink, reading "Abra R. Nusser". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

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



CITY OF LAVON

Agenda Brief

MEETING: April 2, 2024

ITEM: 9- A

Item:

Discussion and action regarding acceptance of the City of Lavon Bear Creek Trail Creek Crossing Connection (CIP-15) Construction Project.

Background:

On August 11, 2022, the City opened competitive bids for the Bear Creek Trail Creek Crossing Connection Project, which is CIP-15 Project. Five bids were received and opened. The construction project involves the construction of a new 8" wide concrete trail from Lavon Farms, across Bear Creek to the existing sidewalk along Harrison Lane near Jackson Lane. The Bear Creek crossing will utilize a prefabricated pedestrian bridge (wood deck with metal railing).

The project provides a critical trail link to the citywide trail system and improved pedestrian access to NeSmith Elementary School.

Freeman-Millican, Inc. (FMI) verified the bid documents, checked references, and has recommended that the City award the contract to Infra Construction, LLC.

The construction project recently concluded.

Financial Implications:

The construction contract provides for a 2-year warranty period.

Staff Notes:

Acceptance of the construction project is recommended.

Attachments: City Engineer letter

March 28, 2024

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

Re: Bear Creek Trail Creek Crossing Connection [CIP-15]
Final Acceptance

Dear Ms. Dobbs:

On Monday, March 18, 2024, a final walkthrough of the Development was conducted with representatives of the Contractor and City Engineer. A "punch list" was created to identify items that required completion prior to final acceptance.

All punch list items have been satisfactorily addressed.

Record Drawings are being prepared.

We recommend acceptance of Bear Creek Trail Creek Crossing Connection [CIP-15].

The 2-year Maintenance Warranty, which is covered in the Performance Bond, will commence upon acceptance of the Project.

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Matt Policano

F:\21038 - LAVON Trail Creek Crossing\6 - Construction\Trail Creek Crossing - Final Acceptance.docx



CITY OF LAVON Agenda Brief

MEETING: April 2, 2024

ITEM: 9 – B

Item:

Discussion and action regarding Resolution No. **2024-04-02** approving and authorizing execution of Change Order No. 2 to the construction contract with VLEX Construction, LLC for the City of Lavon Miscellaneous Paving Improvements (CIP-3C) Construction Project in an amount not to exceed \$7272.00 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).

To expedite construction within the TxDOT right-of-way, the subgrade was revised from the 8-inch-thick lime stabilized subgrade to 8-inch-thick flexible base.

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. 2024-04-02

Change Order No. 2 – 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. 2 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 \$7,272.00 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. 2 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 \$7,272.00 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 4th day of April 2024.

Vicki Sanson, Mayor

ATTEST:

Rae Norton, City Secretary

CITY OF LAVON, TEXAS
RESOLUTION NO. 2024-04-02

EXHIBIT A

CHANGE ORDER No. 2

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:

To expedite construction within the TxDOT right-of-way, the subgrade was revised from the 8-inch-thick lime stabilized subgrade to 8-inch-thick flexible base.

(see attached)

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

Original Contract Price:	\$ <u>374,869.00</u>
Change Order No. 1:	\$ <u>3,159.00</u>
Change Order No. 2:	\$ <u>7,272.00</u>
New Contract Price:	\$ <u>385,300.00</u>
Percent Change:	<u>2.78%</u>
Original Calendar Days:	<u>90</u>
Revised Calendar Days:	<u>90</u>

The Above Changes are Recommended for Approval:

Freeman-Millican, Inc.

Engineer

By: 
J. Erin Magee, P.E.

Dated: 03/27/2024

VLEX Construction, LLC

Contractor

By: 

03/27/2024
Dated: _____

Lavon Miscellaneous Paving Improvements Change Order 2

Item No.	Description	Units	Total Contract Quantity	Original Contract	Change Order	Unit Price	Total Change
				Quantity	Quantity		Order Amount
XP.32	8" thick Flexbase	SY	202		202	\$36.00	\$7,272.00
				Total Change Order Amount			\$7,272.00