



AGENDA
NOVEMBER 25, 2025
CITY OF LAVON
PLANNING AND ZONING COMMISSION
CITY HALL, 120 SCHOOL ROAD, LAVON, TEXAS
6:30 PM

1. PRESIDING OFFICER TO CALL THE MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT

2. PLEDGE OF ALLEGIANCE AND INVOCATION

3. ITEMS OF INTEREST/COMMUNICATIONS

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

4. CITIZENS COMMENTS

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

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the minutes of the October 28, 2025 meeting.

B. Public hearing, discussion and action regarding an application for a conditional use permit to construct a 1,000 square foot canopy addition to an existing accessory structure that is 1,000 square feet greater than permitted at 980 Lakeridge Drive on Lot 26, Block B of the Lakeridge Meadows Addition (1.48 acres), City of Lavon, Texas, (CCAD Property ID 2092084).

1) Presentation of proposed application.

2) **PUBLIC HEARING** to receive comments regarding the proposed application.

3) Discussion and action regarding the proposed application.

C. Discussion and action regarding a revised preliminary plat of the Nicholson Ranch Addition, consisting of 1,600 residential lots, 61 open space tracts, and one amenity center lot on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2919101).

D. Discussion and action regarding the preliminary plat of Lavon Landing Addition on 5.508 acres at 358 N. SH 78, S.M. Rainer Survey, Abstract No. 740, Lavon TX (CCAD Property ID 2542827).

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

6. SET FUTURE MEETINGS AND AGENDAS

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

- December 23, 2025 regular meeting

7. PRESIDING OFFICER TO ADJOURN THE MEETING

This is to certify that this Agenda was duly posted at City Hall and on the City's website at www.cityoflavon.com on or before 6:00 p.m. on November 17, 2025.

/ Rae Norton /

Rae Norton, City Secretary

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



**MINUTES
OCTOBER 28, 2025
CITY OF LAVON
PLANNING AND ZONING COMMISSION
REGULAR MEETING
6:30 PM**

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

1. MR. ROSENQUIST CALLED THE MEETING TO ORDER AT 6:30 P.M. AND ACKNOWLEDGED A QUORUM PRESENT.

2. MR. ROSENQUIST LED THE RECITATION OF THE PLEDGE OF ALLEGIANCE AND DELIVERED THE INVOCATION.

3. ITEMS OF INTEREST/ COMMUNICATIONS.

- Early Voting until 10/31 and Election Day 11/4
- Community Forum 11/8/2025 from 10am-2pm at City Hall
- Lavon Area Chamber of Commerce Luncheon 11/13/2025 at Grand Heritage Clubhouse
- Christmas Tree Lighting 12/5/2025 5:30pm-8pm at City Hall
- X-Treme Green Clean Up event 12/6/2025 8am-Noon
- Lavon Area Chamber of Commerce Chili Cookoff 12/6/2025
- Holiday Grease Collection beginning mid November running through mid January.
- CISD Education Foundation Bags for Braves 2/12/2026 at Boyd Farm

4. CITIZEN COMMENTS

There were no citizen comments.

5. ITEMS FOR CONSIDERATION

A. Discussion and action regarding the Minutes of the September 23, 2025, meeting.

MOTION: APPROVE THE MINUTES OF THE SEPTEMBER 23, 2025, MEETING AS AMENDED.

MOTION MADE: NABORS

SECONDED: VALLEJO

APPROVED: UNANIMOUS

B. Discussion and action regarding the site plan and landscape plan for the retail project at 716 Main St. (Bus. 78), consisting of 0.50 acres of land out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 1250130).

City Manager Kim Dobbs provided information regarding site and landscape plan for the project. Applicant Mitchell Morrison answered questions and detailed the project.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN FOR THE RETAIL PROJECT AT 716 MAIN ST. (BUS. 78), CONSISTING OF 0.50 ACRES OF LAND OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TR. 88,

GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MAIN ST. AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY PLANNER APPROVAL.

MOTION: MCCLENDON
SECONDED: NABORS
APPROVED: UNANIMOUS

- C. Discussion, and action regarding the final plat of the Elevon West Commercial, Lot 3 and 4, Block B Addition consisting of 2 lots on 10.752 acres out of the Samuel M. Rainer Survey, Abstract No. 740, Sheet 1, Tr. 148 north of and adjacent to 315 N. SH. 78, City of Lavon, Collin County, Texas (CCAD Property ID 2542828)**

Ms. Dobbs provided information regarding the Elevon West Commercial Lots 3 & 4 final plat.

MOTION: RECOMMEND APPROVAL OF THE ELEVON WEST COMMERCIAL, LOT 3 AND 4, BLOCK B ADDITION CONSISTING OF 2 LOTS ON 10.752 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SHEET 1, TR. 148 NORTH OF AND ADJACENT TO 315 N. SH. 78, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.

MOTION MADE: MCCLENDON
SECONDED: NABORS
APPROVED: UNANIMOUS

- D. Discussion and action regarding the site plan and landscape plan of the Elevon West Commercial, Lot 3, Block B Addition on 1.621 acres out of the Samuel M. Rainer Survey, Abstract No. 740, Sheet 1, Tr. 148 north of and adjacent to 315 N. SH. 78 and Elevon Parkway, City of Lavon, Collin County, Texas (CCAD Property ID 2542828).**

Ms. Dobbs presented information regarding the site and landscape plan. The applicant's civil engineer detailed plans for the building including the use of the proposed space, and parking requirements.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND PLAN OF THE ELEVON WEST COMMERCIAL, LOT 3, BLOCK B ADDITION ON 1.621 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SHEET 1, TR. 148 NORTH OF AND ADJACENT TO 315 N. SH. 78 AND ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER AND PLANNER APPROVAL.

MOTION MADE: MCCLENDON
SECONDED: NABORS
APPROVED: UNANIMOUS

- E. Discussion and action regarding the site plan and landscape plan of the Qualitas Lavon Retail project at 689 S. SH 78, Lot 2, Block A of the 78 Commercial East Addition, in the Grand Heritage Planned Development District, northeast of the intersection of SH 78 and Grand Heritage Blvd. and northwest of the intersection of SH 78 and Burnett, City of Lavon, Collin County, Texas, containing drive-through lane and parking modifications of the site plan approved March 4, 2025 (CCAD Property ID 2614649).**

Ms. Dobbs provided details regarding the site and landscape plan of the Qualitas Lavon Retail. The applicant's representative provided details regarding the drive-thru addition.

MOTION: RECOMMEND APPROVAL OF THE SITE PLAN AND LANDSCAPE PLAN OF THE QUALITAS LAVON RETAIL PROJECT AT 689 S. SH 78, LOT 2, BLOCK A OF THE 78 COMMERCIAL EAST ADDITION, IN THE GRAND HERITAGE PLANNED DEVELOPMENT DISTRICT, NORTHEAST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD. AND NORTHWEST OF THE INTERSECTION OF SH 78 AND BURNETT, CITY OF LAVON, COLLIN COUNTY, TEXAS, CONTAINING DRIVE-

**THROUGH LANE AND PARKING MODIFICATIONS OF THE SITE PLAN APPROVED
MARCH 4, 2025 SUBJECT TO CITY PLANNER APPROVAL.**

MOTION MADE: NABORS
SECONDED: CLIFTON
APPROVED: UNANIMOUS

- F. Discussion and action regarding the final plat of the Elevon, Section 5, Phase 2 Addition consisting of 130 residential lots and 7 common areas on 93.374 acres in the James. P. Davis Survey, Abstract No. 249, situated south of CR 541 and east of Elevon, Section 4 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677).**

Collin Bradley, S2 Development, provided information regarding the final plat of the Elevon, Section 5 Phase 2 addition and detailed the floodplain mitigation.

MOTION: RECOMMEND APPROVAL OF THE FINAL PLAT OF THE ELEVON, SECTION 5, PHASE 2 ADDITION CONSISTING OF 130 RESIDENTIAL LOTS AND 7 COMMON AREAS ON 93.374 ACRES IN THE JAMES. P. DAVIS SURVEY, ABSTRACT NO. 249, SITUATED SOUTH OF CR 541 AND EAST OF ELEVON, SECTION 4 IN THE CITY OF LAVON, COLLIN COUNTY, TEXAS SUBJECT TO CITY ENGINEER APPROVAL.

MOTION MADE: NABORS
SECONDED: CLIFTON
APPROVED: UNANIMOUS

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

Ms. Dobbs provided a report of City Council decisions.

6. SET FUTURE MEETINGS AND AGENDAS

Regular Meeting November 25, 2025

Regular Meeting December 23, 2025

THE MEETING WAS ADJOURNED AT 7:14 P.M.

DULY PASSED AND APPROVED on this 25th day of November 2025.

David Rosenquist, Chairman

Attest:

Rae Norton, City Secretary



CITY OF LAVON

Agenda Brief

MEETING: November 25, 2025

ITEM: 5 - B

Item:

Public hearing, discussion and action regarding an application for a conditional use permit to construct a 1,000 square foot canopy addition to an existing accessory structure that is 1,000 square feet greater than permitted at 980 Lakeridge Drive on Lot 26, Block B of the Lakeridge Meadows Addition (1.48 acres), City of Lavon, Texas, (CCAD Property ID 2092084).

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

Background:

Application Information

Owner(s): Laura Himmelberg

Applicant: Laura Himmelberg

Location: 980 Lakeridge Dr.

Description: Lakeridge Meadow Estates, Lot 26, Block B
Lavon, Collin County, TX; CCAD Property ID 2092084

Current Zoning: Single Family - 1 (SF-1)

Request: Conditional Use Permit – Accessory Structure - Area

Request Details

The applicant is seeking approval of a conditional use permit (CUP) for an accessory structure that does not conform to the provisions of Section 9.03.083 (b) (2)(A) Accessory Structures and Improvements of the Zoning Ordinance – Lot Coverage that permits a maximum combined floor area of all accessory structures.

The property is approximately 1.48 acres in area.

The applicant constructed concrete flatwork, and a carport canopy extension on an existing accessory structure. The applicant advised that the previous owner may have mistakenly misunderstood and informed them that a building permit would not be required because they were not in the city limits there.

The new structure exceeds the limits permitted without an approved conditional use permit (CUP). The applicant has been cooperative in submitting the required documents to obtain the CUP. Collin County approved the onsite septic facility improvements.

Code Excerpts:

CITY OF LAVON – ZONING ORDINANCE

9.03.083 ACCESSORY STRUCTURES AND IMPROVEMENTS

(2) Lot coverage:

- (A) The combined floor area of all accessory buildings shall not exceed ten (10) percent of lot coverage or sixty (60) percent of the primary structure, whichever is less. In no case shall the combined area of the primary structure and accessory building(s) exceed the maximum percentage of lot coverage allowed for the zoning district on which the structures are placed.

Accessory structures of this size and style construction are relatively common in this neighborhood.

Staff Notes:

The required public hearing notice was published in the newspaper and on the website and fourteen (14) notices were provided to the owners of property located within 200 feet of the proposed site. No notices were returned in favor or in opposition to the proposed application.

Approval is recommended.

Attachments:

1. Application
2. Location Exhibits
3. Neighbor Notice
(a data source of property owners who were mailed notices is available upon request from cityhall@lavontx.gov)



CITY OF LAVON

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

cityhall@lavontx.gov

APPLICATION FOR CONDITIONAL USE PERMIT (CUP)

Laura Himmelberg 9/25/25
Applicant Name Date

Laura Himmelberg 512-931-9700
Representative, Agent or Owner Phone

ljrich3@gmail.com
Company Email address

980 Lakeridge Dr Lavon, TX 75166
Street City, State, Zip

980 Lakeridge Dr
Address and Location of Property

Lakeridge Meadows (CLA) Blk B, Lot 26
Legal Description of Property

Existing Zoning: Residential

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

Please see attached sheet for scope, dimensions,
materials & elevations of carport added to existing
Shop building.

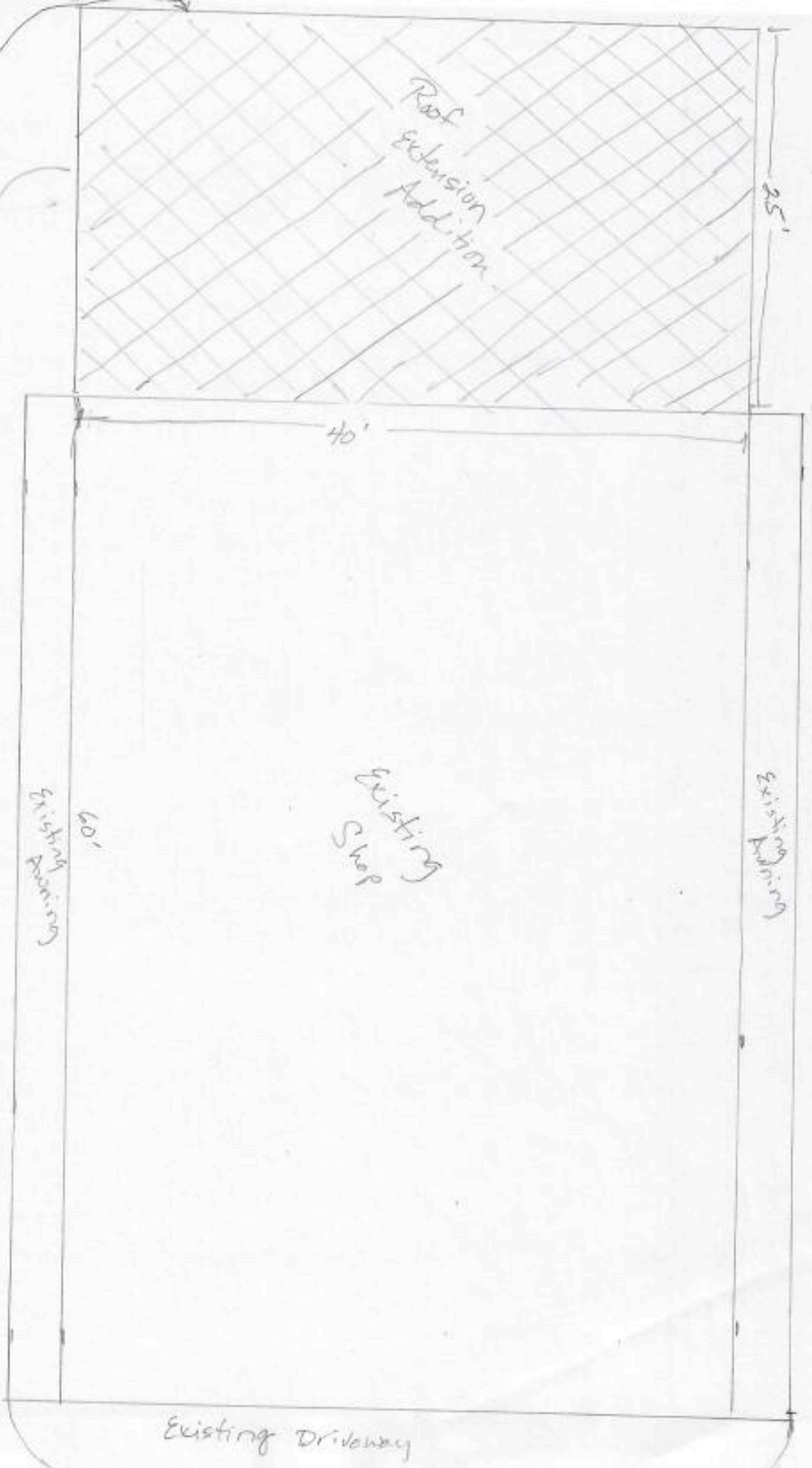
Signature of Applicant or Representative: Laura Himmelberg

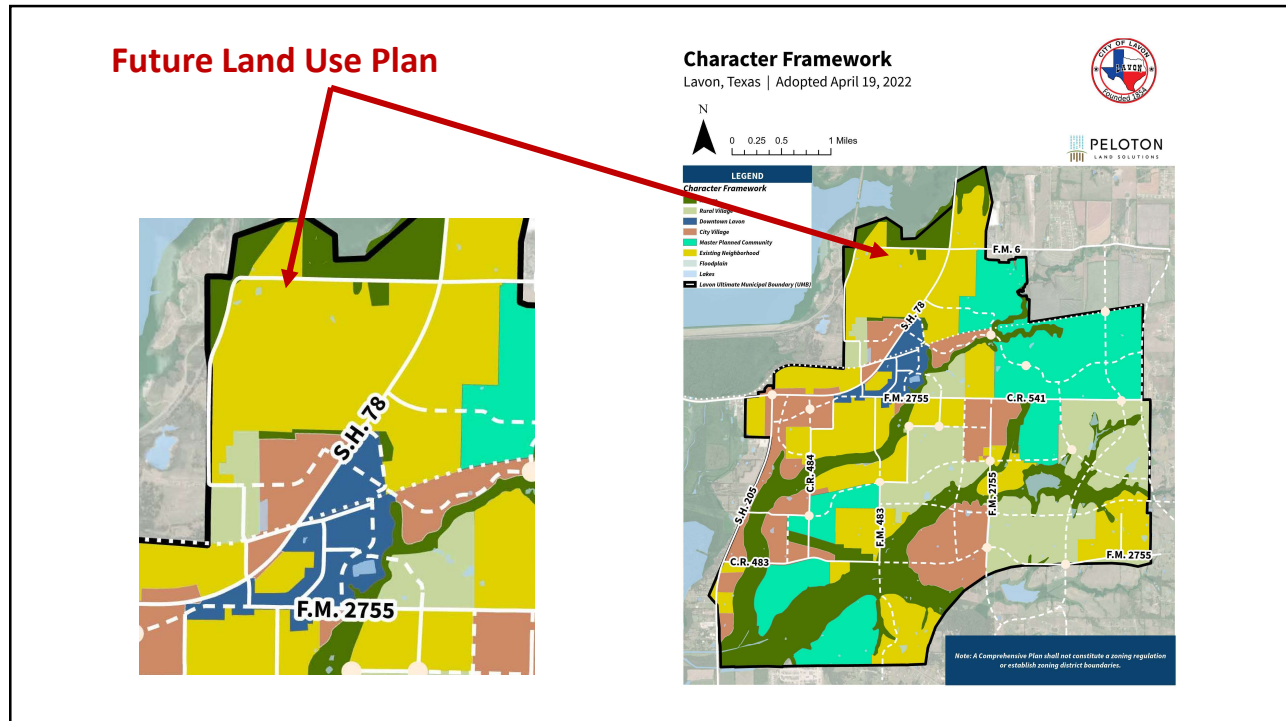
For Office Use Only

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

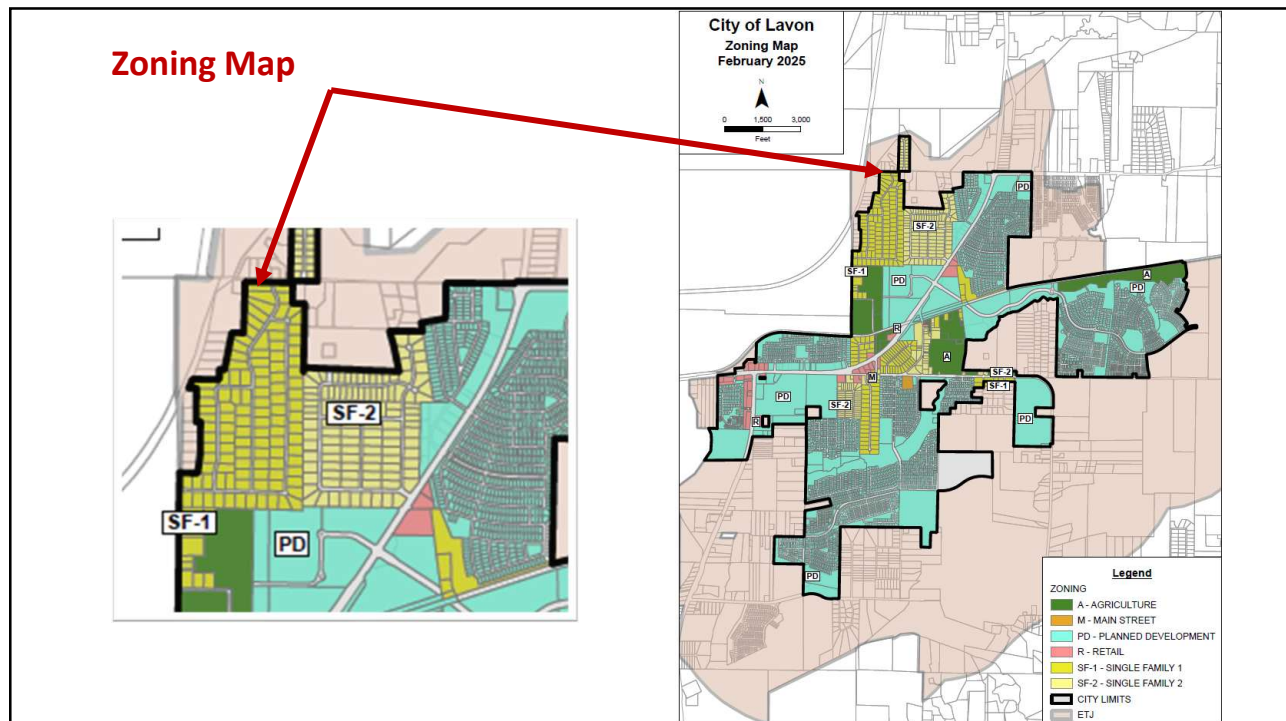
Next P & Z Meeting: _____ Next City Council Meeting: _____

- top peak is 16' high sides are 14' high
- Carport extension is at least 14' from property line
- o Materials used match existing building

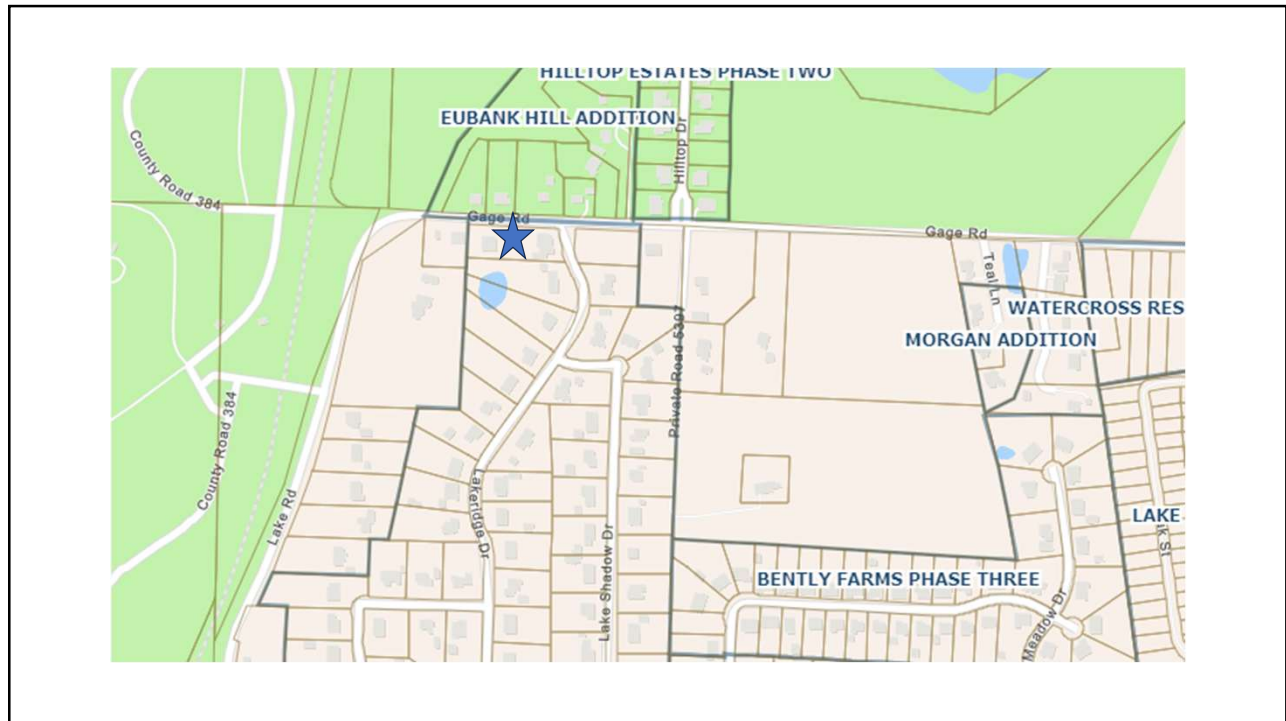




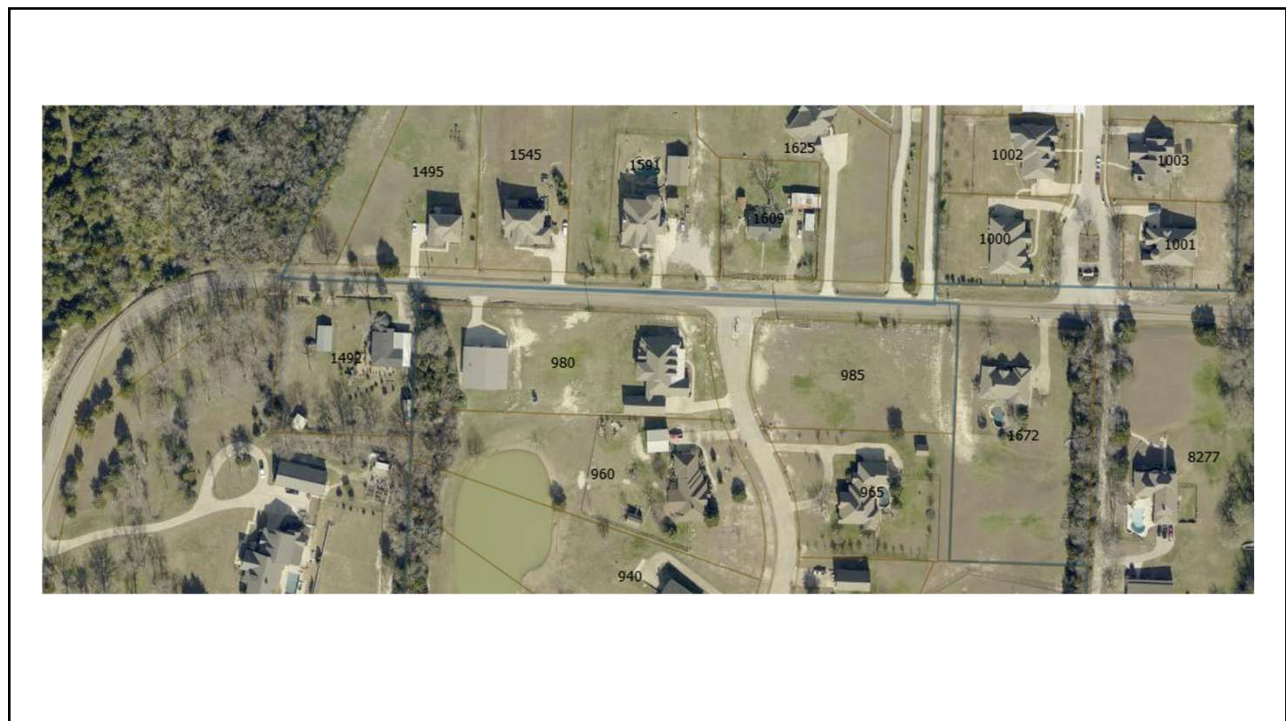
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CITY OF LAVON Agenda Brief

MEETING: November 25, 2023

ITEM: 5 – C

Item:

Discussion and action regarding a revised preliminary plat of the Nicholson Ranch Addition, consisting of 1,635 residential lots, 47 open space tracts, and one amenity center lot on 457.84 acres of land, situated in the Drury Anglin Survey, Abstract No. 2, southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and north and west of the intersection of FM 2755 and CR 535, in Collin County MUD No. 6, extraterritorial jurisdiction of the City of Lavon, Collin County, TX, (CCAD Property IDs 2919101).

Application Information

Owner(s): GRBK Edgewood L.L.C.
Applicant: Kimley-Horn
Location: Southeast of the intersection of Lavon Trail Parkway and Rosewood, west of FM 2755 and northwest of the intersection of FM 2755 and CR 535 in the extraterritorial jurisdiction (ETJ).
Description: Drury Anglin Survey, Abstract No. 2, Tract 3, 56, and 121 (2919101) – 457.84 acres.
Current Zoning: No zoning applies in the ETJ
Request: REVISED Preliminary Plat

Request Details

On October 17, 2023, the City Council approved the preliminary plat of the Nicholson Ranch Addition. The applicant is seeking approval of a revised preliminary plat for the Nicholson Ranch development project. The property is south of the Community ISD Addition and has frontage on Lavon Trail Parkway, FM 2755, and CR 535.

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 entirely located in the Collin County Municipal Utility District Number 6 (Collin County MUD No. 6), approved by the Texas Commission on Environmental Quality (TCEQ) and will be developed in phases in the ETJ. GRBK Edgewood, L.L.C. is the developer.

A WAIVER of Subdivision Regulations relating to block length in one location was approved by the City Council on November 4, 2025.

Background:

The property is not in the incorporated limits of the City of Lavon, and there are no zoning regulations applicable to the property.

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 Collin County MUD No. 6 sanitary sewer system.

Roads

The proposed development takes access from FM 2755 in three locations and from Lavon Trail Parkway. A portion of the east west alignment of CR 483 as depicted on the Collin County Thoroughfare Plan will be constructed with the development.

A Traffic Impact Analysis (TIA) is being prepared as part of the Phase 1 engineering. Improvements will be constructed as prescribed by the TIA and as approved by the city engineer.

An amendment to the Subdivision Code has been prepared that provides reasonable flexibility in consideration of block lengths that may exceed the requirements of the Subdivision Code. An exhibit is enclosed that depicts areas where proposed block lengths in Nicholson Ranch are in question and on the exhibit, green connotes acceptable non-compliance, yellow connotes areas where pedestrian access breaks are encouraged, and orange connotes areas where additional consideration is to be given relating to street connectivity.

Parks and Trails

Trail and recreation amenities are proposed in the addition.

Floodplain and Drainage

The drainage and grading plans provide for on-site and off-site drainage in the vicinity of the subdivision. The conceptual drainage plans have been reviewed by the city engineer. A full drainage study is being prepared as part of the Phase 1 engineering.

Staff Notes:

The applicant worked with the City staff development review committee and complied with staff and city engineer review notes.

Approval of the revised preliminary plat is recommended, subject to the final review and approval of the City Engineer and Planner.

- Attachments:**
1. Application and Preliminary Plat
 2. Location Exhibits
 3. Engineer and Planner correspondence



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>KIMLEY-HORN</u>		Name: <u>GRBK EDGEWOOD LLC</u>			
Address: <u>400 N. OKLAHOMA DRIVE, SUITE 105</u>		Address: <u>5501 HEADQUARTERS DRIVE, SUITE 300W</u>			
City/State/Zip: <u>CELINA, TX 75009</u>		City/State/Zip: <u>PLANO, TEXAS 75024</u>			
Phone #: <u>469-501-2200</u>	Fax #: <u></u>	Phone #: <u>972-946-1350</u>	Fax #: <u></u>		
Authorized Person: <u>ALEXANDRA DOLLAHITE</u>		Authorized Person: <u>BRIAN HUNNICUTT</u>			
Type of Submission	Date	Check List of Items Submitted			
☒ Preliminary Plat AMENDED		Per conversation with LeAnn on 6/27 - City accepts online submittal and no hard copies are required unless requested. ☐ (two) full size sets of plats (24x36) ☐ (two) full size construction sets (24x36) ☐ (one) half size sets of plats (11x17) ☐ (ten) half size sets of plats with final submission (11x17) ☒ (one) PDF plats (on separate CD's) ☐ (one) PDF construction plans (can be included on plat CD)			
☐ Final Plat					
☐ Re-Submittal					
☐ Construction Plans					
☐ Other (eg. Replat; Development Plat; Short-Form Plat)					
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) <u>Alexandra Dollahite</u>	Authorized Representative (Signature) <u>Alexandra Dollahite</u>		Date: <u>July 24, 2025</u>		
To be completed by the City					
In Takers Name:					
In takers Review Date:	PW Review Date:	COO Review Date:	Engineer Review Date:	P&Z Review Date:	Council Action Date:
☐ Accepted ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected	☐ Approved ☐ Rejected
Comments:					



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: July 24, 2025

To the City of Lavon
Collin County, Texas

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

[Signature]
Signature (Owner)

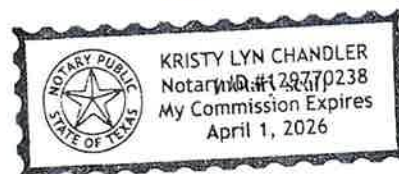
Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Brian Hunnicutt,
on this the 31 day of July, 2025.

[Signature]



Notary Public in and for Collin County, Texas



CITY OF LAVON

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

PLAT APPLICATION

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

Declaration of Ownership

Date: July 24, 2025

To the City of Lavon
Collin County, Texas

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

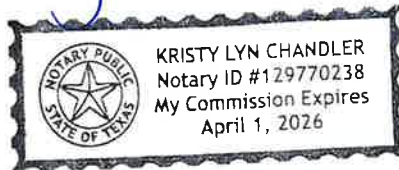
[Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of Texas
County of _____

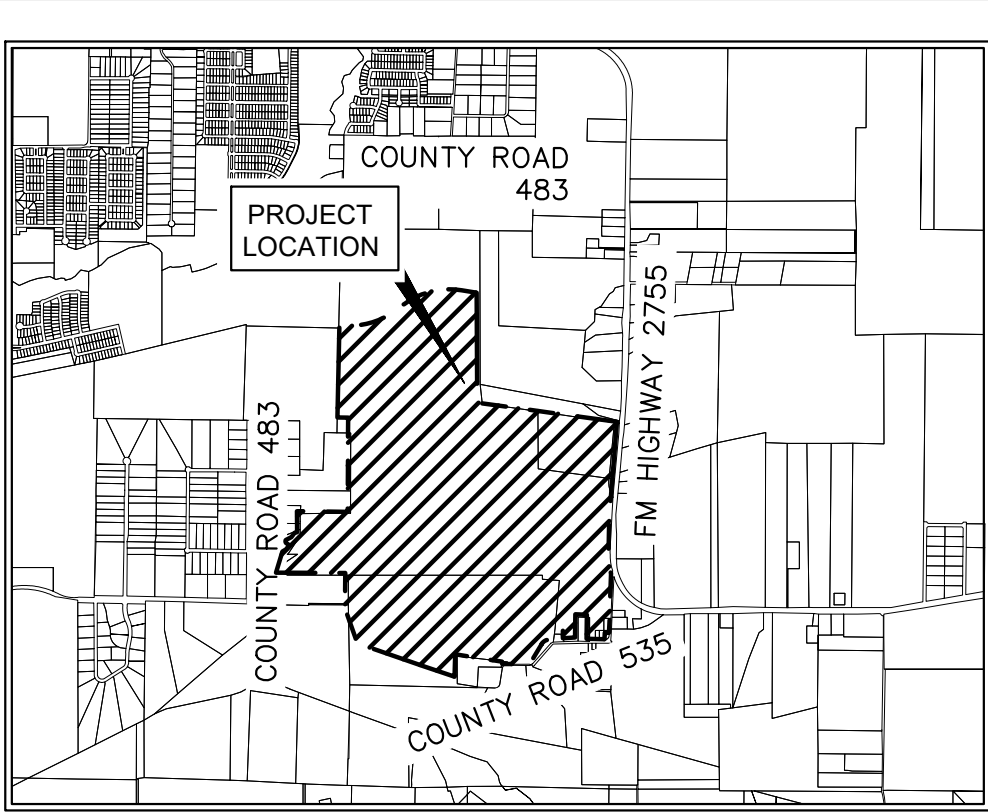
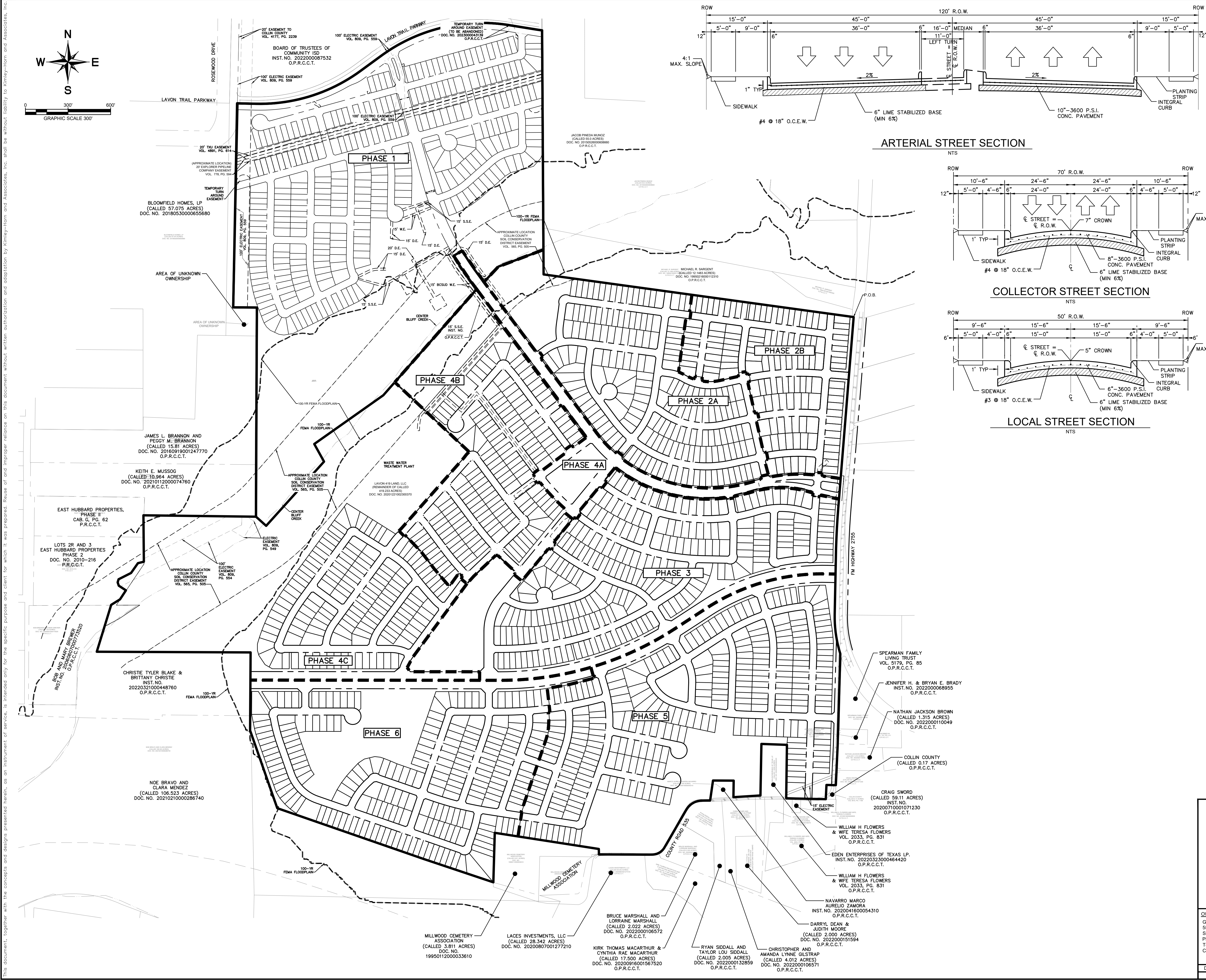
Before me, the undersigned authority, appeared Brian Hunnicutt,
on this the 31 day of July, 2025.



(notary seal)

[Signature]

Notary Public in and for Collin County, Texas



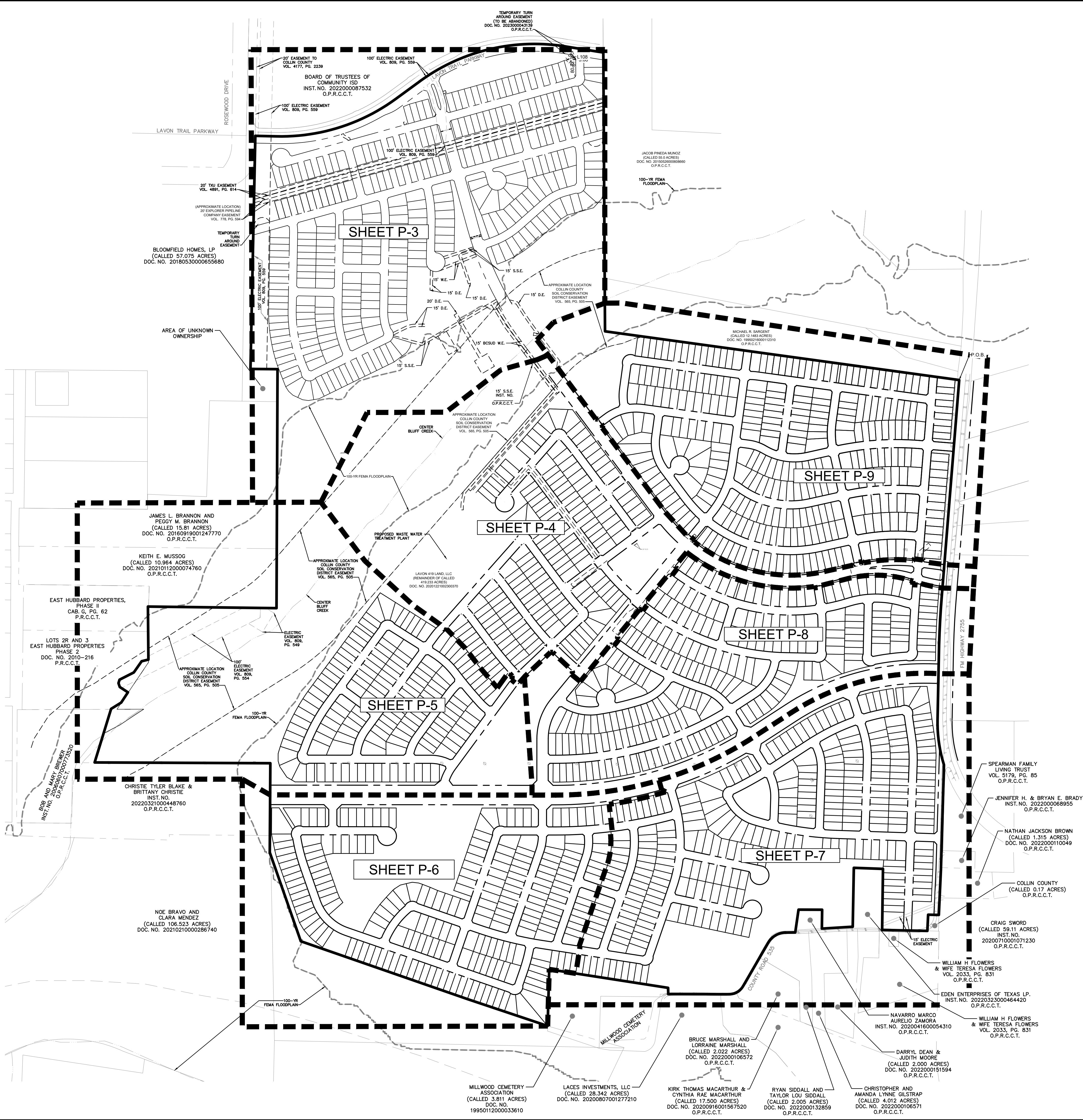
LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

NOTE: NICHOLSON RANCH SHALL ONLY CONSTRUCT TWO LANES OF THE FUTURE ONSITE PRINCIPAL ARTERIAL THAT CROSSES THE PROPERTY.

LOT SIZE:
40' LOTS - 1136
50' LOTS - 499
TOTAL - 1635

PRELIMINARY PLAT PHASE SHEET					
FOR NICHOLSON RANCH					
1635 RESIDENTIAL LOTS 47 OPEN SPACES / 1 AMENITY CENTER LOT BEING 457.84 ACRES OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2 IN THE CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS					
OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III		DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III		ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-3580 Contact: ALEXANDRA DOLLAHITE, P.E.	
DESIGNED TWM	DRAWN CLS	CHECKED AND	SCALE AS SHOWN	DATE OCT 2025	KH PROJECT NO. 063228111
					P-1

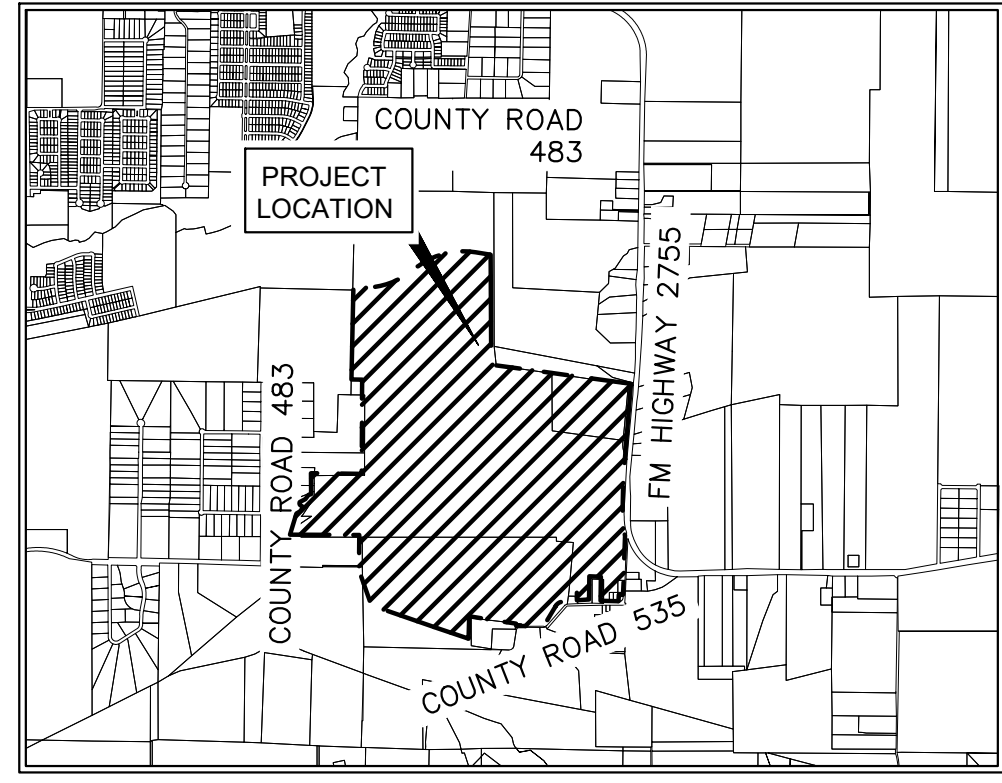
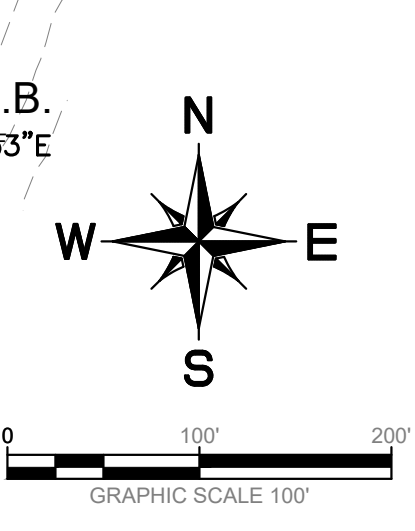
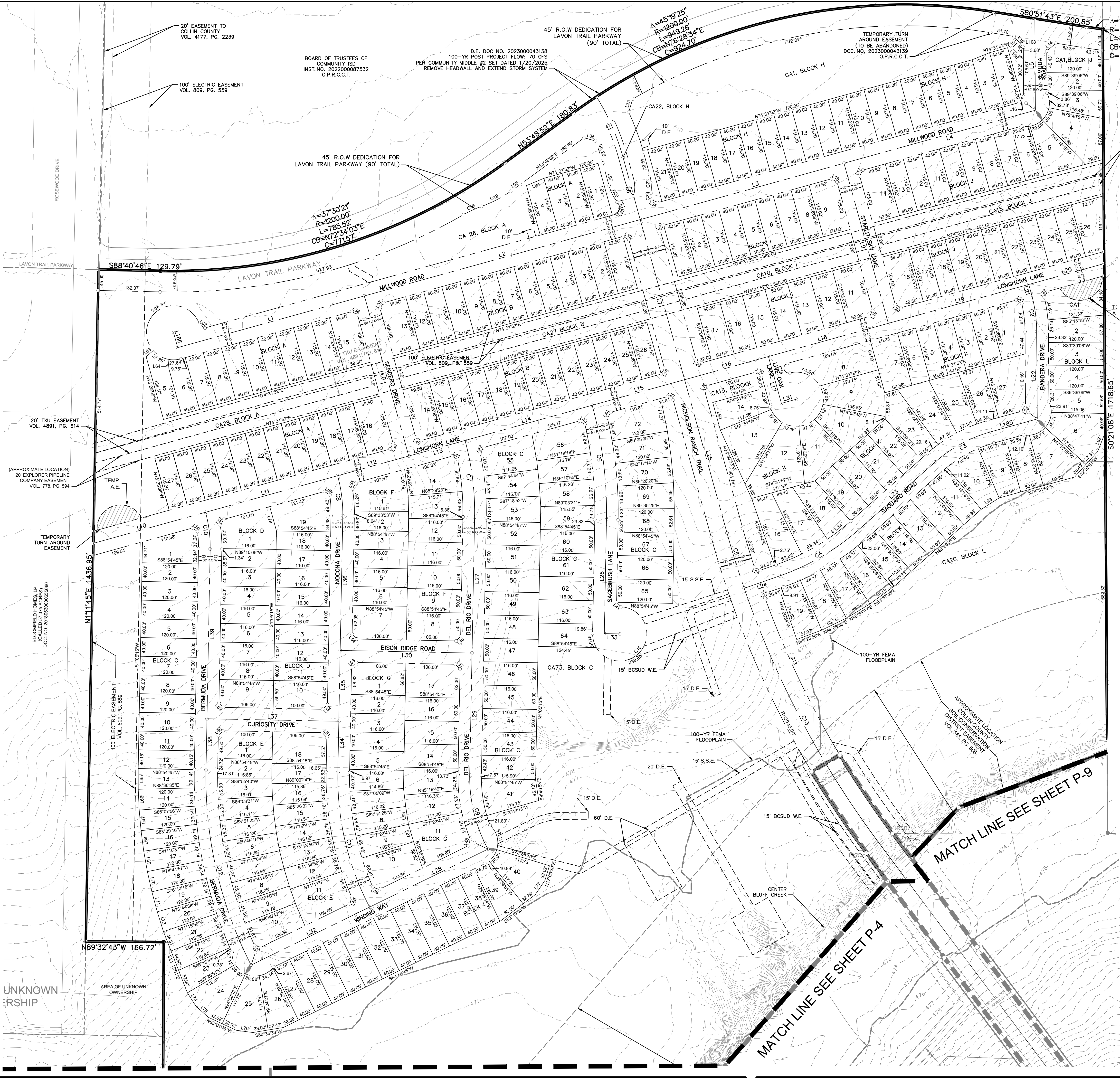


P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFS	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

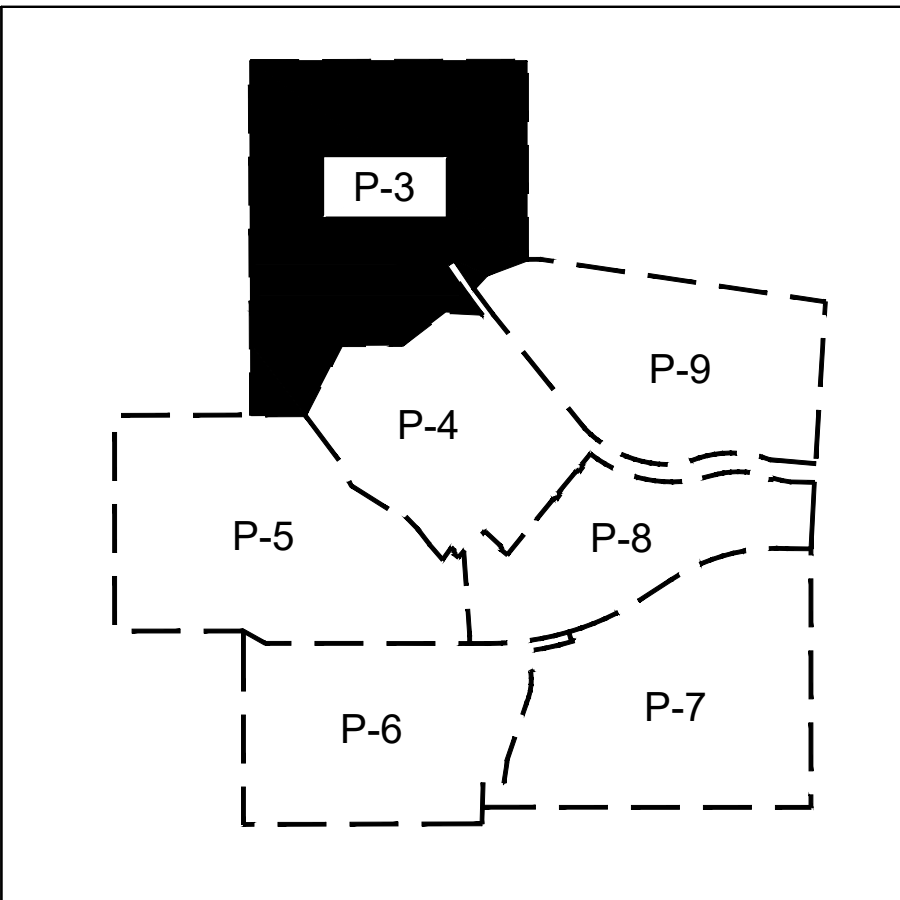
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III			DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III			ENGINEER/SURVEYOR: 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-8880 Contact: ALEXANDRA DOLLAHITE, P.E.		
DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT#			
TWM	CLS	AND	AS SHOWN	OCT 2025	063228111			
							P-2	

PLATTED BY: KIMLEY-HORN, INC. DATE: 08/25/2024 4:44 PM
DRAWN BY: K.C. LEE, CIVIL ENGINEER, LICENSE NO. 2015052600608660
LAST NAME: KIMLEY-HORN, INC. PROJECT: NICHOLSON RANCH PHASE 1 PRELIMINARY PLAT
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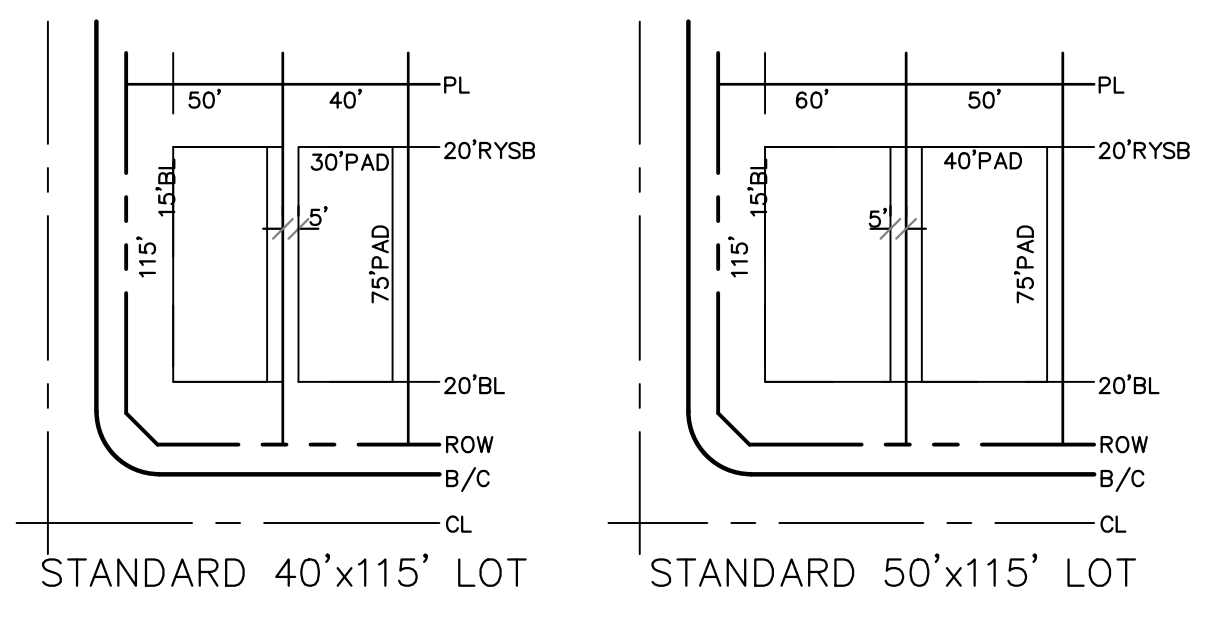
VICINITY MAP
SCALE: 1" = 3,000'



KEY MAP

LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
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D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE



PHASE 1 PRELIMINARY PLAT
FOR
NICHOLSON RANCH

1635 RESIDENTIAL LOTS
47 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 457.84 ACRES

OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	ENGINEER/SURVEYOR: Kimley-Horn 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-3580 Contact: ALEXANDRA DOLLAHITE, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
TWM	CLS	AND	AS SHOWN	OCT 2025	063228111

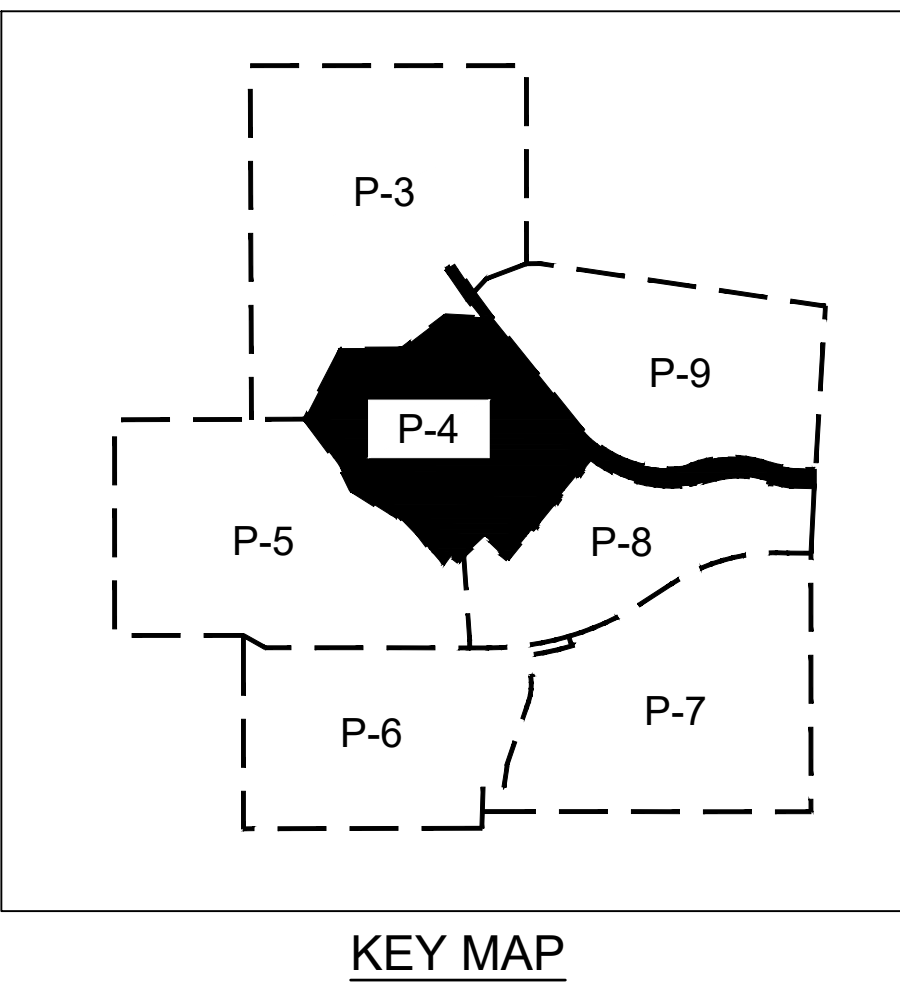
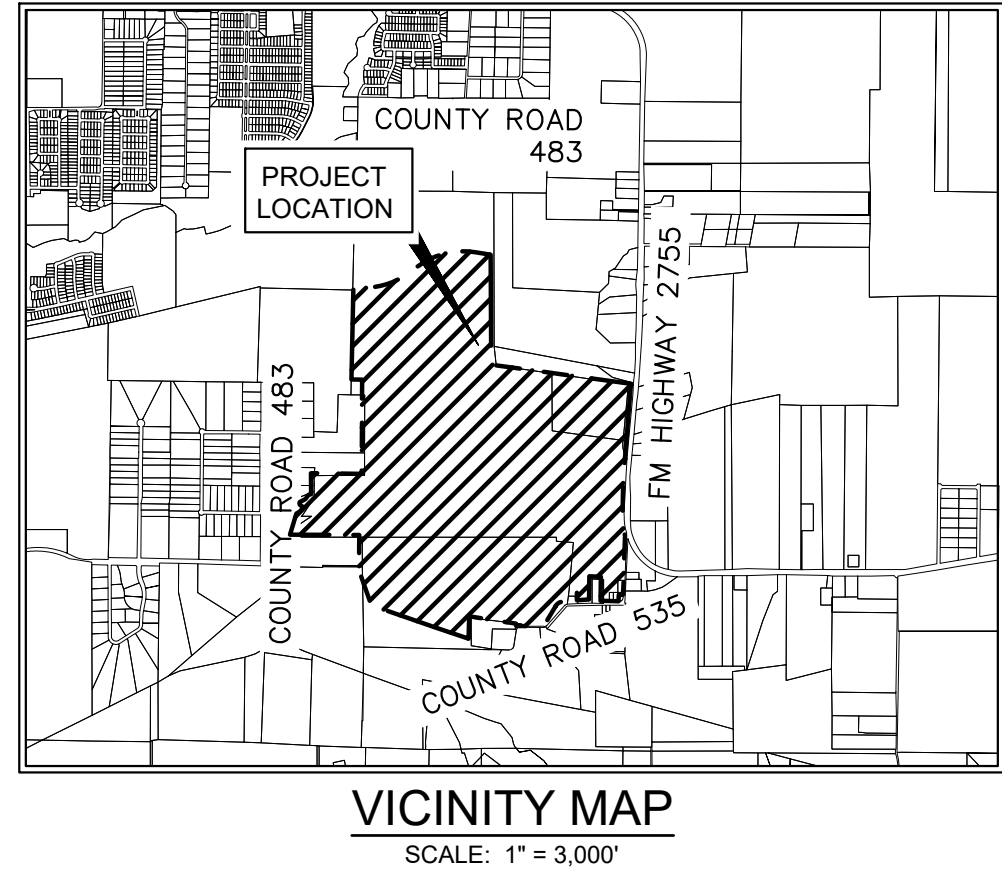
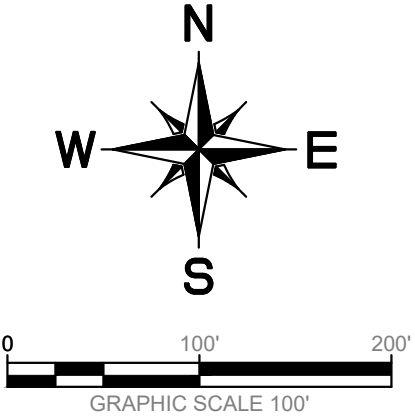
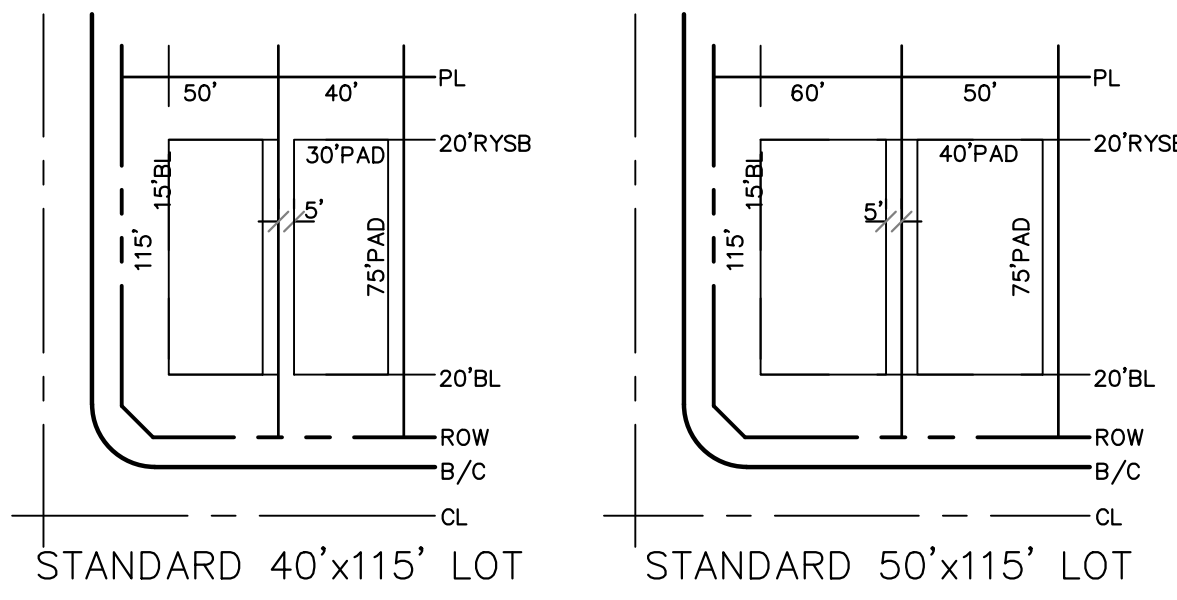
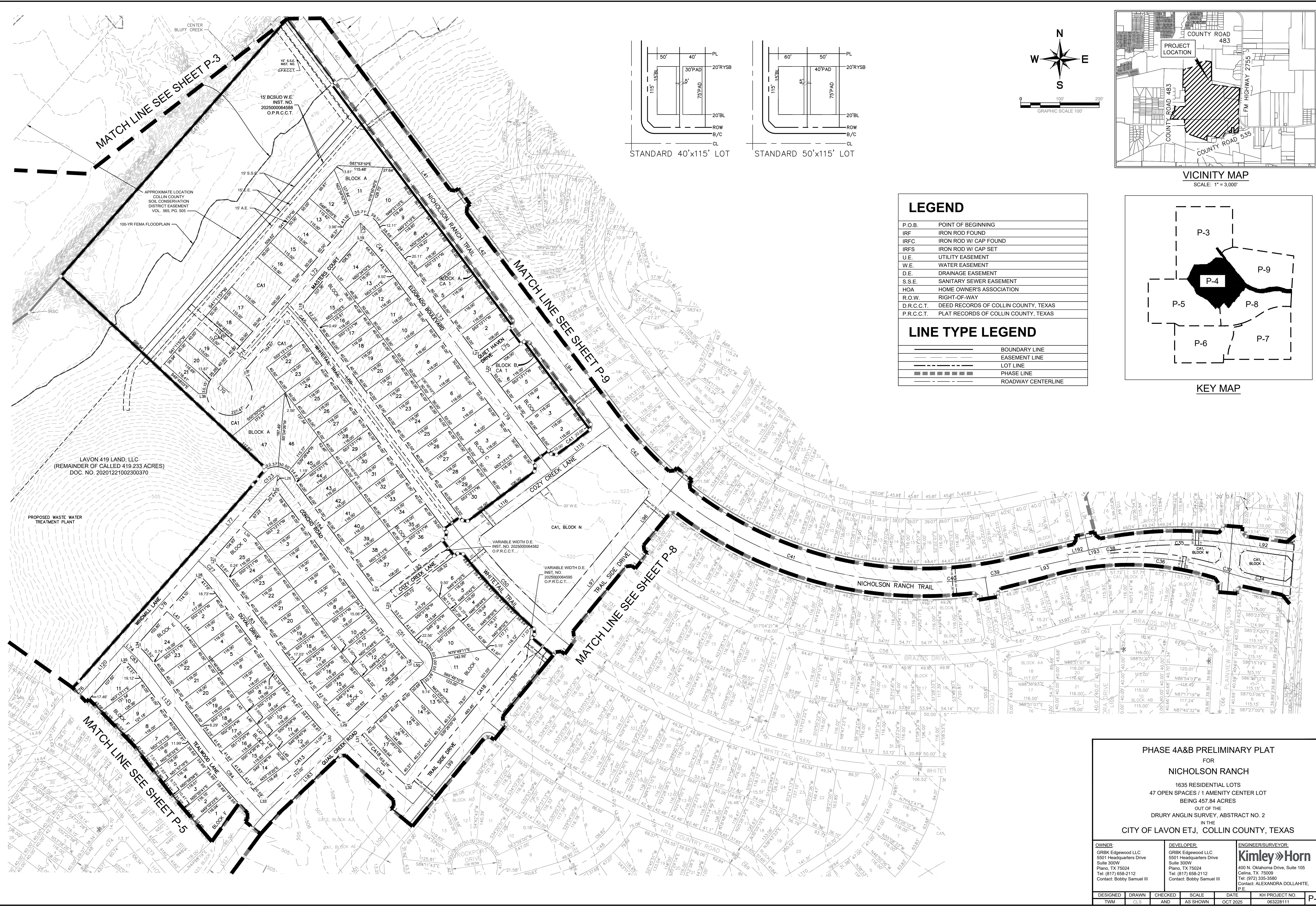
P-3

MATCH LINE SEE SHEET P-4

MATCH LINE SEE SHEET P-9

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/22/2025
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/22/2025
LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/22/2025

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LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

PHASE 4A&B PRELIMINARY PLAT
FOR
NICHOLSON RANCH
1635 RESIDENTIAL LOTS
47 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 457.84 ACRES
OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

OWNER:
GRBK Edgewood LLC
5501 Headquarters Drive
Suite 300W
Plano, TX 75024
Tel: (972) 658-2112
Contact: Bobby Samuel III

DEVELOPER:
GRBK Edgewood LLC
5501 Headquarters Drive
Suite 300W
Plano, TX 75024
Tel: (972) 658-2112
Contact: Bobby Samuel III

ENGINEER/SURVEYOR:
Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, TX 75009
Tel: (972) 335-3580
Contact: ALEXANDRA DOLLAHITE,
P.E.

DESIGNED
TWM

DRAWN
CLS

CHECKED
AND

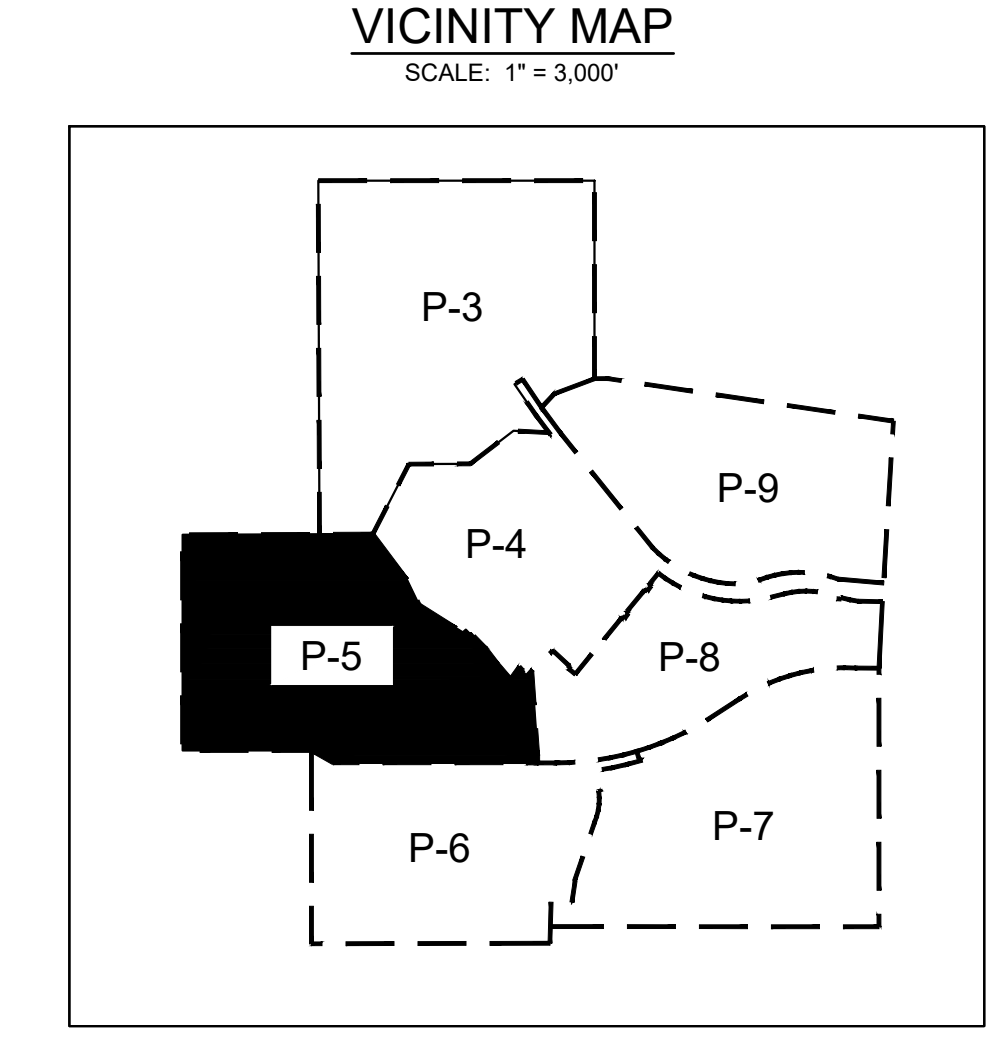
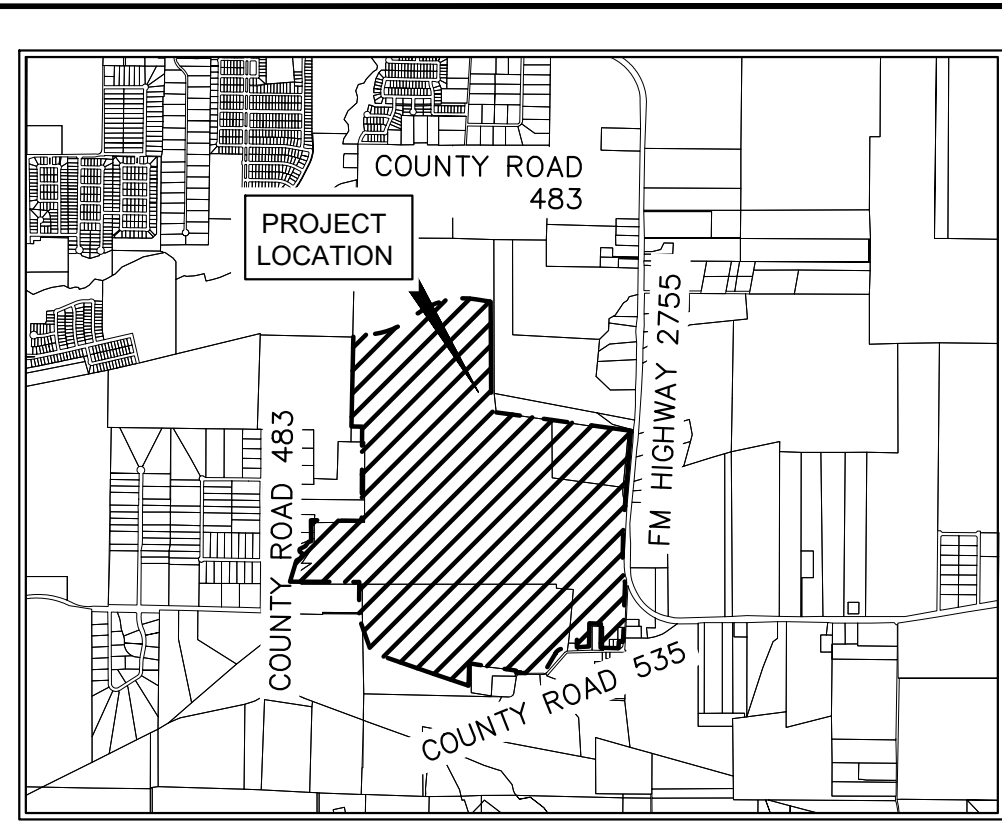
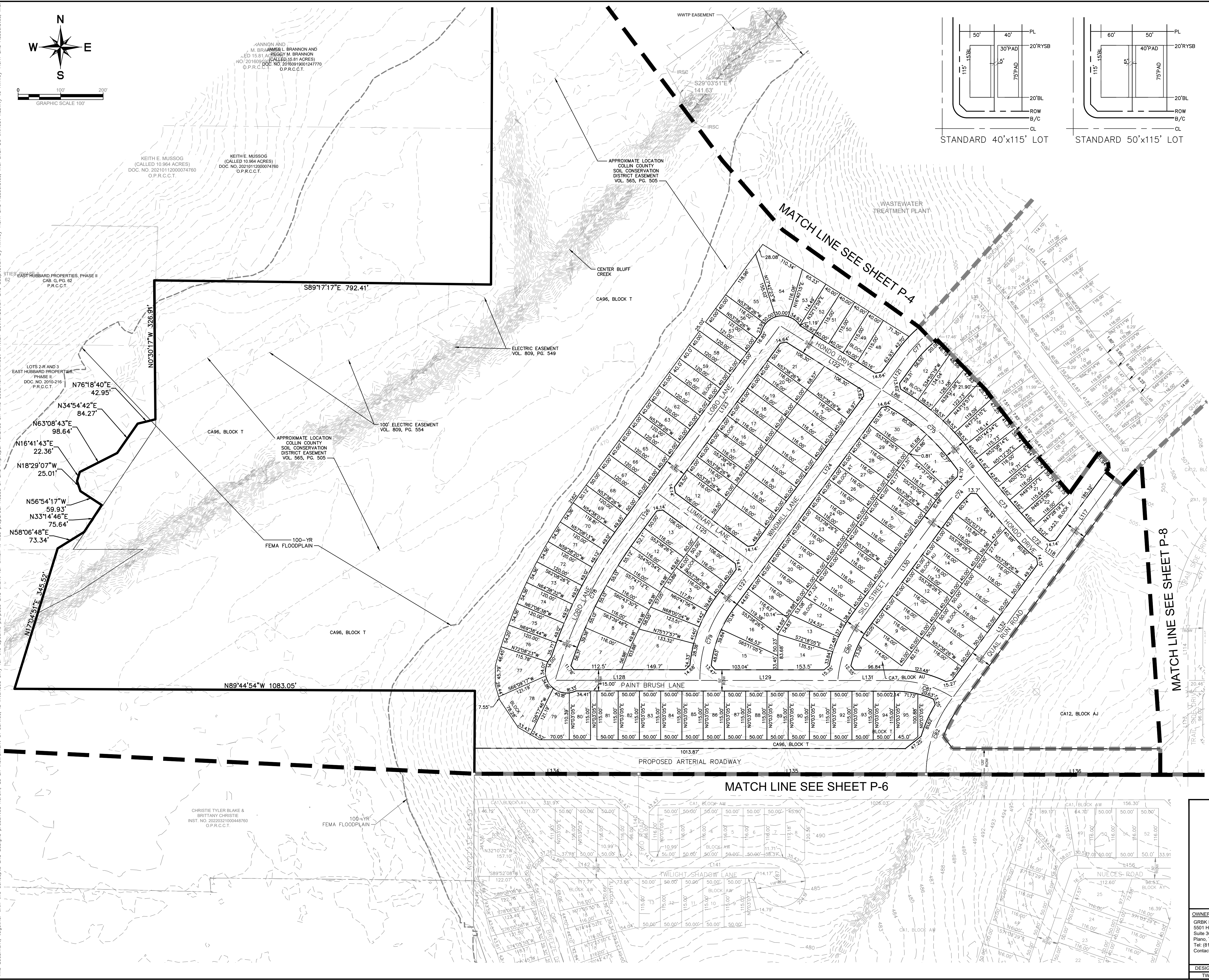
SCALE
AS SHOWN

DATE
OCT 2025

KH PROJECT NO.
063228111

P-4

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
SCALE: AS SHOWN
DATE: OCT 2025
PROJECT NO: 063228111
SHEET NO: P-5



LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

PHASE 4C PRELIMINARY PLAT
FOR
NICHOLSON RANCH
1635 RESIDENTIAL LOTS
47 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 457.84 ACRES
OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

OWNER:
GRBK Edgewood LLC
5501 Headquarters Drive
Suite 300W
Plano, TX 75024
Tel: (817) 658-2112
Contact: Bobby Samuel III

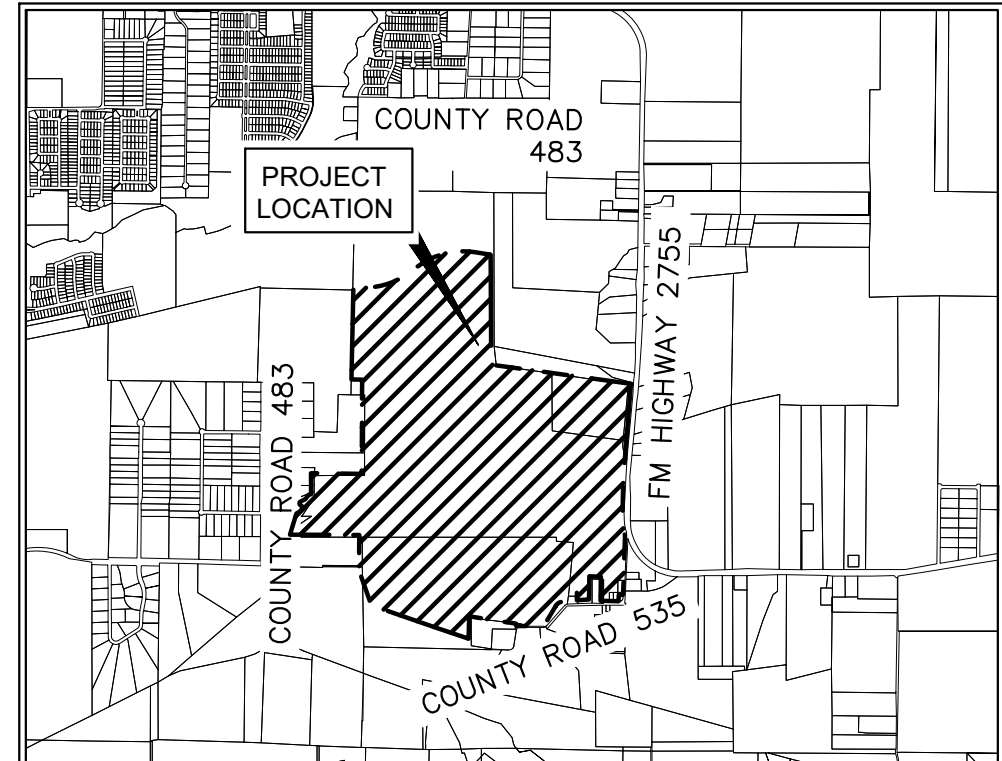
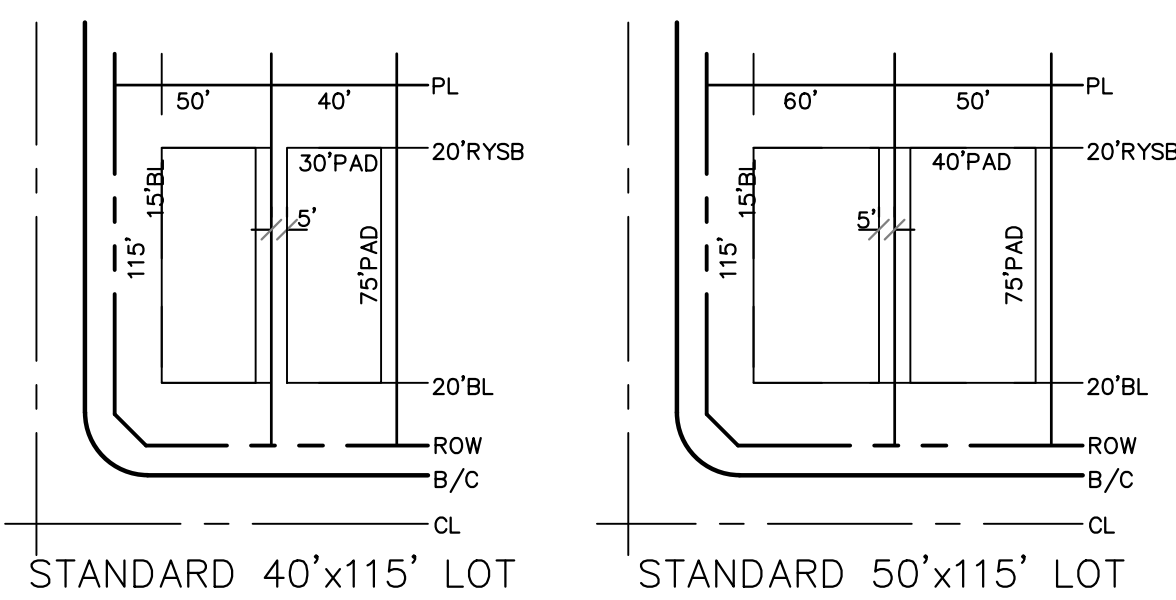
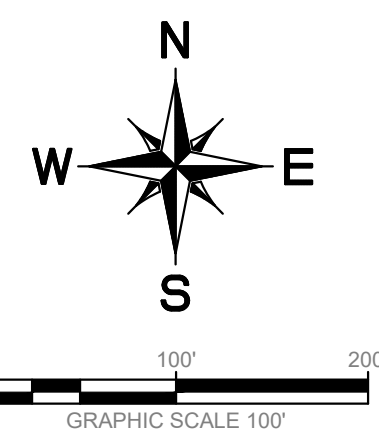
DEVELOPER:
GRBK Edgewood LLC
5501 Headquarters Drive
Suite 300W
Plano, TX 75024
Tel: (817) 658-2112
Contact: Bobby Samuel III

ENGINEER/SURVEYOR:
Kimley-Horn
400 N. Oklahoma Drive, Suite 105
Celina, TX 75009
Tel: (972) 335-3580
Contact: ALEXANDRA DOLLAHITE, P.E.

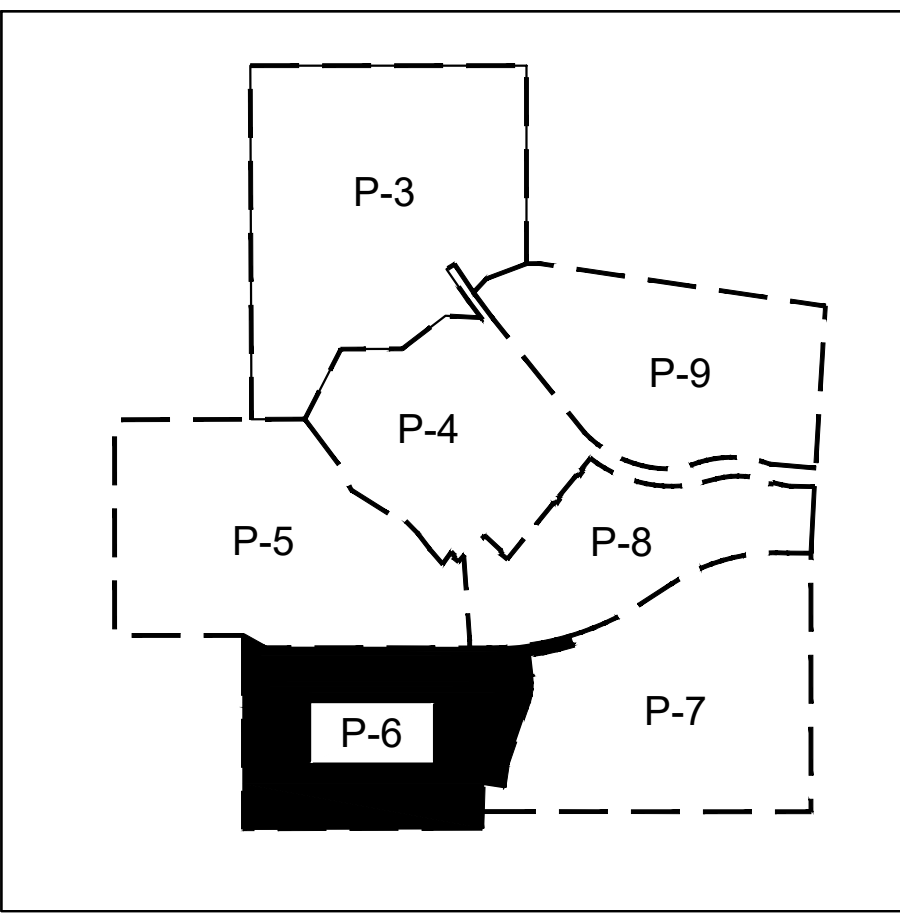
DESIGNED	DRAWN	CHECKED	SCALE	DATE	PROJECT NO.
TWM	CLS	AND	AS SHOWN	OCT 2025	063228111

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025

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VICINITY MAP
SCALE: 1" = 3,000'



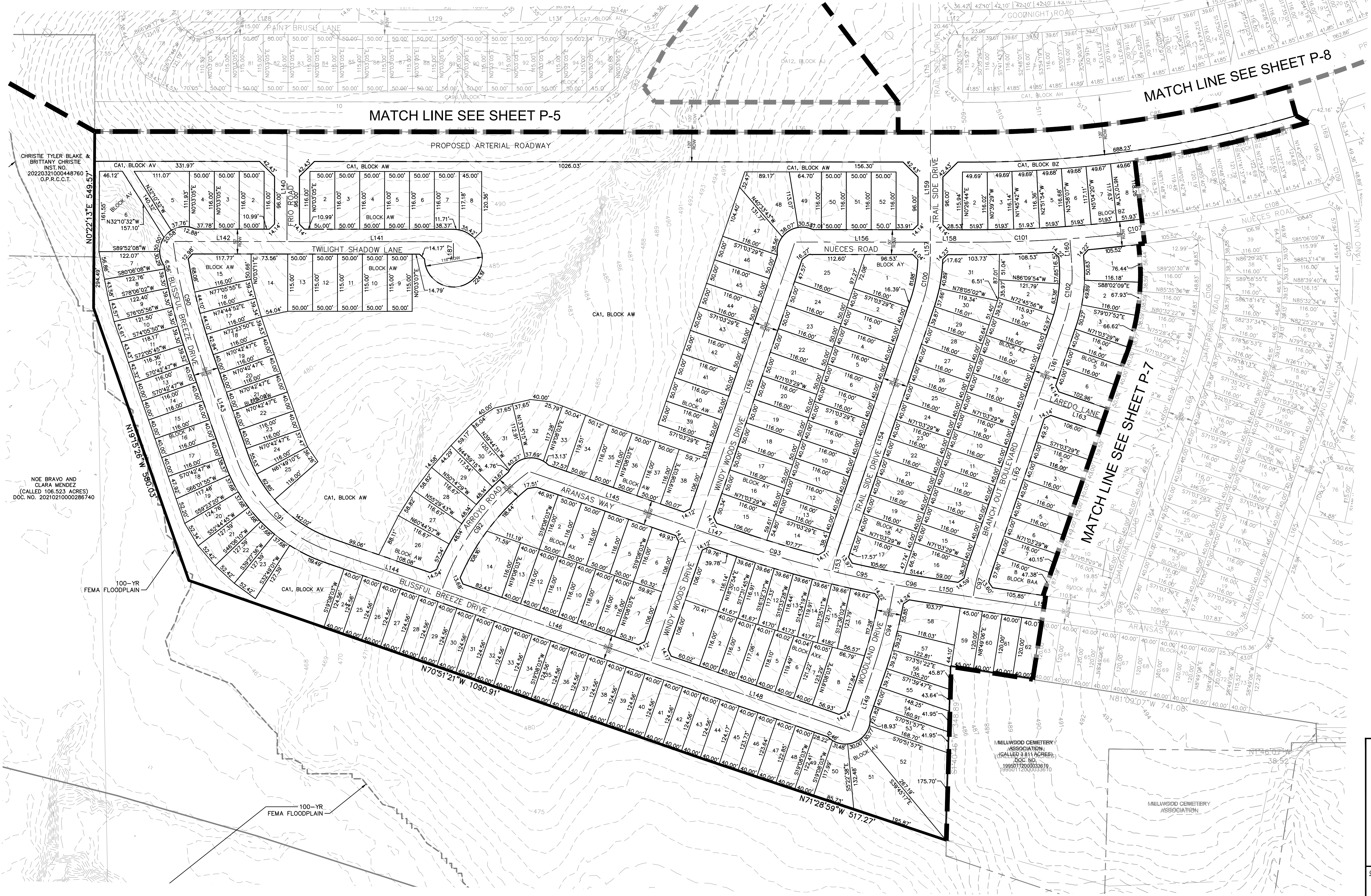
KEY MAP

LEGEND

P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND

---	BOUNDARY LINE
- - - -	EASEMENT LINE
---	LOT LINE
---	PHASE LINE
---	ROADWAY CENTERLINE



PHASE 6 PRELIMINARY PLAT

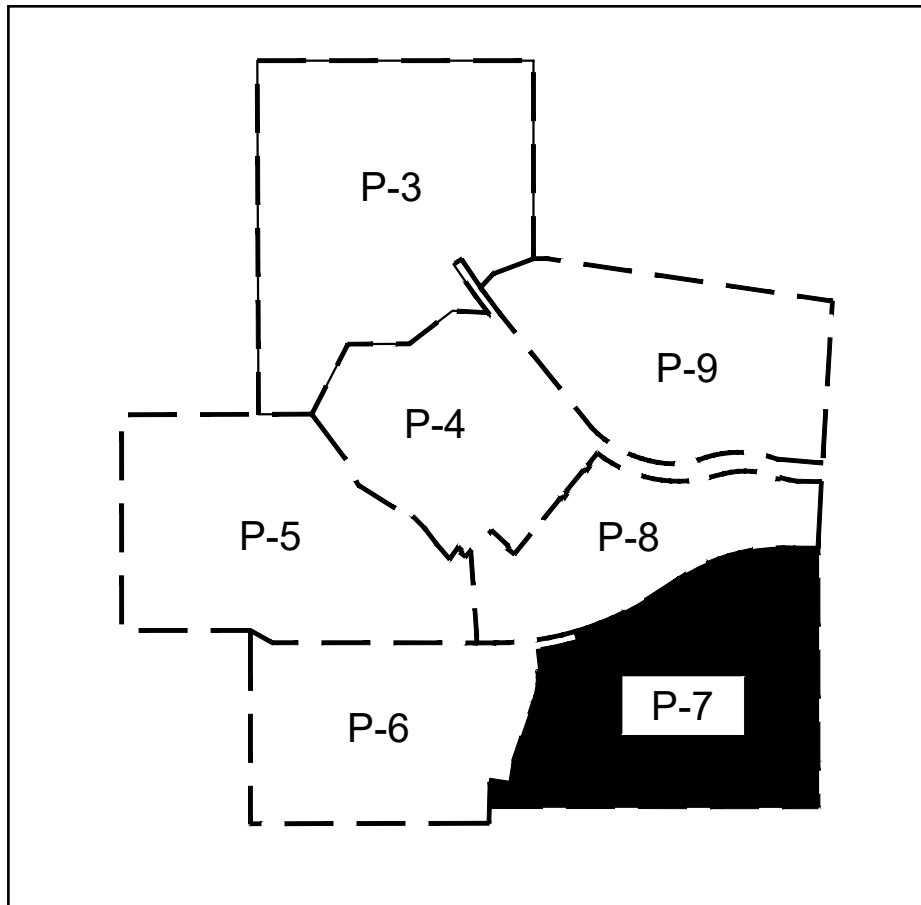
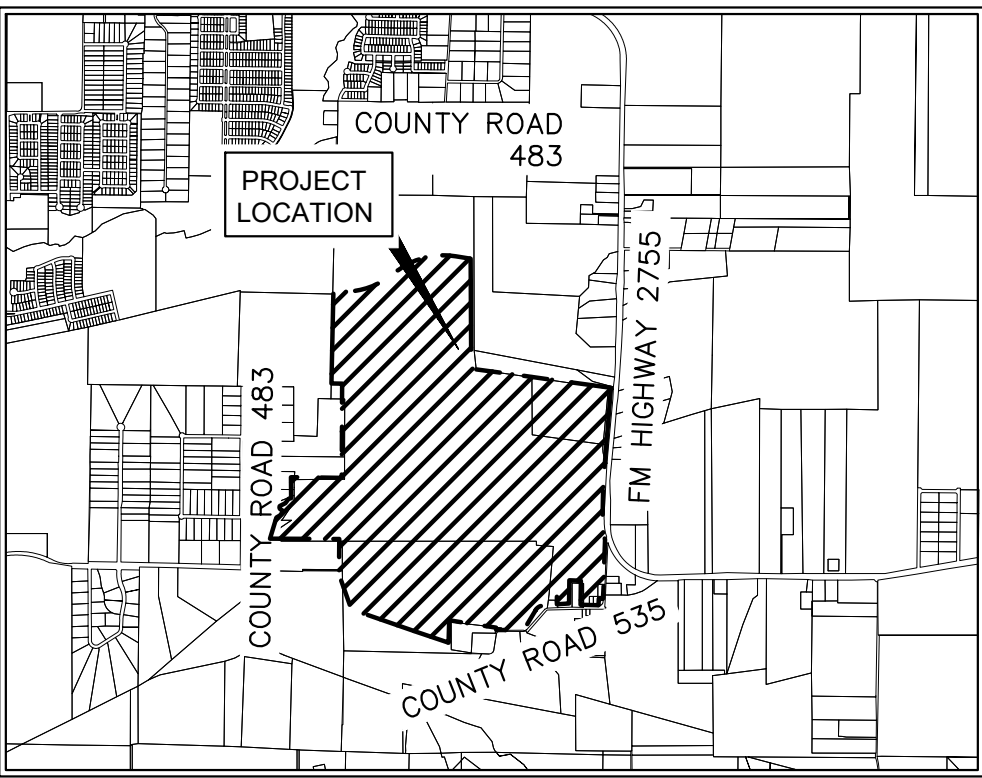
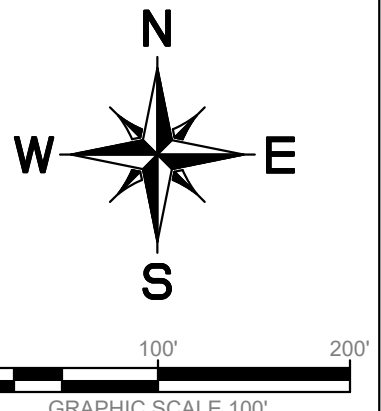
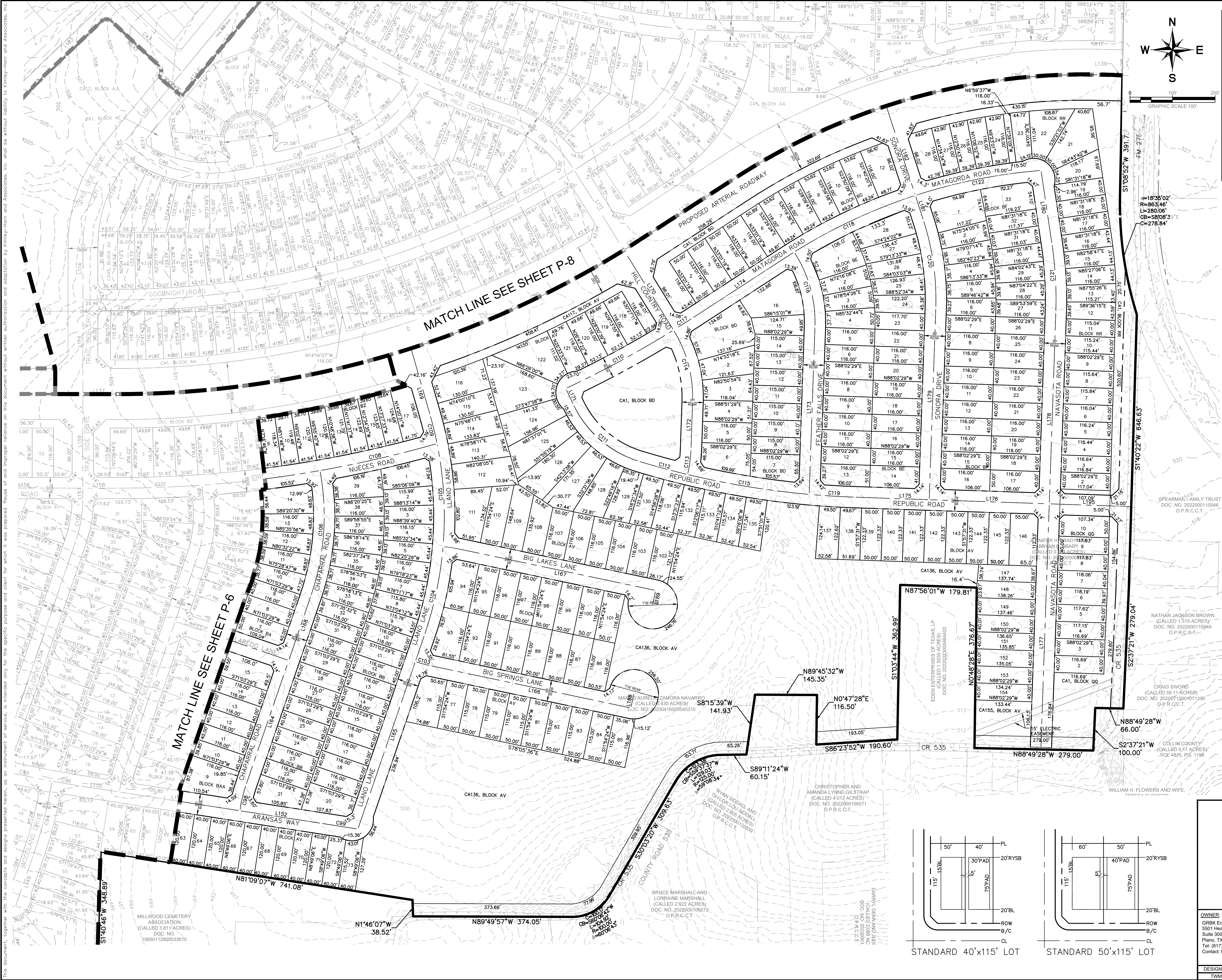
FOR
NICHOLSON RANCH

1635 RESIDENTIAL LOTS
47 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 457.84 ACRES

OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (817) 658-2112 Contact: Bobby Samuel III	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-3580 Contact: ALEXANDRA DOLLAHITE, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-6
TWM	CLS	AND	AS SHOWN	OCT 2025	06328111	



LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
—	BOUNDARY LINE
- - -	EASEMENT LINE
- - -	LOT LINE
—+—+—+—	PHASE LINE
—+—+—+—	ROADWAY CENTERLINE

PHASE 5 PRELIMINARY PLAT
FOR
NICHOLSON RANCH

1635 RESIDENTIAL LOTS
47 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 457.84 ACRES

OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

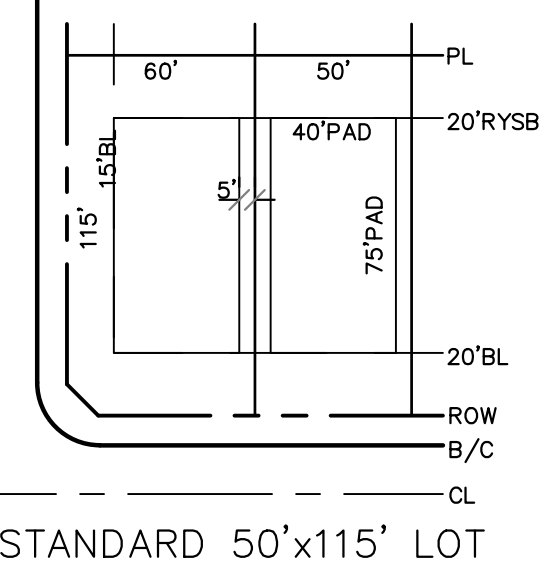
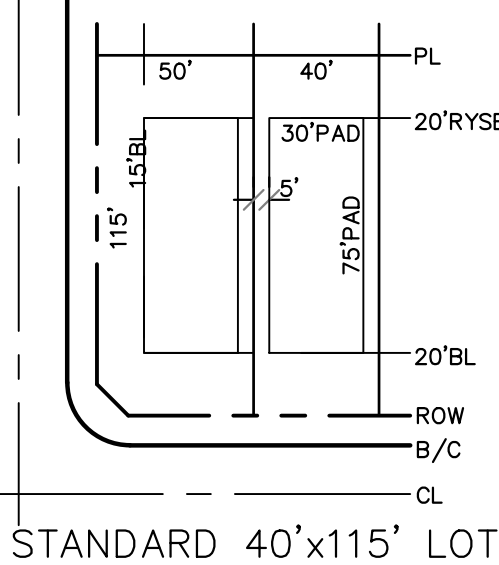
OWNER:
GRBK Edgewood LLC
5501 Headquarters Drive
Suite 300W
Plano, TX 75024
Tel: (972) 658-2112
Contact: Bobby Samuel III

DEVELOPER:
GRBK Edgewood LLC
5501 Headquarters Drive
Suite 300W
Plano, TX 75024
Tel: (972) 658-2112
Contact: Bobby Samuel III

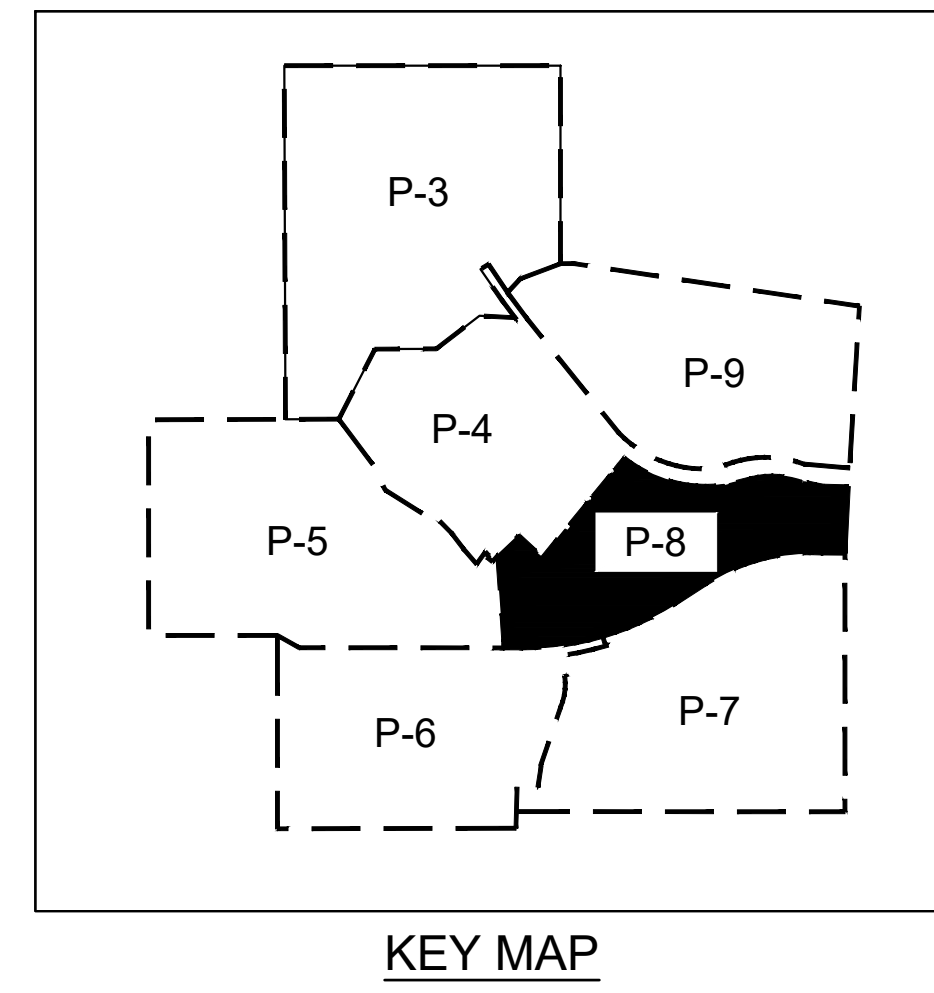
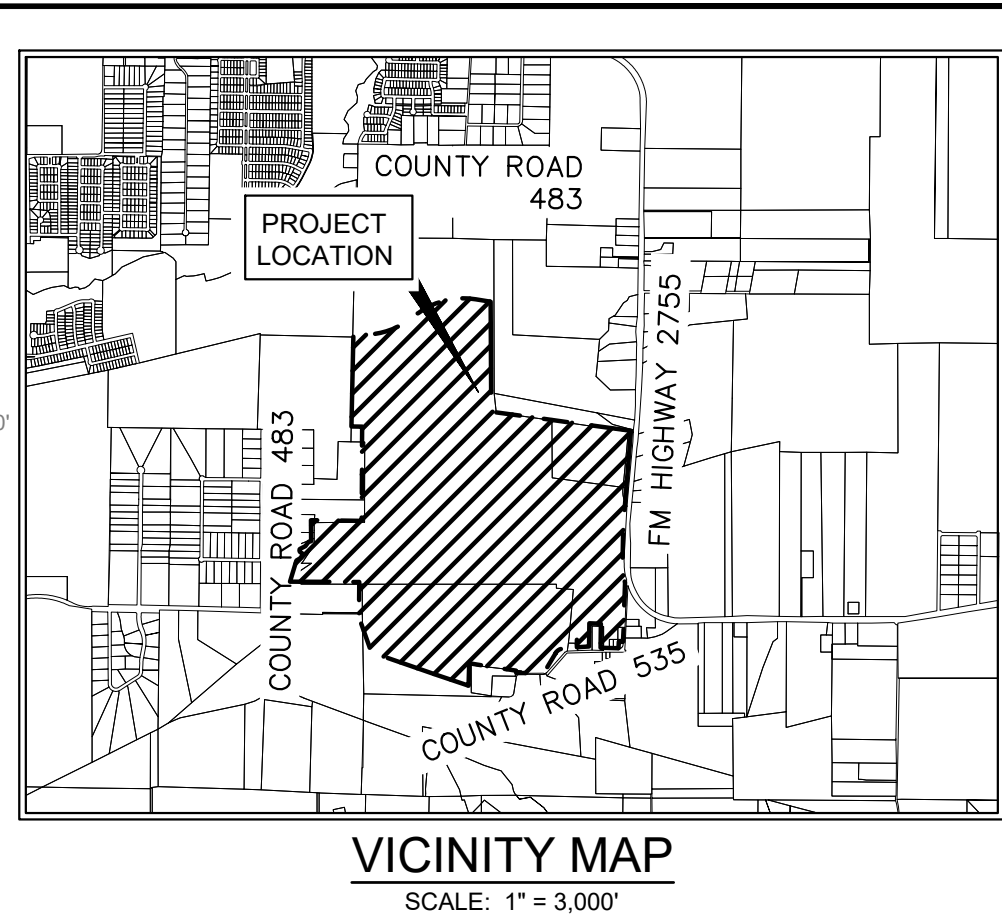
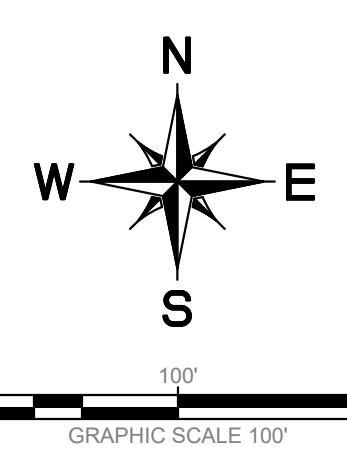
ENGINEER/SURVEYOR:
Kimley»Horn
400 N. Oklahoma Drive, Suite 105
Celina, TX 75009
Tel: (972) 335-3580
Contact: ALEXANDRA DOLLAHITE, P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
TWM	CLS	AND	AS SHOWN	OCT 2025	063282111

P-7

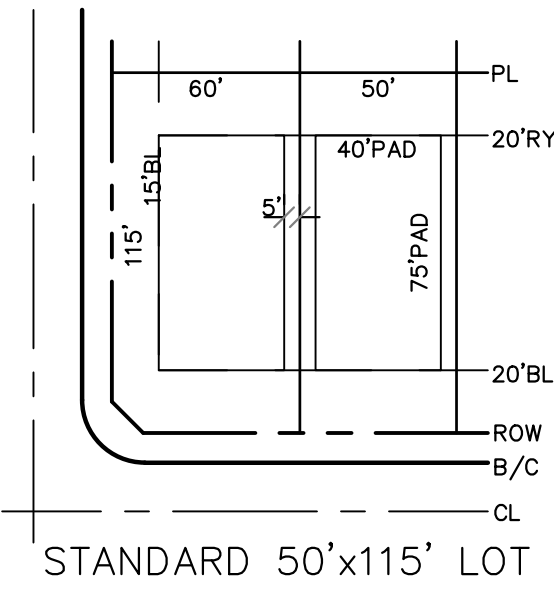
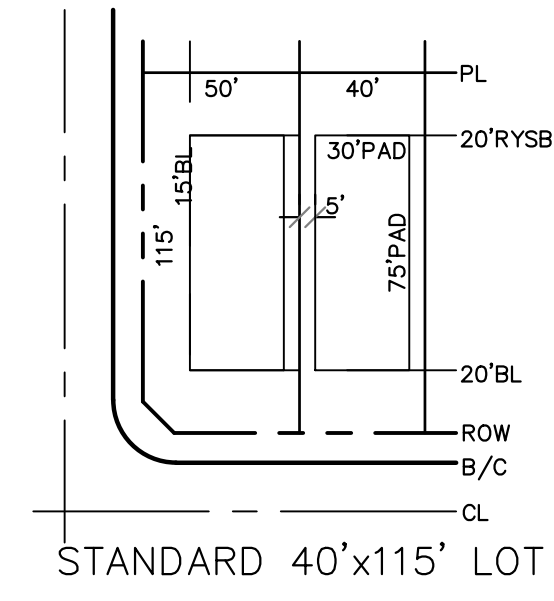


PREPARED BY: KIMLEY-HORN AND ASSOCIATES, INC. FOR: NICHOLSON RANCH
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. FOR: NICHOLSON RANCH
LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. FOR: NICHOLSON RANCH
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LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

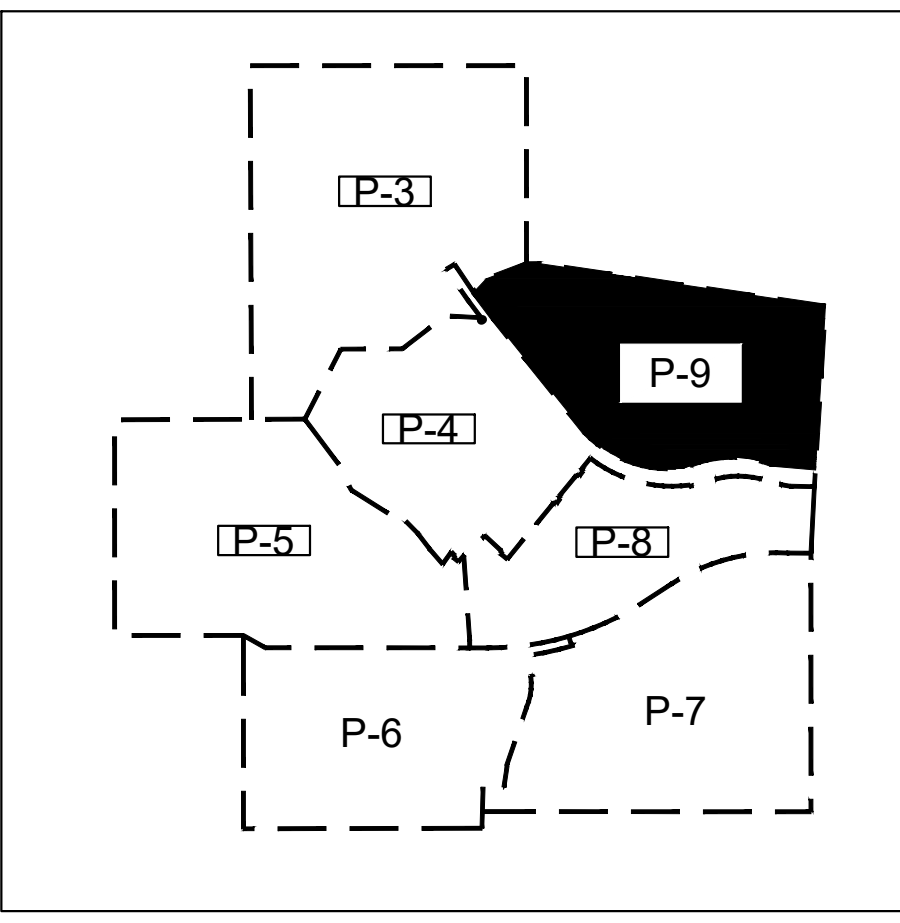
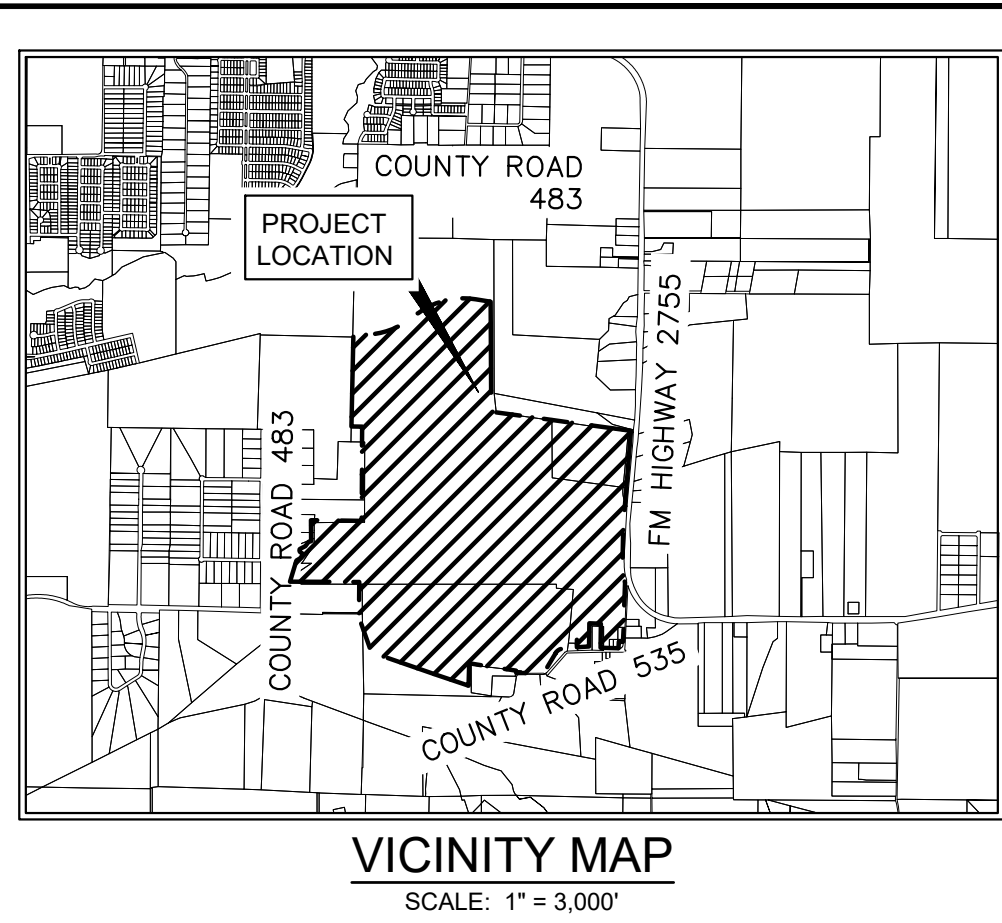


PHASE 3 PRELIMINARY PLAT
FOR
NICHOLSON RANCH
1635 RESIDENTIAL LOTS
47 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 457.84 ACRES
OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

OWNER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	DEVELOPER: GRBK Edgewood LLC 5501 Headquarters Drive Suite 300W Plano, TX 75024 Tel: (972) 658-2112 Contact: Bobby Samuel III	ENGINEER/SURVEYOR: Kimley»Horn 400 N. Oklahoma Drive, Suite 105 Celina, TX 75009 Tel: (972) 335-3580 Contact: ALEXANDRA DOLLAHITE, P.E.
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DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.	P-8
TWM	CLS	AND	AS SHOWN	OCT 2025	063228111	

PLATTED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
DRAWN BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
CHECKED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
DESIGNED BY: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025
LAST NAME: KIMLEY-HORN AND ASSOCIATES, INC. DATE: 08/20/2025



LEGEND	
P.O.B.	POINT OF BEGINNING
IRF	IRON ROD FOUND
IRFC	IRON ROD W/ CAP FOUND
IRFS	IRON ROD W/ CAP SET
U.E.	UTILITY EASEMENT
W.E.	WATER EASEMENT
D.E.	DRAINAGE EASEMENT
S.S.E.	SANITARY SEWER EASEMENT
HOA	HOME OWNER'S ASSOCIATION
R.O.W.	RIGHT-OF-WAY
D.R.C.C.T.	DEED RECORDS OF COLLIN COUNTY, TEXAS
P.R.C.C.T.	PLAT RECORDS OF COLLIN COUNTY, TEXAS

LINE TYPE LEGEND	
	BOUNDARY LINE
	EASEMENT LINE
	LOT LINE
	PHASE LINE
	ROADWAY CENTERLINE

PHASE 2A&B PRELIMINARY PLAT
FOR
NICHOLSON RANCH
1635 RESIDENTIAL LOTS
47 OPEN SPACES / 1 AMENITY CENTER LOT
BEING 457.84 ACRES
OUT OF THE
DRURY ANGLIN SURVEY, ABSTRACT NO. 2
IN THE
CITY OF LAVON ETJ, COLLIN COUNTY, TEXAS

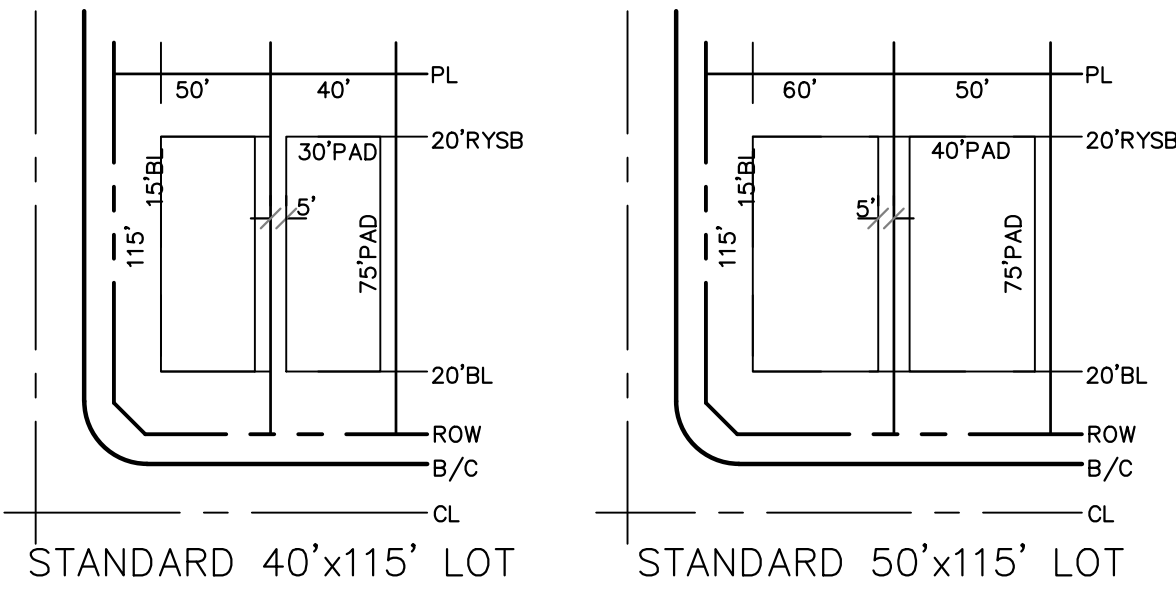
OWNER:
GRBK Edgewood LLC
5501 Headquarters Drive
Suite 300W
Plano, TX 75024
Tel: (972) 658-2112
Contact: Bobby Samuel III

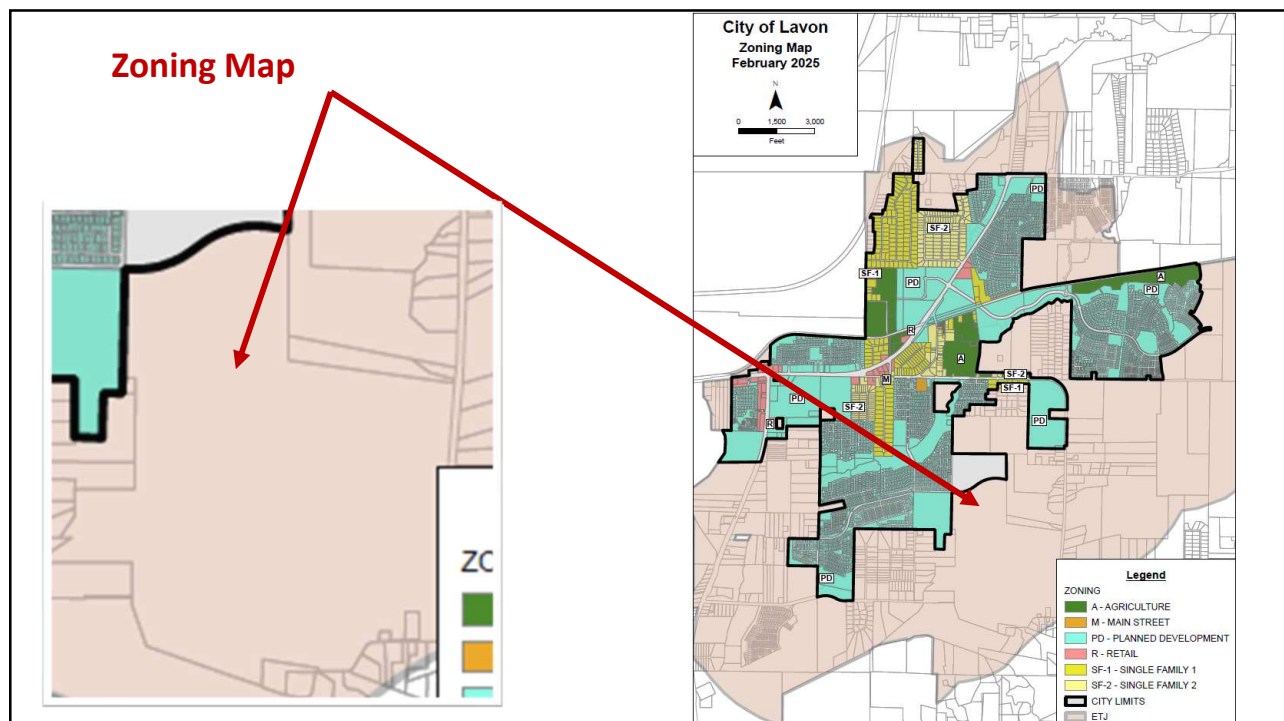
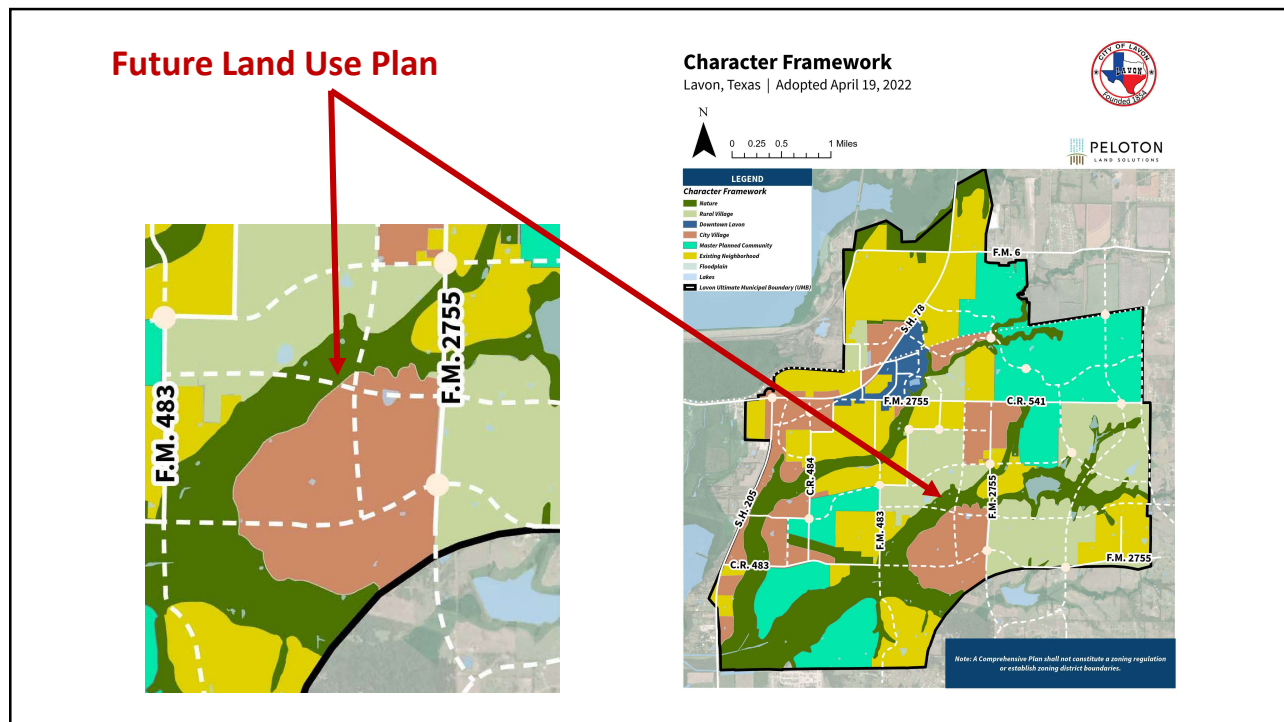
DEVELOPER:
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Suite 300W
Plano, TX 75024
Tel: (972) 658-2112
Contact: Bobby Samuel III

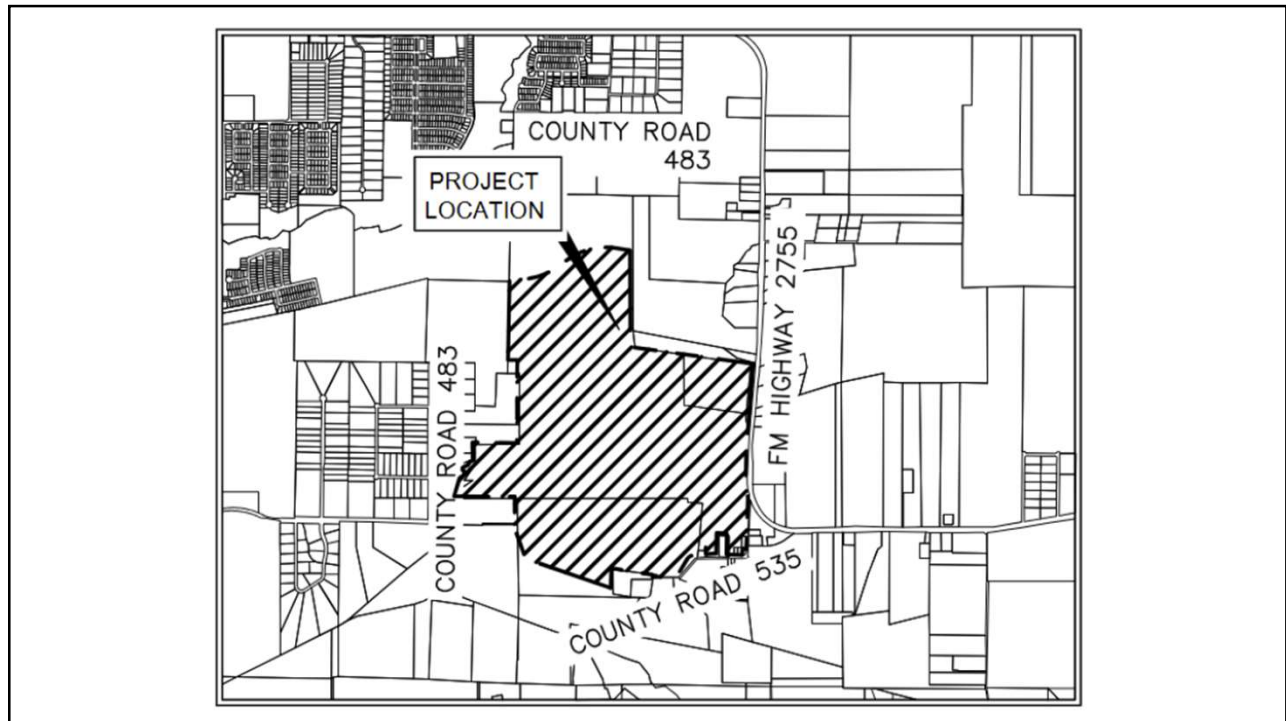
ENGINEER/SURVEYOR:
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Tel: (972) 335-3580
Contact: ALEXANDRA DOLLAHITE,
P.E.

DESIGNED	DRAWN	CHECKED	SCALE	DATE	KH PROJECT NO.
TWM	CLS	AND	AS SHOWN	OCT 2025	063228111

P-9









October 23, 2025

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

**Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*
Preliminary Plat Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated October 22, 2025. The following items have been addressed as per the referenced review:

General

1. Repeat Comment: There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements. It is noted that a waiver is intended to be submitted for City Council consideration.

Response: Waiver accompanies this resubmittal.

2. There are several areas outside of the subject property boundary that are included in the boundary lines on sheet P-2. Please clarify why the boundary lines on sheet P-2 extend beyond the property boundary.

Response: Lines shown on sheet P-2 are for the index map to depict the approximate limit of the viewport boundaries surrounding each of the preliminary plat sheets and are not intended to depict the property boundary.

3. The lot typicals are provided on the Preliminary Plat phase sheet. Please add the lot typicals to the Preliminary Plat drawing instead of the phase sheet.

Response: Lot typicals have been added to each preliminary plat sheet.

4. Revise the Preliminary Plat to add the following note: "Common areas shall be owned and maintained by the Homeowners Association."

Response: Note has been added to NOTES under the sheet set index on Cover Sheet.

5. Confirm the right-of-way dedication requirement, along FM 2755 with the City Engineer and dimension and label the right-of-way dedication if required.

Response: Approved TxDOT Driveway Permit for Nicholson Ranch Trail Driveway and associated turn lanes included a 90' TxDOT ROW. Label is included for this 90' ROW width and will be confirmed with City Engineer.

6. Revise the title block to list the plat information in the following format: Preliminary Plat, Subdivision name, Lots, Blocks, Common Areas, Acreage/Abstract Information.

Response: This has been revised.

7. Revise the plat to provide the Preliminary Plat approval block as required in the Subdivision Ordinance. <https://ecode360.com/40105852#40105852>

Response: Approval Block has been updated and shown on Cover Sheet.

8. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Response: Comment response letter provided.

Please contact me at (469)-200-4537 or Alexandra.Dollahite@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.

October 15, 2025

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

Re: Nicholson Ranch – 1,683 Lots, 457.84 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat, revised Preliminary Drainage Plan and revised Preliminary Utility Plan dated October 2025, as prepared by Kimley-Horn, for the above referenced property. Comments have been provided from the City's Planners. These comments should be considered supplementary to the Planner's comments. The property is located south of the east extension of Lavon Trail Parkway, west of FM 2755 and east of Bear Creek 6.

All previous comments have been satisfactorily addressed.

This concludes our review of the above-referenced revised Preliminary Plat, Preliminary Drainage Plan and Preliminary Utility Plan. **We recommend APPROVAL of the revised Preliminary Plat, subject to addressing comments provided by the City Planners.**

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

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

Sincerely,
FREEMAN-MILLICAN, INC.



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

Cc: David Carter, Mike Jones, Danny Anthony

F:\17024 - LAV General Servies\9 - Review\Nicholson Tract\Nicholson Ranch - Preliminary Plat - Rev 4.docx

August 19, 2025

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

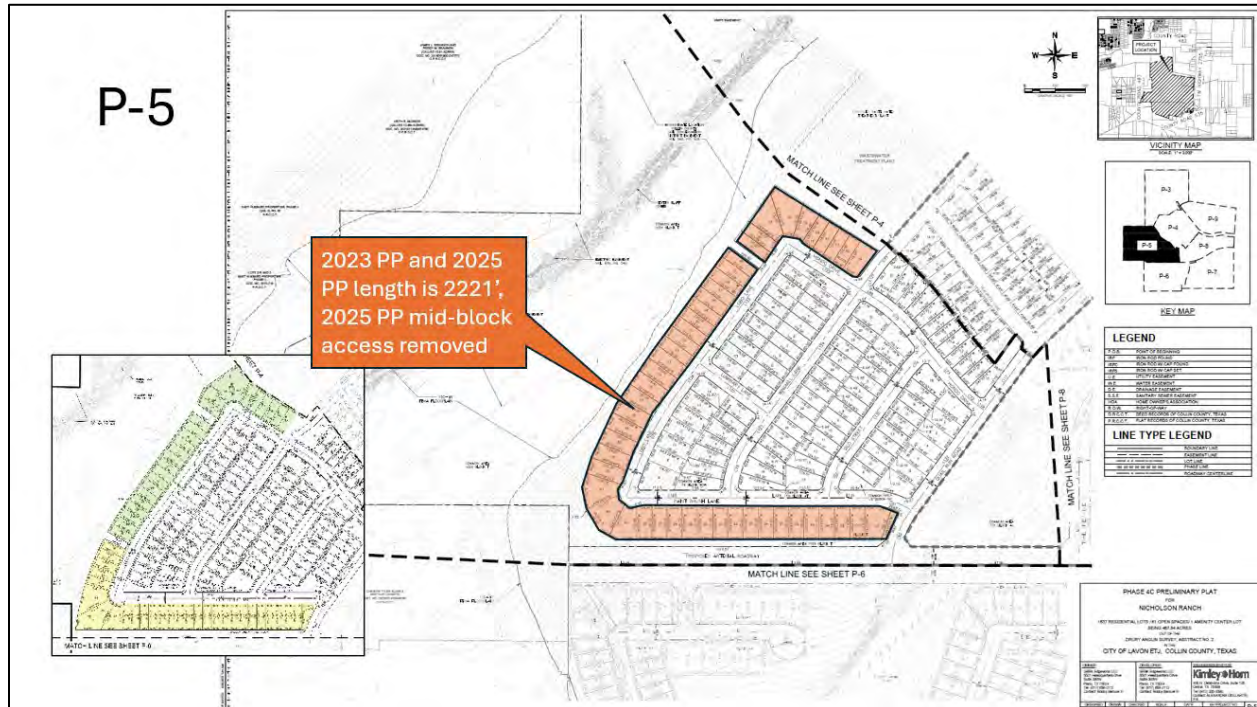
Re: Nicholson Ranch Subdivision
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: August 1, 2025

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. This amended Preliminary Plat for the Nicholson Ranch Subdivision is proposed to include 1,637 residential lots, 61 open spaces, and one amenity center lot. Review of the Preliminary Plat showed a count of 1,638 lots, 58 common areas, and one amenity center. Review or revise lot count and labeling of common areas to ensure that the description in the title block is correct.
2. Revise the Preliminary Plat to include the lot type counts and phasing, instead of providing on a separate exhibit.
3. The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time. The instances where the new layout is not in conformance with the Subdivision Ordinance, and not consistent with what was previously approved, are detailed below.

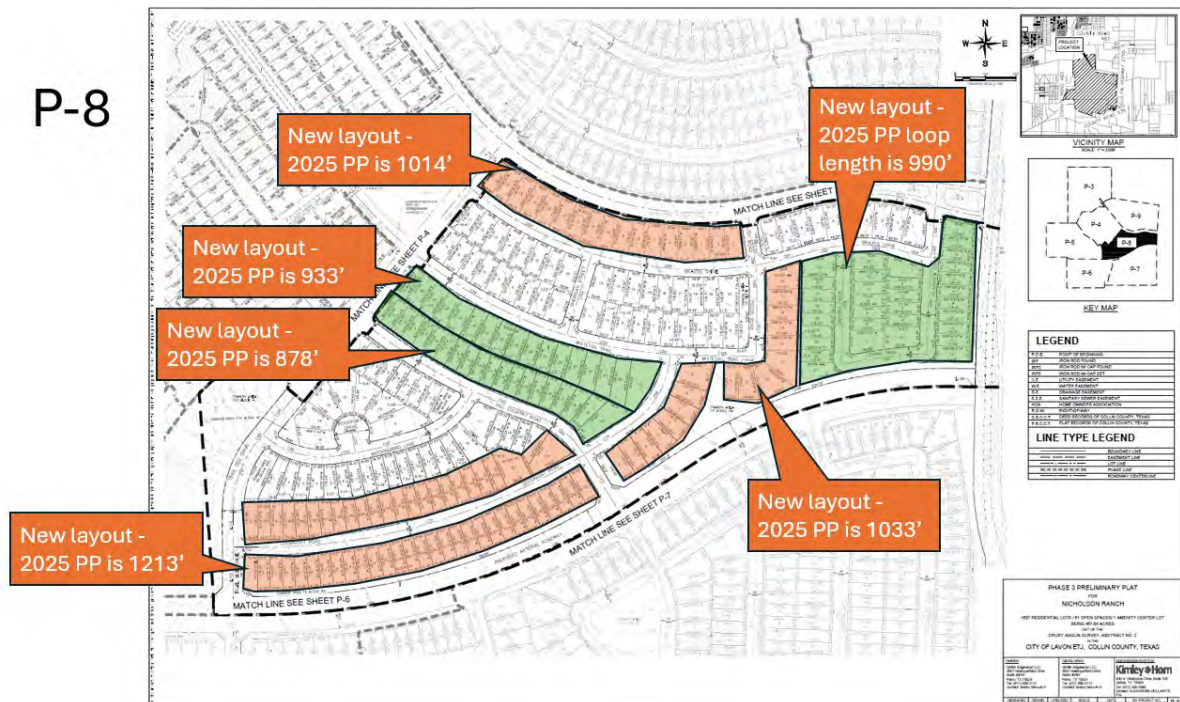
Sheet P-5: The orange highlighted section has been modified from the 2023 approved Preliminary Plat. This block section along Lobo Lane included a break in the block with access to the open space to the west. This section is longer than 1,400 feet and cannot be approved by the City Manager. To be consistent with the previously approved Subdivision Ordinance Waiver in this area, revise this highlighted block to provide an additional mid-block pedestrian access of at least 30 feet wide. Should the request be different than what was previously approved, then it would need to be reconsidered by the City Council as a new Subdivision Ordinance Waiver request, per the Subdivision Ordinance.



Sheet P-7: The orange highlighted section has been modified from the original approval. The 1,500-foot length is more than the 1,400-foot maximum block length that can be approved by the City Manager. Revise the block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.



Sheet P-8: The orange highlighted sections include block lengths in excess of the 1,000-foot maximum block length regulation of the Subdivision Ordinance. Once the orange highlighted blocks have been revised to provide the required mid-block pedestrian access, then they can be considered by the City Manager as a Block Length Modification. Revise the blocks accordingly.



Sheet P-9: The area highlighted in orange was modified from the approved Preliminary Plat. The common area was removed, and this section exceeds the previously approved block length and the current block length regulation of 1000-feet. Modifications up to 1,400 feet can be considered by the City Manager. Revise the orange highlighted block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.



- The Approval Block includes County information and needs an updated date. Revise the Approval Block to meet the City of Lavon specifications:

APPROVAL: COUNTY OF COLLIN

ON THIS THE _____ DAY OF _____, 2023 THE COLLIN COUNTY COMMISSIONERS COURT VOTED AFFIRMATIVELY TO APPROVE THIS PLAT.

APPROVAL: COLLIN COUNTY PLANNING DEPARTMENT

DIRECTOR OF COUNTY PLANNING

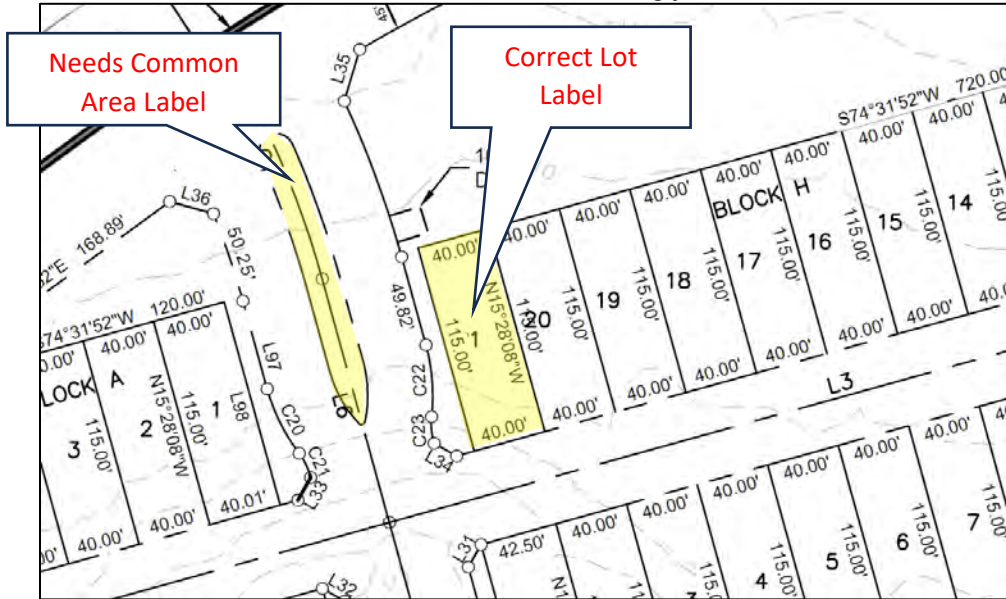
COUNTY JUDGE

Recommended for Approval:

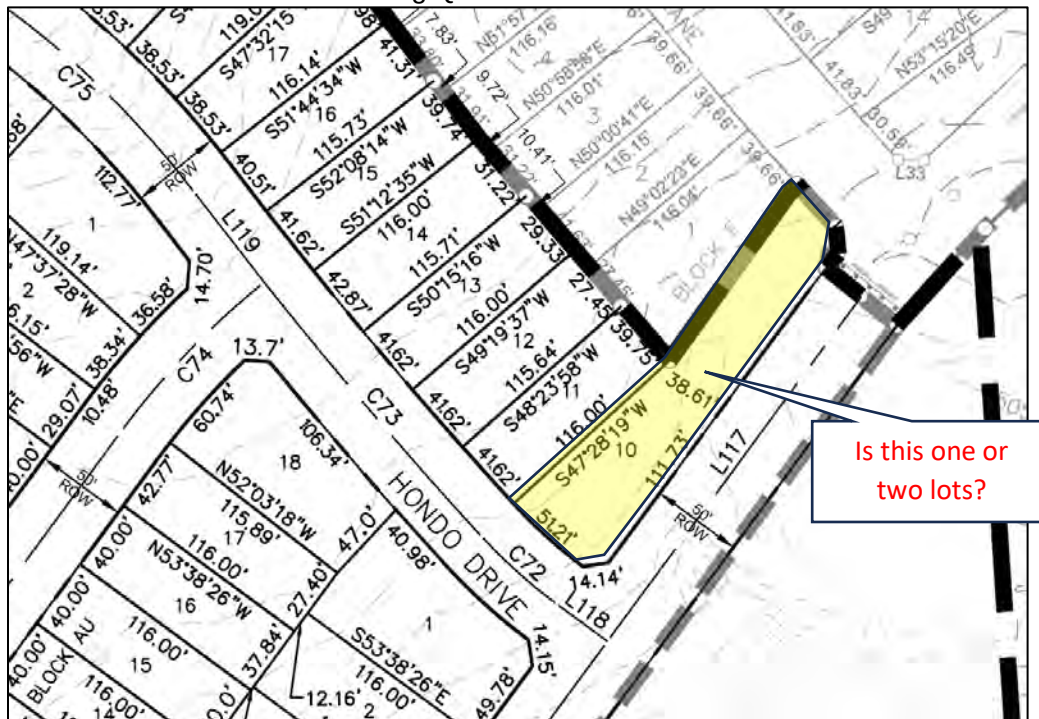
Date: _____
Chairman, Planning and Zoning Commission
Approved for preparation of Final Plat:

Date: _____
Mayor, City of Lavon, Texas

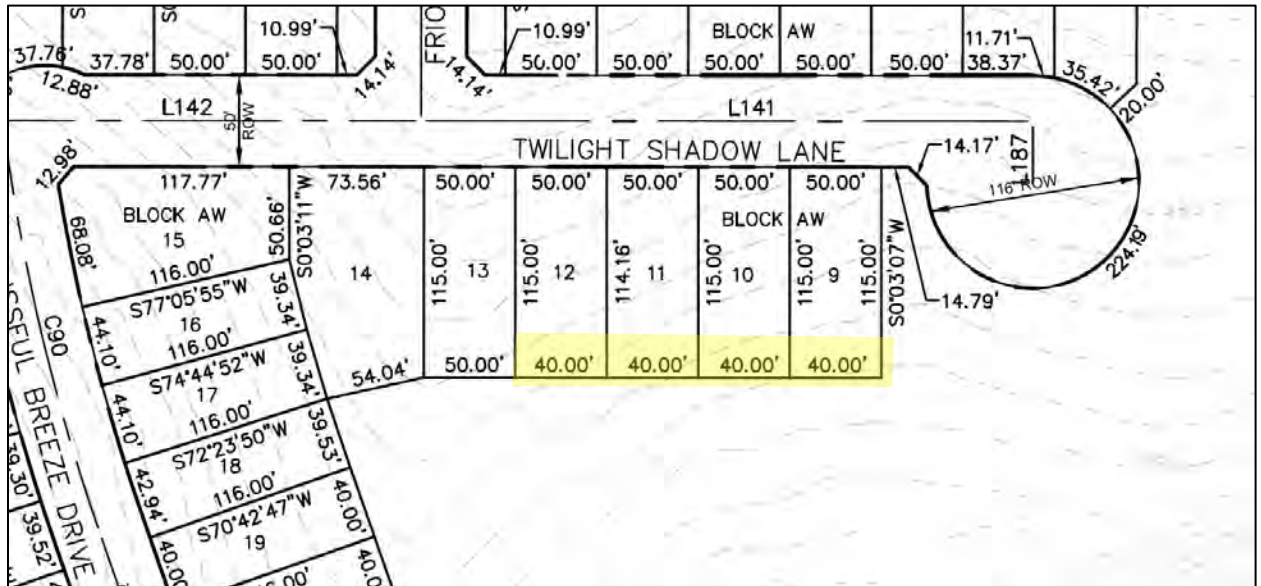
5. On Sheet P-3, Lot 1 in Block H should be Lot 21, per the submitted Final Plat for this phase. Revise the Preliminary Plat to correct this lot label to 21. The median in Nicholson Ranch Trail at the intersection with Lavon Trail Parkway does not have a Common Area label. Revise to include a Common Area label, accordingly.



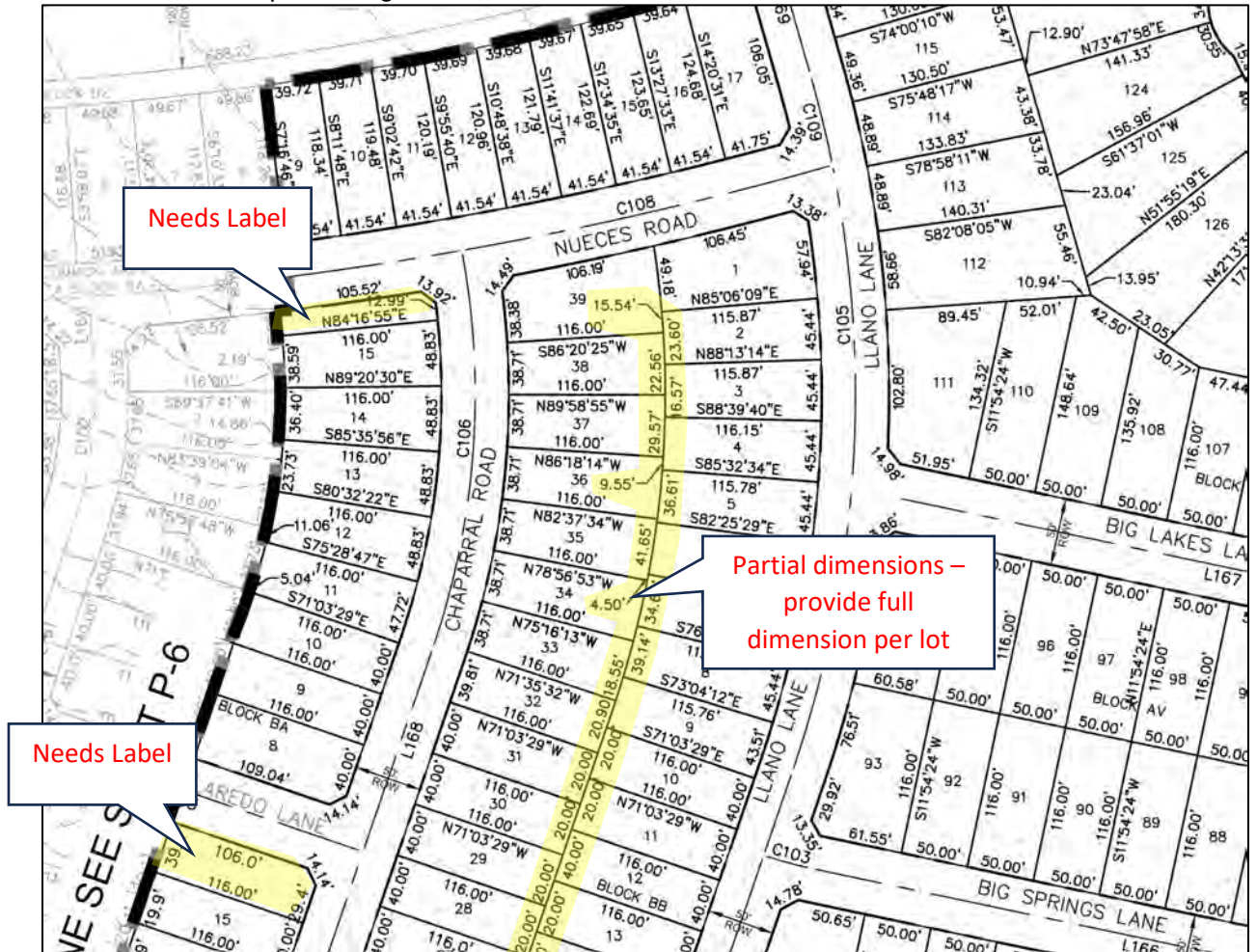
6. On Sheet P-5, verify the linework on Lot 10, Block F. If there is a lot line missing, revise and ensure the area to the north along Quail Run Road is labeled.



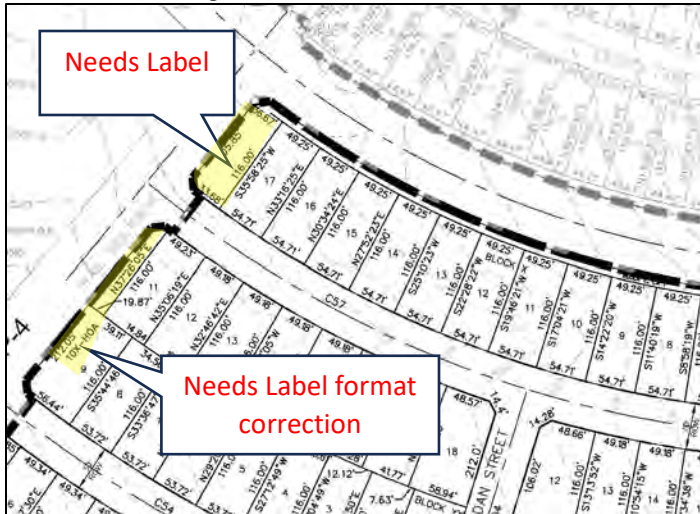
7. On Sheet P-6, there appear to be incorrect lot dimensions in Block AW, on the rear lot lines of the lots on the south side of Twilight Shadow Lane. Revise to ensure correct measurements.



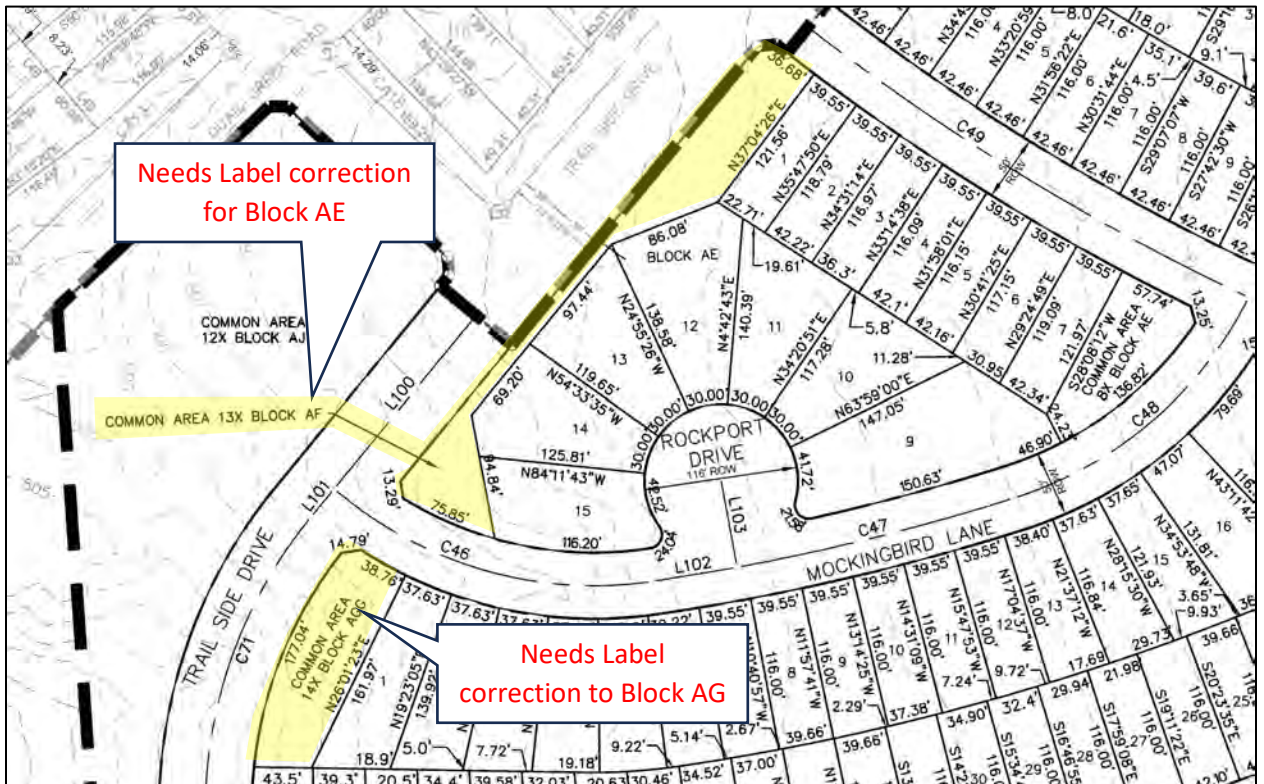
8. On Sheet P-7, the northernmost lot of Block BA needs to be revised to include the Common Area label. The Block to the south of Block BA is missing a label of Block BAA and a lot number is not visible on the northern-most lot. Revise to include the missing labels. Each lot needs to have the dimension for that lot noted. There are incorrect measurements in numerous locations, like Block BB. Revise to ensure that each lot is dimensioned internally and does not have partial segments.



9. On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label. The Common Area parcel on Block YY has inconsistent labeling. Revise the 10X-HOA label to the appropriate Common Area – Block YY labeling.



A Common Area on Block AE is labeled as Block AF. Revise to correct label. The Common Area on Block AG is labeled as Block AGG. Revise to correct the label.



10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Amber Pollan, AICP
Associate Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
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

August 26, 2025

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

Re: Nicholson Ranch – 1,699 Lots, 457.84 Acres
Preliminary Plat Review

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat, revised Preliminary Drainage Plan and revised Preliminary Utility Plan dated June 2025, as prepared by Kimley-Horn, for the above referenced property. Comments have been provided from the City's Planners. These comments should be considered supplementary to the Planner's comments. The property is located south of the east extension of Lavon Trail Parkway, west of FM 2755 and east of Bear Creek 6.

GENERAL

1. This revised Preliminary Plat was prepared to adjust the layout to address TxDOT comments regarding the future connection location at FM 2755 as well as adjusting phase lines and some other layout features.
2. This revised layout should not impact the previously submitted TIA.
3. The revised layout should not impact the previously submitted drainage assessment.

PRELIMINARY PLAT

4. Street names should be added and/or corrected in the north area of the development.
5. Bearings and distances for the property boundary should be provided on the Plat drawing. These should correlate with the written description on Sheet P-12.
6. Sheet D-0 – The Engineer should verify the "C" values for Area A-1 and School Site.
7. Sheet D-1 – The Engineer should verify that the proposed drainage system accounts for offsite drainage from the School Site.

This concludes our review of the above-referenced revised Preliminary Plat, Preliminary Drainage Plan and Preliminary Utility Plan. 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
Nicholson Ranch – Preliminary Plat
August 26, 2025
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, P.E." with a stylized flourish at the end.

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

Cc: David Carter, Mike Jones, Danny Anthony

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October 8, 2025

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

Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*
Preliminary Plat Review

Dear Ms. Dobbs:

This letter is in response to your team's comments dated August 26, 2025. The following items have been addressed as per the referenced review:

General

1. This revised Preliminary Plat was prepared to adjust the layout to address TxDOT comments regarding the future connection location at FM 2755 as well as adjusting phase lines and some other layout features.

Response: Correct.

2. This revised layout should not impact the previously submitted TIA.

Response: Correct.

3. The revised layout should not impact the previously submitted drainage assessment.

Response: Correct.

4. Street names should be added and/or corrected in the north area of the development.

Response: This has been updated.

5. Bearings and distances for the property boundary should be provided on the Plat drawing. These should correlate with the written description on Sheet P-12.

Response: Bearings and distances provided for the property boundary have been checked that they match the written description.

6. Sheet D-0 – The Engineer should verify the “C” values for Area A-1 and School Site.

Response: A-1 has been updated. School site has been updated to match boundary and values for the post-project conditions as shown on the Community Middle School # 2 plans dated 1/20/2023 that will be conveyed to the Nicholson Project.

7. Sheet D-1 – The Engineer should verify that the proposed drainage system accounts for offsite drainage from the School Site.

Response: Proposed Drainage System is verified to account for the offsite flows entering site through Community ISD tract and recorded drainage easement 2023000043138. Callout has been added on sheet D-1.

Please contact me at (469)-200-4537 or Alexandra.Dollahite@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.



October 8, 2025

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

Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*
Preliminary Plat Review

Dear Ms. Dobbs:

This letter is in response to your team's comments dated August 19, 2025. The following items have been addressed as per the referenced review:

General

1. This amended Preliminary Plat for Nicholson Ranch Subdivision is proposed to include 1,637 residential lots, 61 open spaces, and one amenity center lot. Review of the Preliminary Plat showed a count of 1,638 lots, 58 common areas, and one amenity center. Review or revise lot count and labeling of common areas to ensure that the description in the title block is correct.

Response: This has been verified and updated.

2. Revise the Preliminary Plat to include the lot type counts and phasing, instead of providing on a separate exhibit.

Response: Lot Type Counts and Phasing have been provided on sheet P-1.

3. The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time. The instances where the new layout is not in conformance with the Subdivision Ordinance, and not consistent with what was previously approved, are detailed below.
 - a. Sheet P-5: The orange highlighted section has been modified from the 2023 approved Preliminary Plat. This block section along Lobo Lane included a break in the block with access to the open space to the west. This section is longer than 1,400 feet and cannot be approved by the City Manager. To be consistent

with the previously approved Subdivision Ordinance Waiver in this area, revise this highlighted block to provide an additional mid-block pedestrian access of at least 30 feet wide. Should the request be different than what was previously approved, then it would need to be reconsidered by the City Council as a new Subdivision Ordinance Waiver request, per the Subdivision Ordinance.

Response: The western lots back to floodplain that is not suitable to be used for open space. A mid-block pedestrian access has been added along the southern side of block to allow for residents to access the arterial roadway pedestrian facilities for connectivity.

- b. Sheet P-7: The orange highlighted section has been modified from the original approval. The 1,500-foot length is more than the 1,400-foot maximum block length that can be approved by the City Manager. Revise the block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.

Response: Street connections to CR 535 have been revised and a mid-block pedestrian access has been added along the northern side of block for residents to access the arterial roadway pedestrian facilities.

- c. Sheet P-8: The orange highlighted sections include block lengths in excess of the 1,000-foot maximum block length regulation of the Subdivision Ordinance. Once the orange highlighted blocks have been revised to provide the required mid-block pedestrian access, then they can be considered by the City Manager as a Block Length Modification. Revise the blocks accordingly.

Response: Blocks X, AA, and AH have been revised to include mid-block pedestrian access for residents. A subdivision ordinance waiver is being requested for the 1,145 LF Block AG.

- d. Sheet P-9: The area highlighted in orange was modified from the approved Preliminary Plat. The common area was removed, and this section exceeds the previously approved block length and the current block length regulation of 1000-feet. Modifications up to 1,400 feet can be considered by the City Manager. Revise the orange highlighted block to be less than 1,000 feet or revise the block to be less than 1,400 feet, provide mid-block pedestrian access, and provide associated justification per the Ordinance requirements accordingly, for consideration. Should the block length exceed 1,400 feet, the proposal would need to be submitted to the City Council for consideration as a Subdivision Ordinance Waiver request, per the Subdivision Ordinance.

Response: Additional street stub has been provided to the northern property as well as 15' pedestrian access in accordance with clock length modification ordinance.

4. The Approval Block includes County information and needs an updated date. Revise the Approval Block to meet the City of Lavon specifications.

Response: Approval Block updated.

5. On Sheet P-3, Lot 1 in Block H should be Lot 21, per the submitted Final Plat for this phase. Revise the Preliminary Plat to correct this lot label to 21. The median in Nicholson Ranch Trail at the intersection with Lavon Trail Parkway does not have a Common Area label. Revise to include a Common Area label, accordingly.

Response: Labels have been adjusted.

6. On Sheet P-5, verify the linework on Lot 10, Block F. If there is a lot line missing, revise and ensure the area to the north along Quail Run Road is labeled.

Response: Linework has been confirmed and street name label has been added.

7. On Sheet P-6, there appear to be incorrect lot dimensions in Block AW, on the rear lot lines of the lots on the south side of Twilight Shadow Lane. Revise to ensure correct measurements.

Response: Measurements have been verified and updated.

8. On Sheet P-7, the northernmost lot of Block BA needs to be revised to include the Common Area label. The Block to the south of Block BA is missing a label of Block BAA and a lot number is not visible on the northern-most lot. Revise to include the missing labels. Each lot needs to have the dimension for that lot noted. There are incorrect measurements in numerous locations, like Block BB. Revise to ensure that each lot is dimensioned internally and does not have partial segments.

Response: Labels have been adjusted on blocks BA, BAA, and BB.

9. On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label. The Common Area parcel on Block YY has inconsistent labeling. Revise the 10X-HOA label to the appropriate Common Area – Block YY labeling.

A Common Area on Block AE is labeled as Block AF. Revise to correct label. The Common Area on Block AG is labeled as Block AGG. Revise to correct the label.

Response: Labels have been revised and corrected.

10. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Response: Noted.

Please contact me at (469)-200-4537 or Alexandra.Dollahite@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.

October 13, 2025

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

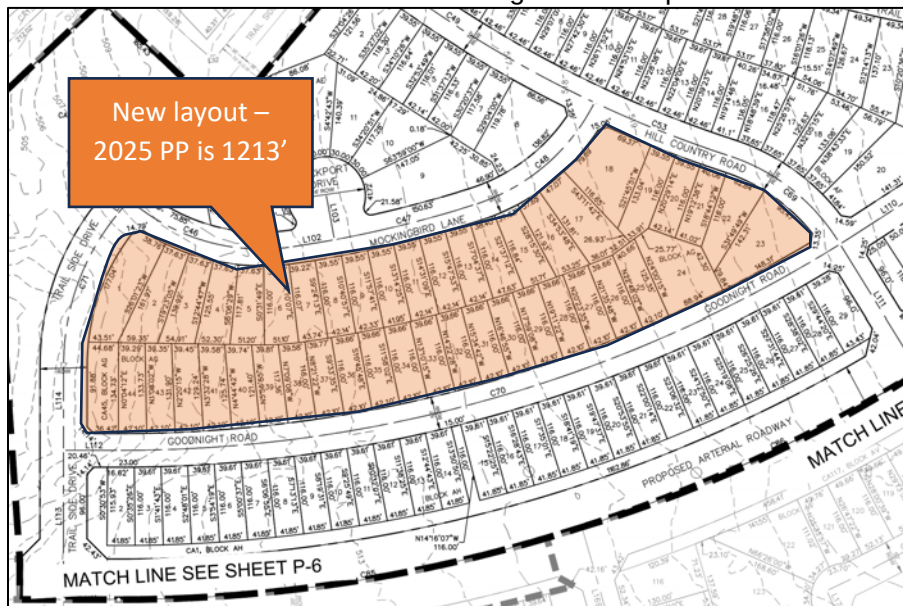
Re: Nicholson Ranch Subdivision
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 8, 2025

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.

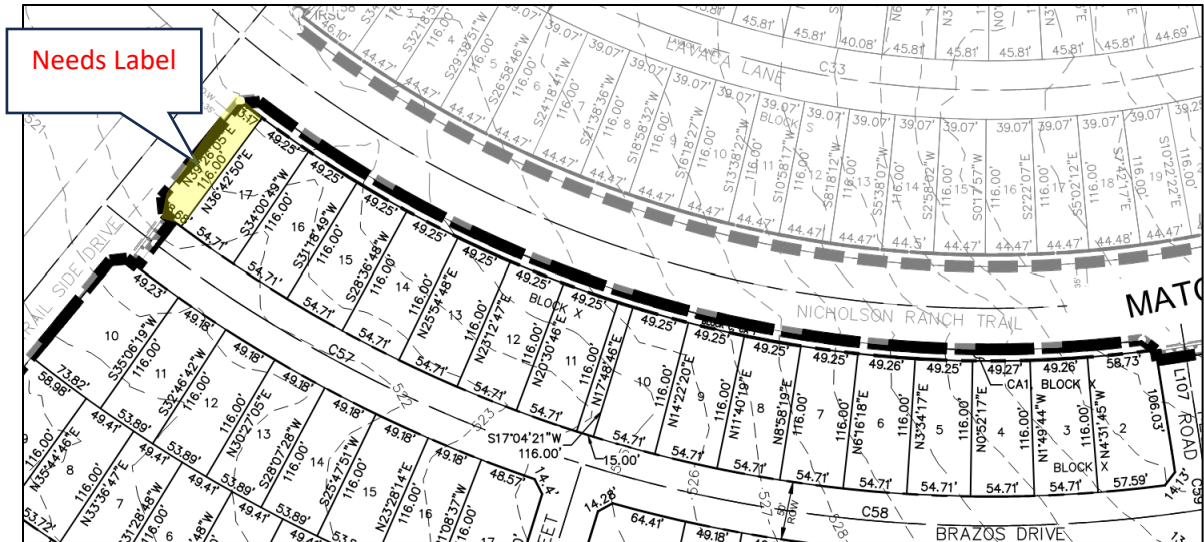
PLANNING + DESIGN COMMENTS

- Repeat Comment:** The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time.

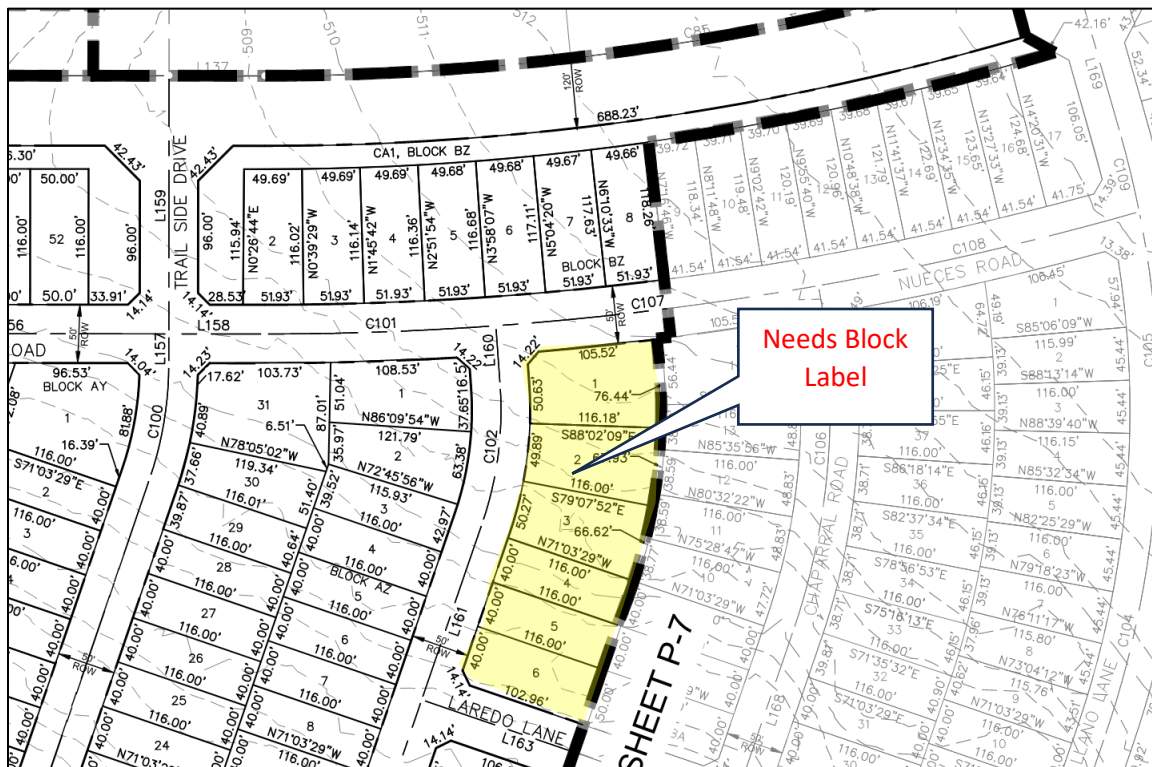
There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements.



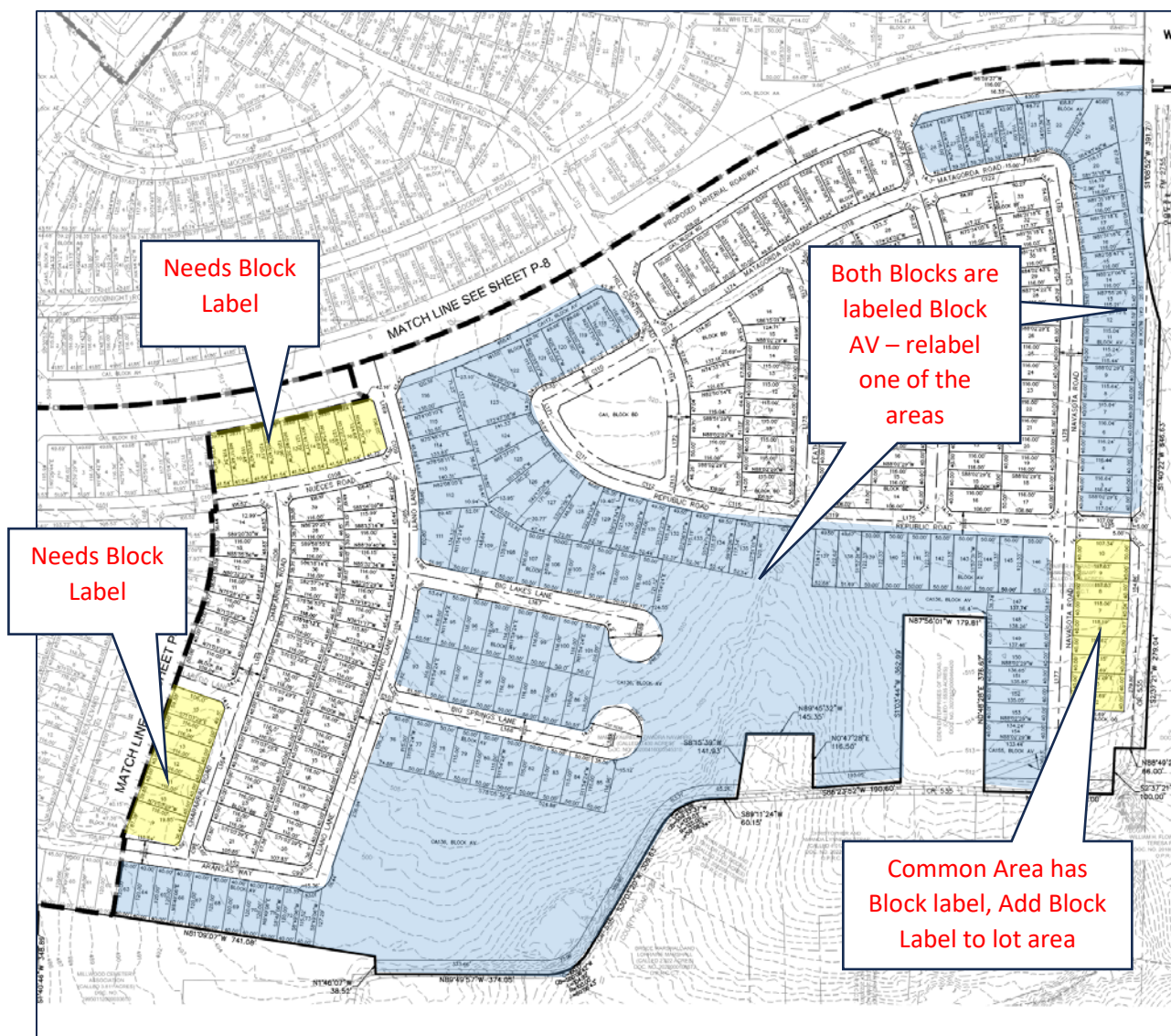
2. **Repeat Comment:** On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label.



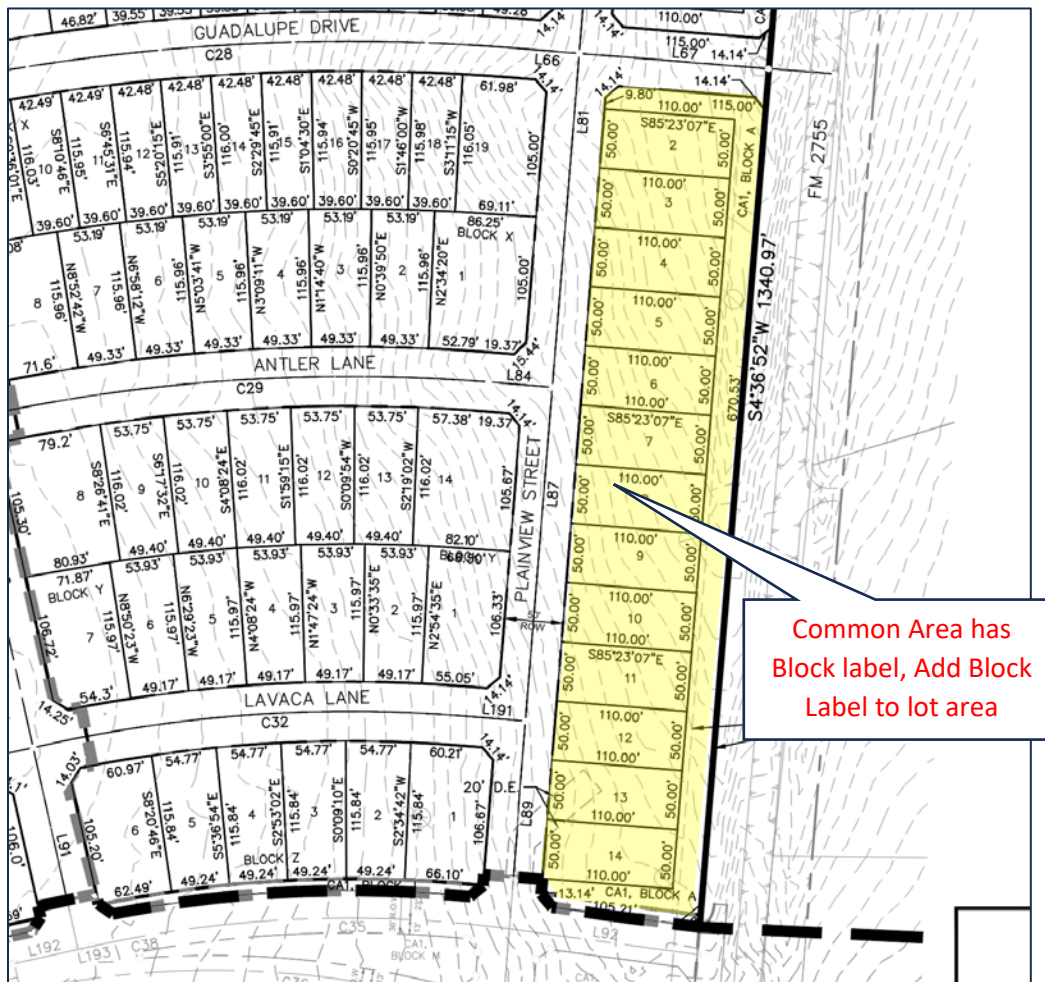
3. On Sheet P-6, there is not a block label on the block section highlighted below. Revise the Preliminary Plat to include a block label.



4. On Sheet P-7, there are not block labels on the three block sections highlighted below. There are also two Blocks labeled "AV." Revise the Preliminary Plat to include labels and relabel of one of the AV Blocks.



5. On Sheet P-9, there is not a block label on the block section highlighted below. Revise the Preliminary Plat to include a block label.



6. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:

Amber Pollan

Amber Pollan, AICP
Associate Studio Lead at LJA
Email: apollan@lja.com
Phone: 214.451.0937
On behalf of the City of Lavon, TX

Quality check by:

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



October 17, 2025

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

**Re: *Nicholson Ranch Subdivision – 1,635 Lots, 457.84 Acres*
 Preliminary Plat Review**

Dear Ms. Dobbs:

This letter is in response to your team's comments dated October 14, 2025. The following items have been addressed as per the referenced review:

General

1. Repeat Comment: There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements.

Response: Per discussion with Kim on 10/16, client will submit Waiver next week to present at the next City Council meeting.

2. Repeat Comment: On Sheet P-8, the lot at the north portion of Phase 3 in Block X, does not have a Common Area label. Revise the Preliminary Plat to include a label.

Response: Common Area label added, CA1, Block X

3. On Sheet P-6, there is not a block label on the lock section highlighted below. Revise the Preliminary Plat to include a block label.

Response: Block label added, Block BA.

4. On Sheet P-7, there are not block labels on the three block sections highlighted below. There are also two Blocks labeled "AV". Revise the Preliminary Plat to include labels and relabel one of the AV Blocks.

Response: Block labels have been added to Block BZ, Block BAA, and Block QQ. Block RR labels have been revised to no longer read "Block AV".

5. On Sheet P-9, there is not a block label on the block section highlighted below. Revise the Preliminary Plat to include a block label.

Response: Block label added, Block A.

6. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Response: Comment response letter provided.

Please contact me at (469)-200-4537 or Alexandra.Dollahite@kimley-horn.com should you have any questions or need any additional information.

Sincerely,



Alexandra Dollahite, P.E.

October 22, 2025

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

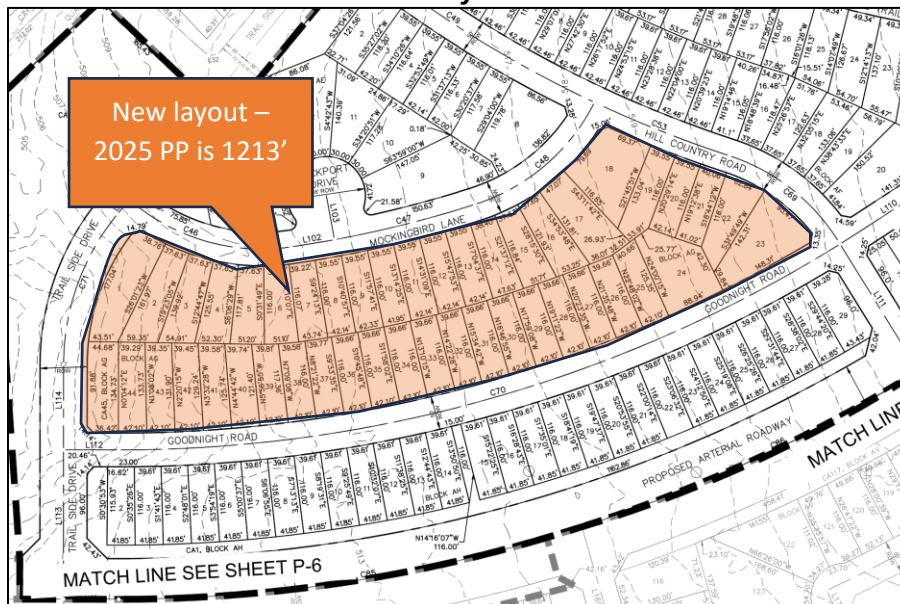
Re: Nicholson Ranch Subdivision
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 17, 2025

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

- Repeat Comment:** The proposed Preliminary Plat includes an adjustment to the alignment of southern Proposed Arterial Roadway at FM 2755. This has created shifts in the layouts of blocks and phasing, particularly in the southeast part of the plat. This proposed Preliminary Plat was reviewed according to the current standard for block length and street length, with consideration of blocks that received Subdivision Ordinance Waivers in the 2023 Preliminary Plat. The Waivers and approvals from 2023 were specific to what was presented and reviewed by the City Council at that time.

There is one instance remaining on Sheet P-8 where the applicant has indicated that a waiver will be requested for the south side of Block AG, which is over 1,000 linear feet. A Subdivision Waiver, with associated justification, will need to be submitted and approved or this section revised to meet the block length Code requirements. **It is noted that a waiver is intended to be submitted for City Council consideration.**



2. There are several areas outside of the subject property boundary that are included in the boundary lines on sheet P-2. Please clarify why the boundary lines on sheet P-2 extend beyond the property boundary.
3. The lot typicals are provided on the Preliminary Plat phase sheet. Please add the lot typicals to the Preliminary Plat drawing instead of the phase sheet.
4. Revise the Preliminary Plat to add the following note: "Common areas shall be owned and maintained by the Homeowners Association."
5. Confirm the right-of-way dedication requirement, along FM 2755, with the City Engineer and dimension and label the right-of-way dedication if required.
6. Revise the title block to list the plat information in the following format:
Preliminary Plat
Subdivision name
Lots, Blocks
Common Areas
Acreage/Abstract Information
7. Revise the plat to provide the Preliminary Plat approval block as required in the Subdivision Ordinance. <https://ecode360.com/40105852#40105852>
8. Upon resubmittal, please provide a comment response letter indicating acknowledgement or clarification of how each comment has been addressed.

Comments prepared and compiled by:



Tiffany McLeod, AICP
Studio Lead, 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

November 7, 2025

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

Re: Nicholson Ranch Subdivision
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: October 23, 2025

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

1. **Repeat comment:** Revise the title block to list the plat information in the following format:
Preliminary Plat
Subdivision name
Lots, Blocks
Common Areas
Acreage/Abstract Information

Revise the title block to change the "Open Space" to "Common Areas" and remove the phase references.

2. Revise the plat to change the Amenity Center lot from (CA1, Block N) to Lot ____, Block N to indicate that it is a buildable lot for an amenity center instead of open space.
3. Separate the Preliminary Plat (and associated approval block) from the engineering plans and submit as a standalone plat document.

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

Thank you,

A handwritten signature in black ink that reads "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: November 25, 2025

ITEM: 5 – D

Item:

Discussion and action regarding the preliminary plat of Lavon Landing Addition on 5.508 acres at 358 N. SH 78, S.M. Rainer Survey, Abstract No.740, Lavon TX (CCAD Property ID 2542827).

Application Information

Owner(s): Daphdee, LLC

Applicant: Daphdee, LLC

Location: Northeast of the intersection of SH 78 and Elevon Parkway.

Description: Approximately 5.508 acres out of the S.M. Rainer Survey, Abstract No.740, City of Lavon, Collin County, Texas, (CCAD Property ID 2542827)

Current Zoning: Retail (R)

Request: Preliminary Plat

Request Details

The applicant is seeking approval of the preliminary plat of a commercially zoned area north of Elevon Parkway and east of State Highway 78.

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 Retail (R) The preliminary plat is prepared in conformance with the zoning requirements and the Future Land Use Plan.

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.

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

Staff Notes:

The proposed preliminary plat 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 and planner's approval.

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



CITY OF LAVON

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

PLAT APPLICATION

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

Authorization of Representation

Date: 10/28/25

To the City of Lavon
Collin County, Texas

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

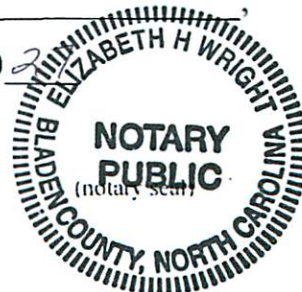
[Signature]
Signature (Owner)

Signature (Owner)

Signature (Owner)

The State of ~~Texas~~ NORTH CAROLINA
County of Bladen

Before me, the undersigned authority, appeared in person
on this the 28 day of October, 202



Elizabeth H. Wright

Notary Public in and for Bladen County, Texas North Carolina



CITY OF LAVON

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

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

Email: l.mcclendon@lavontx.gov

PLAT APPLICATION

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

Declaration of Ownership

Date: 10/28/25

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, Riley Evans, 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~~ North Carolina
County of Bladen

Before me, the undersigned authority, appeared in person
on this the 28 day of October, 2025

NOTARY PUBLIC
ELIZABETH H WRIGHT
BLADEN COUNTY, NORTH CAROLINA

Elizabeth H. Wright
Notary Public in and for Bladen

County, ~~Texas~~ North Carolina



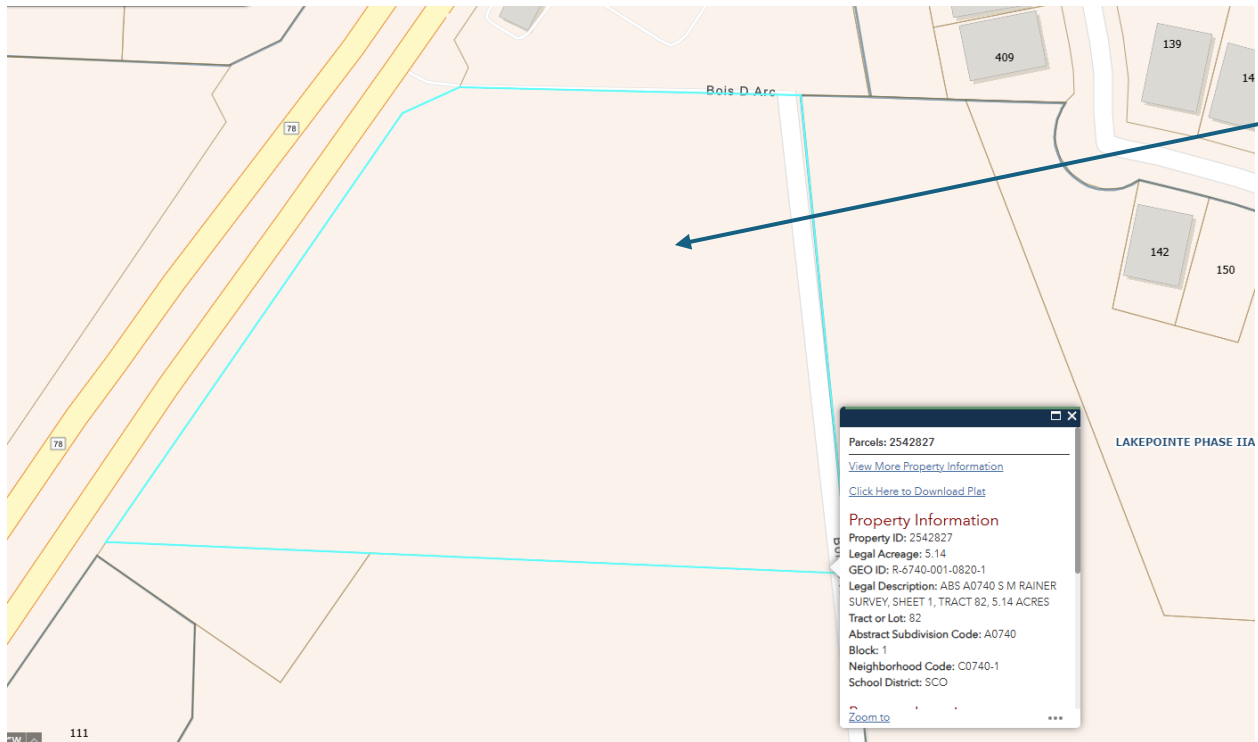
CITY OF LAVON

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>Daphdee LLC</u>		Name: <u>Daphdee LLC</u>	
Address: <u>211 Cyprus Grove Drive (Mailbox H4)</u>		Address: <u>211 Cyprus Grove Drive (Mailbox H4)</u>	
City/State/Zip: <u>Lavon, TX, 75166</u>		City/State/Zip: <u>Lavon, TX, 75166</u>	
Phone #: <u>(910) 876-5424</u>	Fax #: _____	Phone #: <u>(910) 876-5424</u>	Fax #: _____
Authorized Person: <u>Riley Evans</u>		Authorized Person: <u>Riley Evans</u>	
Type of Submission		Check List of Items Submitted	
☒ Preliminary Plat		☐ (two) full size sets of plats (24x36)	
☐ Final Plat		☐ (two) full size construction sets (24x36)	
☐ Re-Submittal		☐ (one) half size sets of plats (11x17)	
☐ Construction Plans		☐ (ten) half size sets of plats with final submission (11x17)	
☐ Other (eg. Replat; Development Plat; Short-Form Plat)		☐ (one) PDF plats (on separate CD's)	
		☐ (one) PDF construction plans (can be included on plat CD)	
Application Fees			
Preliminary Plat	Per Fee Schedule		
Final Plat	Per Fee Schedule		
Re-Plat	Per Fee Schedule		
Public Infrastructure Inspection	Per Fee Schedule		
To complete the plat please sign up as a collaborator in the MyGov system https://public.mygov.us/lavon_tx request access to the City of Lavon. Make a new request for the plat and upload these forms along with plans.			
NOTICE TO APPLICANT: Any approval will be issued based on the information furnished in this application and on any submitted plats. It is subject to the provisions and requirements of the City of Lavon Code of Ordinances and any other applicable ordinances of the City, regardless of information and/or plans submitted.			
Authorized Representative (Printed Name) <u>Riley Evans</u>		Authorized Representative (Signature) _____	Date: <u>10/28/2025</u>
To be completed by the City			
In Takers Name: _____			
In takers Review Date: ☐ Accepted ☐ Rejected	PW Review Date: ☐ Approved ☐ Rejected	COO Review Date: ☐ Approved ☐ Rejected	Engineer Review Date: ☐ Approved ☐ Rejected
			P&Z Review Date: ☐ Approved ☐ Rejected
			Council Action Date: ☐ Approved ☐ Rejected
Comments: _____			



A map of the study area showing the location of the study site (S.H.) and the F.M. 2755 road. The map includes a red arrow pointing to the study site (S.H.) and a white box labeled F.M. 2755. The map also shows various colored regions (yellow, green, brown, blue) and a network of roads (solid and dashed lines).

LEGEND

Character Framework

- Nature
- Rural Village
- Directional Lanes
- City Village
- Urban Planned Community
- Existing Subdivided
- Floodplain
- Lakes
- Levees Ultimate Municipal Boundary

0 0.25 0.5 1 Miles

PELTON
LAND SOLUTIONS

F.M. 6

F.M. 2755

C.R. 541

C.R. 484

S.H. 203

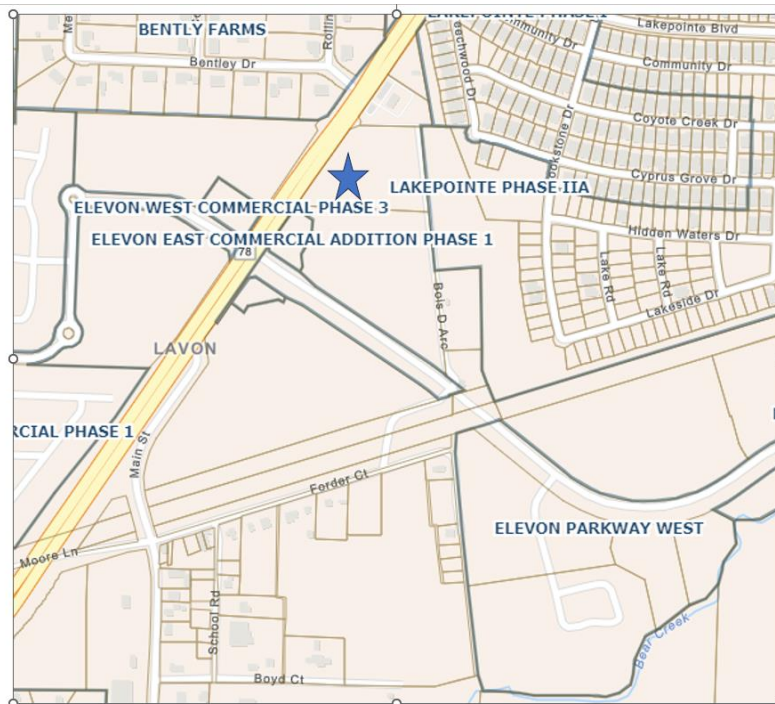
C.R. 483

F.M. 483

F.M. 2755

F.M. 2755

Note: A Comprehensive Plan shall not constitute a zoning regulation or establish zoning district boundaries.



November 19, 2025

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

Re: Lavon Landing, 5 Lots, 5.508 Acres
Preliminary Plat

Dear Ms. Dobbs:

As requested, we have reviewed the revised Preliminary Plat dated November 17, 2025 as prepared by Roome Land Surveying and revised Preliminary Civil Plans dated September/October 2025 as prepared by Helmberger Associates, Inc. for the above referenced property. The property is generally located north of Elevon Northeast Commercial, east of SH 78, south of the Shell station property and west of LakePointe IIA. Additional comments may be provided by City Planning. FMI comments should be considered supplemental to the Planner comments. Our comments are as follows:

GENERAL

1. This was formerly referred to as "Barks and Board".
2. Water service to be provided by Bear Creek SUD.
3. A TIA has been provide for the development of this area, including Elevon Northeast Commercial and this tract. Proposed improvements as recommended by the TIA are being installed by Elevon East Commercial. This includes a deceleration lane on northbound SH 78 to the southeast access road shown on the Plat.
4. Per agreement, Bois D'Arc Road is being replaced with a 24' wide access easement. This portion of the access easement along the east and north property line cannot be loaded with parking on either side. An easement will be required east of this property boundary to accommodate the full road width and parkway amenities.

PRELIMINARY PLAT

5. In accordance with note 4 above, the portion of the access easement along Bois D'Arc should be noted or otherwise differentiated from the rest of the access easements to not allow any parking on either side.

CIVIL PLANS

6. A specific date should be provide on the plan sheets to help differentiate different versions/submissions.
7. The north connection to SH 78 should be clearly delineated to show existing pavement and proposed pavement.
8. The south connection should be clearly delineated to show the proposed pavement and deceleration lane pavement.

9. All sanitary sewer to be SDR 26.
10. Drainage plan should include existing and proposed drainage calculations with associated drainage area maps (entire property).
11. Provide typical pavement sections.

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

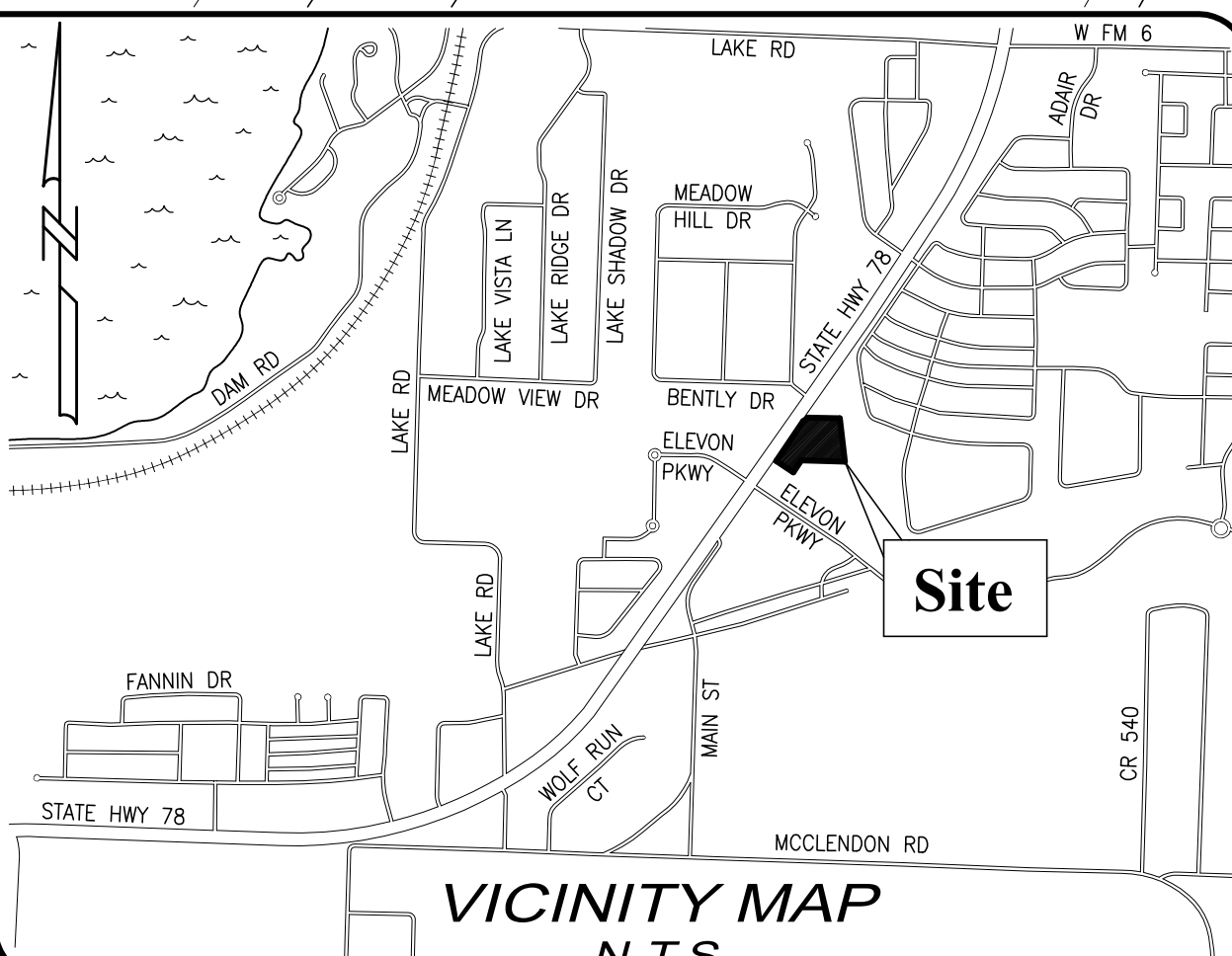
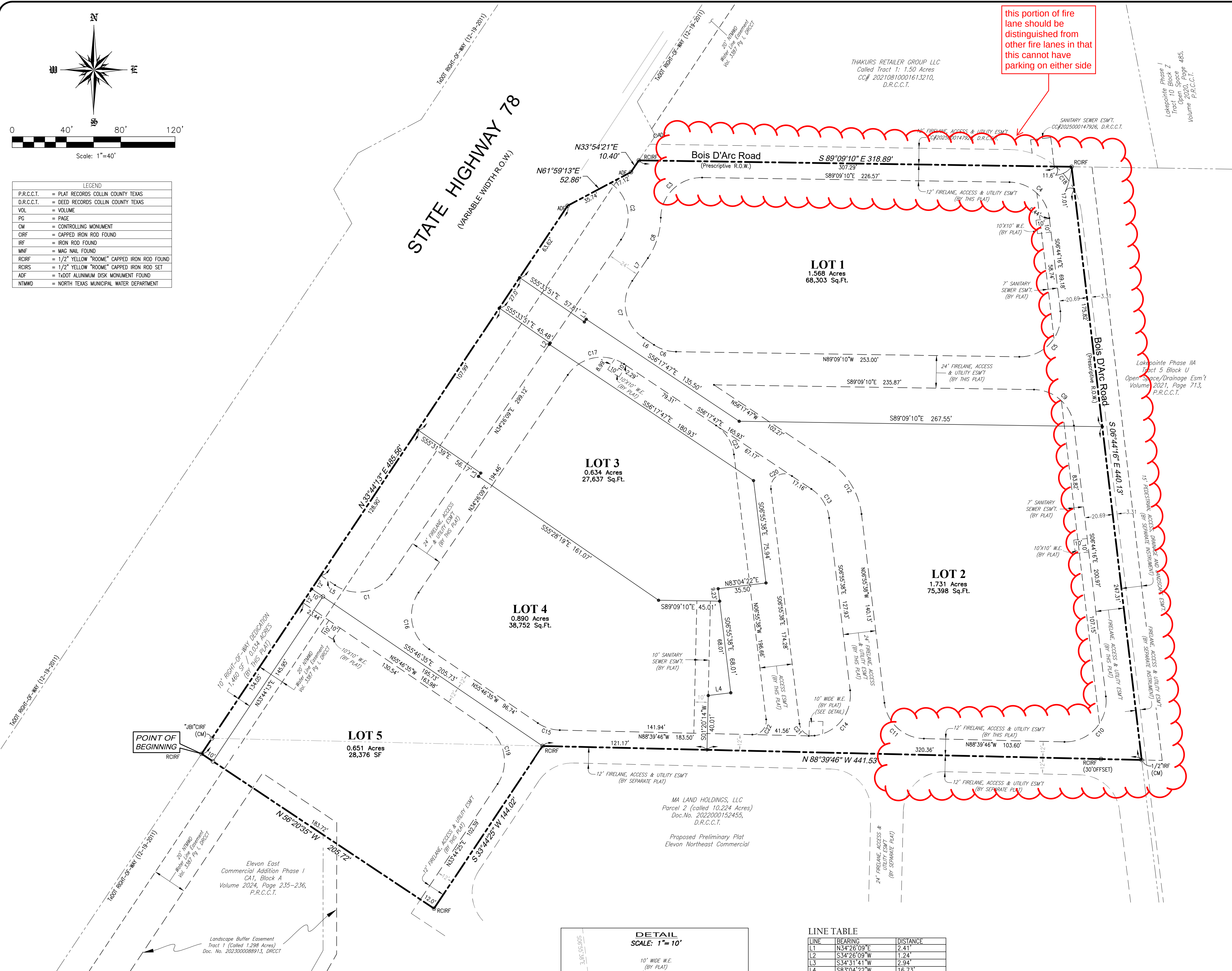
If there are any questions, please contact me at 214-503-0555 x115 or by email at mdhill@fmi-dallas.com.

Sincerely,
FREEMAN-MILLICAN, INC.

A handwritten signature in blue ink that reads "Mark D. Hill".

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

Cc: David Carter, Mike Jones, Danny Anthony, Abra Nusser, Tiffany McLeod



NOTES:

- 1) CM IS A CONTROLLING MONUMENT;
- 2) THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT;
- 3) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NUMBER 48085C0445 J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009 (ZONE X);
- 4) BEARINGS BASED ON TXDOT RIGHT-OF-WAY MAP, REVISED DECEMBER 19, 2011;
- 5) ELEVATIONS BASED ON NAVD88;

SERVICE PROVIDERS
WATER SERVICE: BEAR CREEK SUD
SEWER SOURCE: CITY OF LAVON

LINE TABLE

LINE	BEARING	DISTANCE
L1	N34°26'09"E	2.41'
L2	S34°26'09"W	1.24'
L3	S43°31'41"W	2.94'
L4	S89°09'10"W	16.73'
L5	S55°46'35"E	12.60'
L6	N56°17'47"W	9.50'
L7	N34°26'09"E	20.35'
L8	N01°20'14"E	10.88'
L9	S88°39'46"E	10.00'
L10	S01°20'14"W	9.08'

CURVE TABLE

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.01'	30.00'	89°47'16"	N79°19'47"E	42.35'
C2	47.18'	30.00'	90°06'02"	N10°36'52"W	42.46'
C3	47.12'	30.00'	90°00'00"	N45°50'50"E	42.43'
C4	43.15'	30.00'	82°24'54"	S47°56'43"E	39.53'
C5	51.10'	30.00'	97°38'06"	S42°03'18"W	45.14'
C6	17.20'	30.00'	32°51'23"	N7°43'28"W	16.97'
C7	47.51'	30.00'	90°43'55"	N10°55'49"W	42.70'
C8	31.66'	30.00'	33°35'25"	N1°36'33"E	31.21'
C9	43.15'	30.00'	82°24'54"	S47°56'43"E	39.53'
C10	51.35'	30.00'	98°04'30"	S42°17'59"W	45.31'
C11	42.80'	30.00'	81°44'08"	N47°47'42"W	39.26'
C12	46.53'	30.00'	49°22'06"	N31°36'44"W	45.10'
C13	25.85'	30.00'	49°22'09"	S31°36'43"E	25.06'
C14	51.45'	30.00'	98°15'52"	S42°12'18"W	45.37'
C15	17.22'	30.00'	32°53'11"	N72°13'11"W	16.98'
C16	47.54'	30.00'	90°12'44"	N10°40'13"W	42.50'
C17	46.74'	30.00'	89°18'05"	N79°04'11"E	42.15'
C18	21.97'	30.00'	23°18'27"	S38°33'23"E	21.82'
C19	46.87'	30.00'	89°31'00"	N11°01'05"W	42.25'
C20	22.80'	10.00'	130°37'51"	S58°23'17"W	18.17'
C21	15.71'	10.00'	90°00'00"	S51°55'38"E	14.14'
C22	12.15'	10.00'	89°15'52"	N42°12'18"E	15.12'
C23	25.85'	30.00'	49°22'09"	N31°36'43"W	25.06'
C24	41.03'	30.00'	78°21'37"	S32°15'10"W	37.91'
C25	10.21'	30.00'	19°29'48"	S81°10'53"W	10.16'
C26	0.21'	30.00'	0°24'28"	N88°52'00"W	0.21'

OWNER'S DEDICATION & ACKNOWLEDGMENT

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAPHDEE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LAVON LANDING LOTS 1-5, BLOCK A**, in addition to the City of Lavon, Collin County, Texas, and do hereby dedicate in fee simple, to the public use forever, the streets, alleys, and public use areas forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plot. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

That DAPHDEE LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and right 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.

Daphdee LLC (Owner)
Rylie Marie Evans (Signee)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Rylie Marie Evans**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

OWNER'S CERTIFICATE

WHEREAS Daphdee LLC, is the owner of two tracts of land situated in the State of Texas, County of Collin, City of Lavon being part of the S.M. Rainer Survey, Abstract No. 740, being all of a called 5.14 acre tract of land as recorded under Document No. 2025000109054 of the Deed Records of Collin County, Texas, being all of a called 0.37 acre tract of land as recorded under Document No. 2025000109055 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roomie" capped iron rod found in the southeasterly right-of-way line of State Highway 78 (variable width right-of-way), marking the westerly most northwest corner of Eleven East Commercial Addition Phase I as recorded in Volume 2024, Page 235 of the Plat Records of Collin County, Texas, the westerly most corner of said 0.37 acre tract and the southwest corner of said premises;

THENCE with the southeasterly right-of-way line of State Highway 78, the northwesterly line of said 0.37 acre tract and the northwesterly line of said 5.14 acre tract as follows: North 33°44'13" East, 485.56 feet to a TxDOT Aluminum disk monument found marking an angle break; North 61°59'13" East, 52.86 feet to a TxDOT Aluminum disk monument found for angle break; North 33°54'21" East, 10.40 feet to a "Roomie" capped iron rod found, marking the southwest corner of a called 1.50 acre tract of land as recorded under Document No. 20210810001613210 of the Deed Records of Collin County, Texas, the northwest corner of said 5.14 acre tract and said premises;

THENCE with the south lien of said 1.50 acre tract and the north line of said 5.14 acre tract, South 89°09'10" East, 318.89 feet to a "Roomie" capped iron rod found, marking the northwest corner of Lakepointe Phase IIA as recorded in Volume 2021, Page 713 of the Plat Records of Collin County, Texas, the northeast corner of said 5.14 acre tract and said premises;

THENCE with the west line of said Lakepointe Phase IIA, and the east line of said 5.14 acre tract, South 06°44'16" East, 440.13 feet to a 1/2" iron rod found, marking the northeast corner of a called 10.224 acre tract of land as recorded under Document No. 2022000152455 of the Deed Records of Collin County, Texas, the southeast corner of said 5.14 acre tract and the easterly most southeast corner of said premises;

THENCE with the north line of said 10.224 acre tract, and the south line of said 5.14 acre tract, North 89°09'10" West, 441.53 feet to a "Roomie" capped iron rod found, marking the northerly most northwest corner of said 10.224 acre tract, the easterly most corner of the aforementioned 0.37 acre tract, and an interior corner of said premises;

THENCE with the northwest line of said 10.224 acre tract and the southeast line of said 0.37 acre tract, South 33°44'25" West, 144.02 feet to a "Roomie" capped iron rod found marking an interior corner of said 10.224 acre tract, the most southerly corner of said 0.37 acre tract and said premises;

THENCE with the northeast line of said 10.224 acre tract, the northeast line of the aforementioned Eleven East Commercial Addition Phase I, and the southwest line of said 0.37 acre tract, North 56°20'35" West, 205.72 feet to the place of beginning and containing 239,926 square feet or 5.508 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lavon.

NOT FOR RECORDING
F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

Preliminary Plat
Lavon Landing
Lots 1-5, Block A
239,926 SF / 5.508 Acres
Being a 5.14 acre tract as recorded
under Doc. No. 2025000109054, D.R.C.C.T.
Being a 0.37 acre tract as recorded
under Doc. No. 2025000109055, D.R.C.C.T.
S.M. Rainer Survey, Abstract No. 740
City of Lavon, Collin County, Texas
October 2025

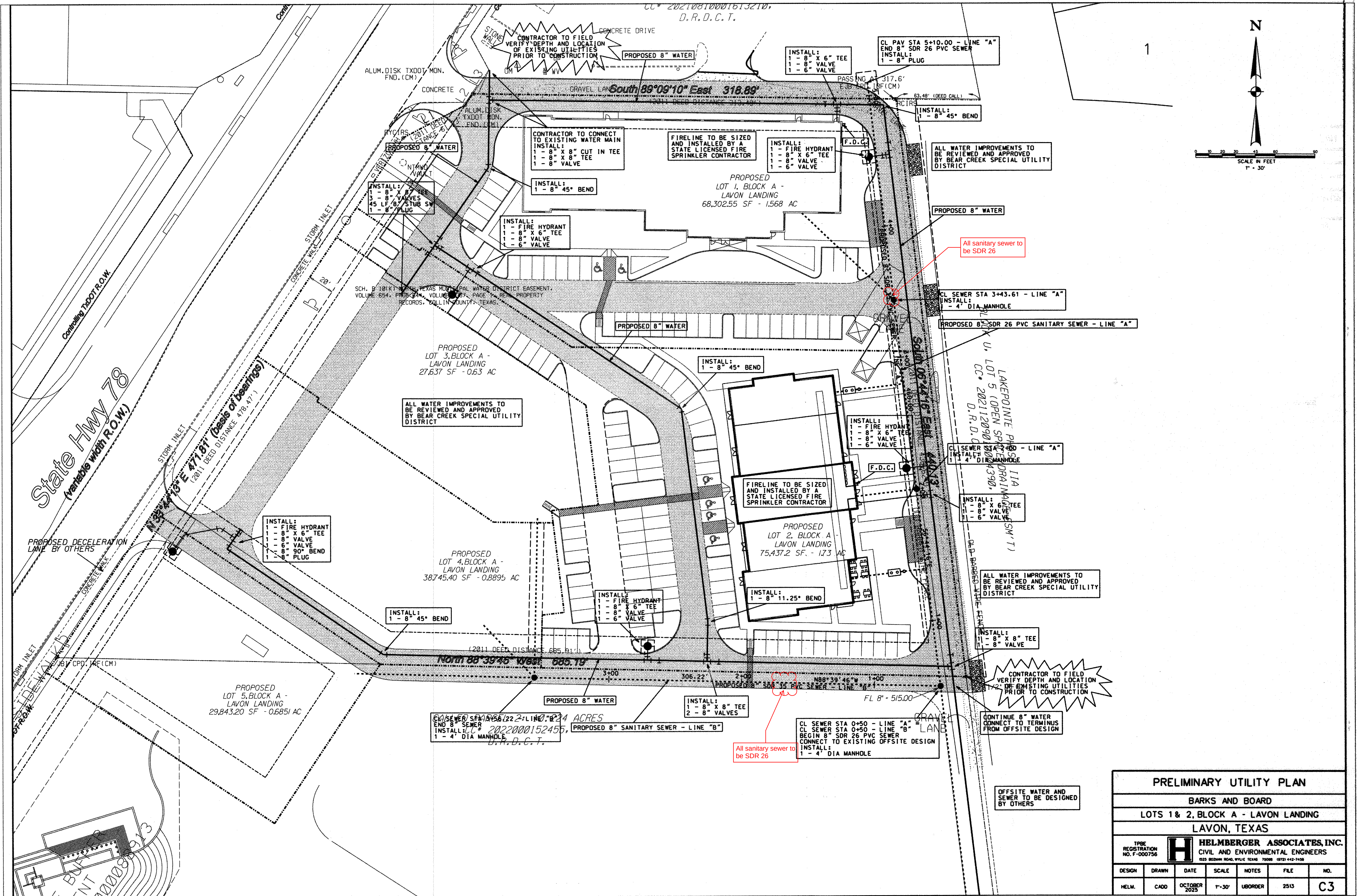
Submitted: October 2025
Revised: Oct. 24, 2025
Revised: Nov. 17, 2025

Engineer:
Randy Helmbarger
1525 Bozeman Rd
Wylie, TX 75098
(972) 442-7459
Randy Helmbarger
randyhelmbarger@verizon.net

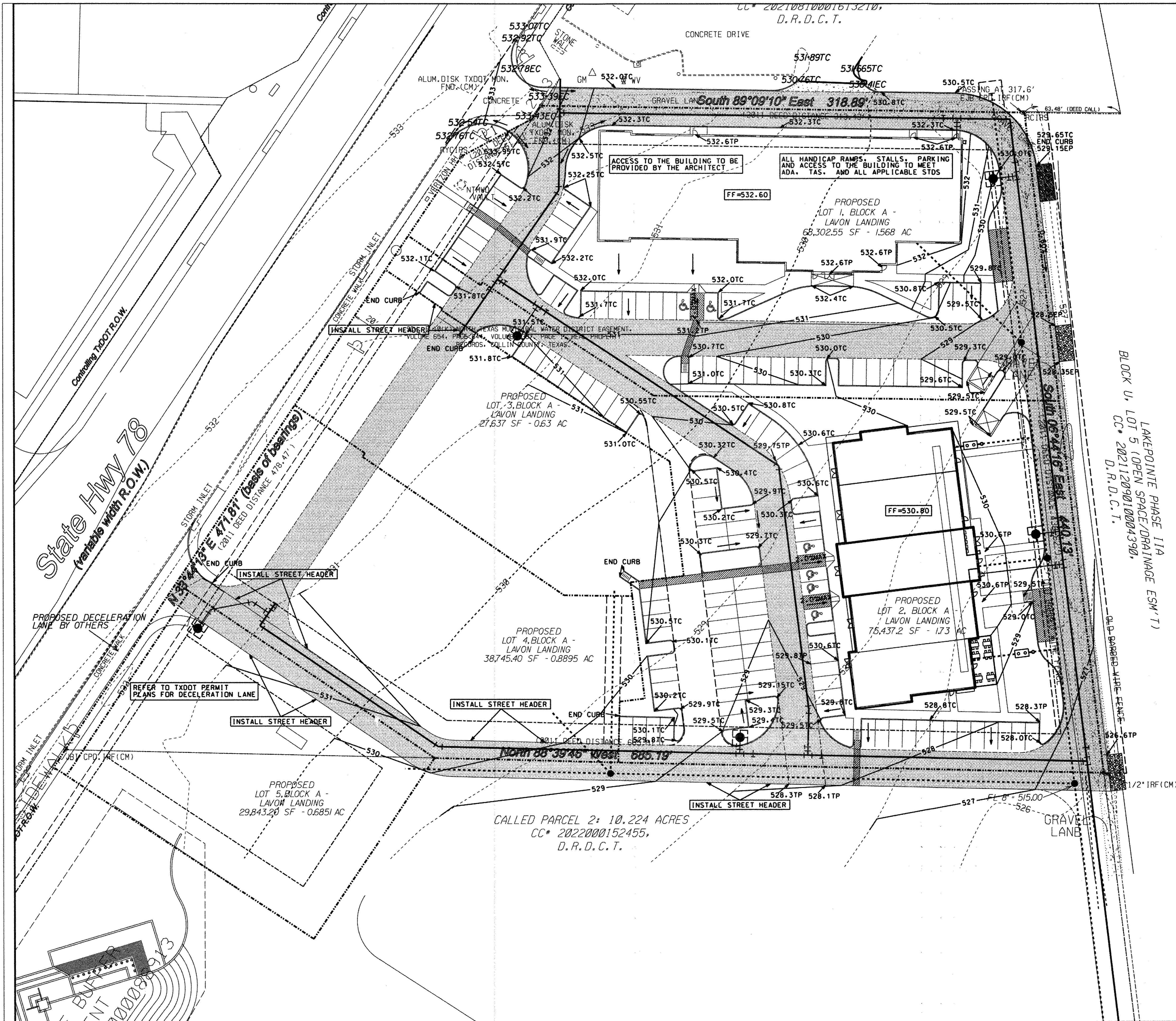
Owner:
Daphdee LLC
1525 W. 15th St., Suite 100
Plano, TX 75075
(910) 878-5424
Attn: Rylie Marie Evans
email: rylie421@gmail.com

Surveyor:
Roome Land Surveying
1255 W. 15th St., Suite 100
Plano, TX 75075
(972) 423-4372
Attn: Fred Bemenderfer
email: fredb@roomeinc.com

Roome Land Surveying
1255 W. 15th St., Suite 100
Plano, Texas 75075
Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



PRELIMINARY UTILITY PLAN						
BARKS AND BOARD						
LOTS 1 & 2, BLOCK A - LAVON LANDING						
LAVON, TEXAS						
TPEE REGISTRATION NO. F-000756		H HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 1525 BOZMAN ROAD, WYLLIE, TEXAS 75090 (972) 442-7436				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	OCTOBER 2025	1"=30'	UBORDER	2513	C3



PROPOSED GRADING TO SHEETFLOW TO EXISTING DRAINAGE EASEMENT FIRELANES TO DIRECT RUNOFF TO ROCK RIP-RAP FOR DISSIPATION. THE PROPERTY APPEARS TO BE INCLUDED IN THE HYDROLOGIC STUDY PERFORMED BY ELEVON FOR COMMERCIAL BUILDOUT

Provide drainage calculations for entire property (5 lots)

PRELIMINARY GRADING AND DRAINAGE PLAN						
BARKS AND BOARD						
LOTS 1 & 2, BLOCK A - LAVON LANDING						
LAVON, TEXAS						
TYPE REGISTRATION NO. F-000756		 HELMBERGER ASSOCIATES, INC. CIVIL AND ENVIRONMENTAL ENGINEERS 5325 BOZEMAN ROAD, WYLLIE, TEXAS 75098 (972) 442-7458				
DESIGN	DRAWN	DATE	SCALE	NOTES	FILE	NO.
HELM.	CADD	OCTOBER 2025	1"=30'	GBORDER	2513	C4

November 18, 2025

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

Re: Lavon Landing, Lots 1-5 Block A
Preliminary Plat Review
LJA Job No. NTP-40467
MyGov Submittal: November 18, 2025

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

1. Revise the plat to add the following Bois D'Arc Road abandonment condition as a plat note.

"Bois D'Arc Road may be abandoned under the following condition:

Fire lane and mutual access easement, generally connecting the SH 78 access at Shell with Elevon Parkway to the south, and then to connect to Forder Court farther to the south shall be provided.

- The easement will not be loaded with parking on either side
- The connection to Elevon Parkway should be consistent between the north side and south side so that the driveways align
- Continuous pedestrian system throughout the site, with shade trees provided (recognizing that a full street design would've had sidewalks on both sides with street trees)."

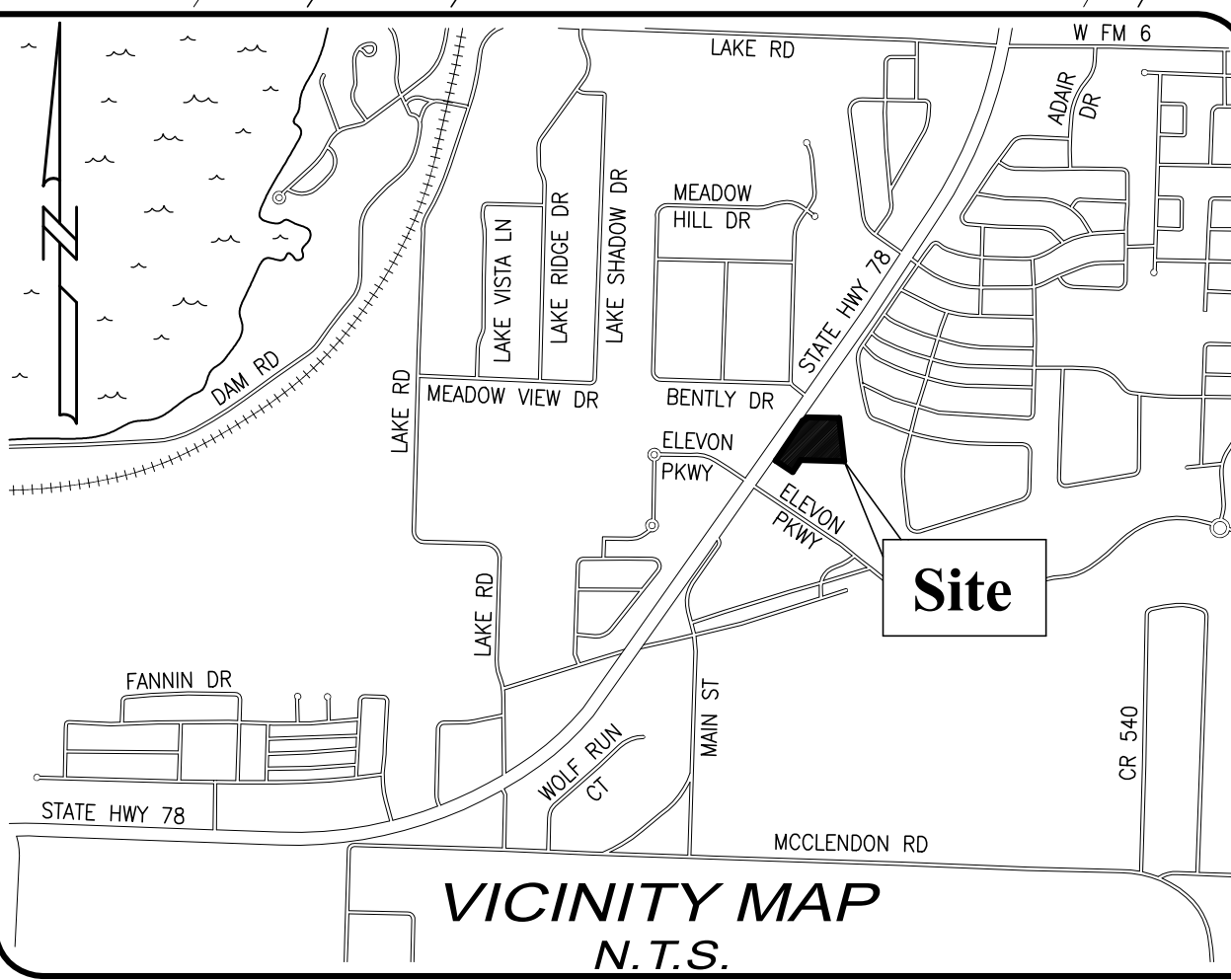
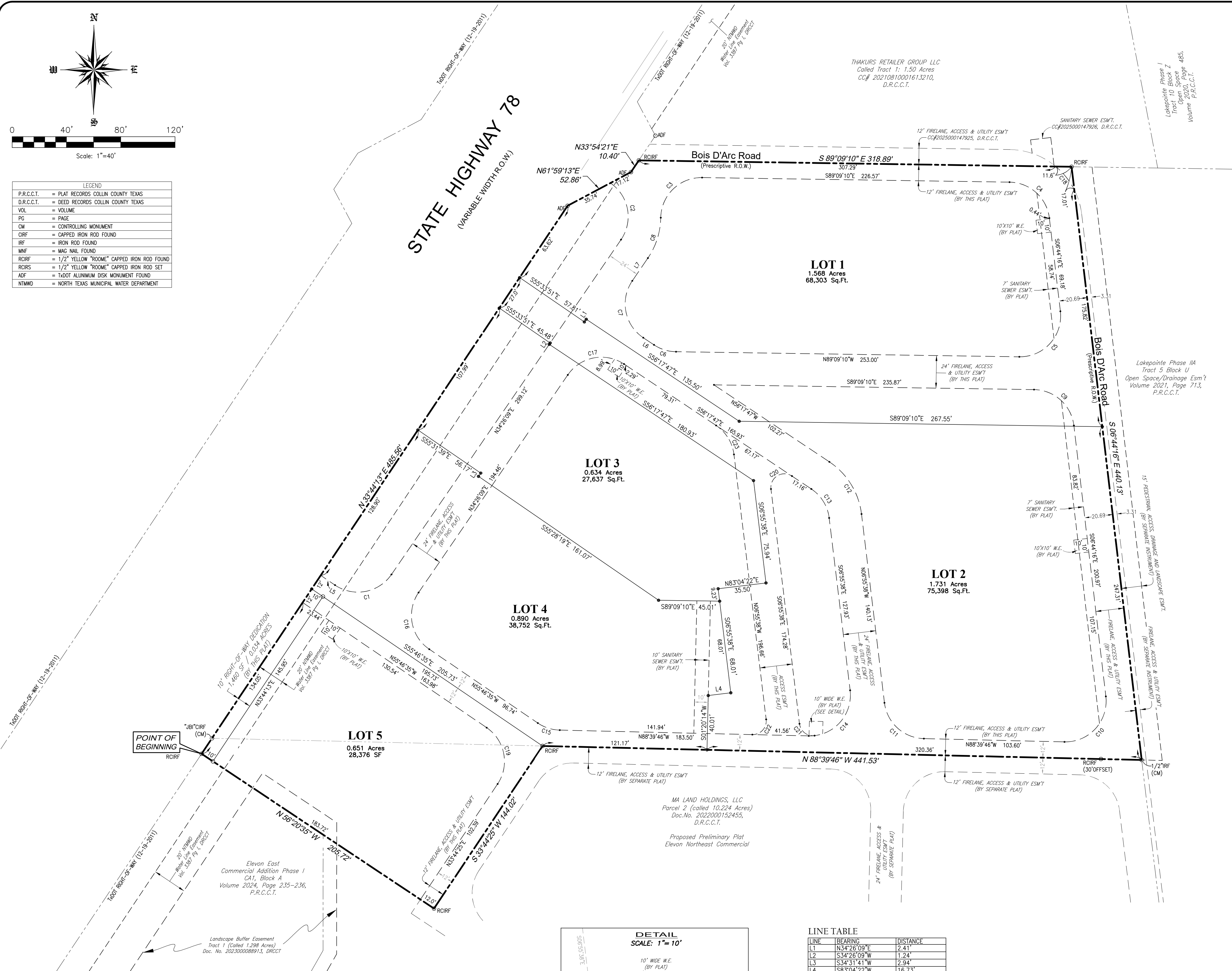
2. Offsite easements by separate instrument will be required prior to filing an associated plat for record, and a potential rezoning may be required for any off-site portions previously anticipated to be residential or common area use or zoning, if applicable.

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

Thank you,

A handwritten signature in black ink that reads 'Abra R Nusser'. The signature is written in a cursive, flowing style.

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



NOTES:

- 1) CM IS A CONTROLLING MONUMENT;
- 2) THIS PLAT WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT;
- 3) NO PART OF THE SUBJECT PROPERTY LIES WITHIN A SPECIAL FLOOD HAZARD AREA INUNDATED BY 100-YEAR FLOOD PER MAP NUMBER 48085C0445 J OF THE F.E.M.A. FLOOD INSURANCE RATE MAPS FOR COLLIN COUNTY, TEXAS AND INCORPORATED AREAS DATED JUNE 2, 2009 (ZONE X);
- 4) BEARINGS BASED ON TxDOT RIGHT-OF-WAY MAP, REVISED DECEMBER 19, 2011;
- 5) ELEVATIONS BASED ON NAVD88;

SERVICE PROVIDERS
WATER SERVICE: BEAR CREEK SUD
SEWER SOURCE: CITY OF LAVON

LINE	BEARING	DISTANCE
L1	N34°26'09"E	2.41'
L2	S34°26'09"W	1.24'
L3	S34°31'41"W	2.94'
L4	S89°04'22"W	16.73'
L5	S55°46'35"E	12.60'
L6	N56°17'47"W	9.50'
L7	N34°26'09"E	20.35'
L8	N01°20'14"E	10.88'
L9	S88°39'46"E	10.00'
L10	S01°20'14"W	9.08'

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	47.01'	30.00'	89°47'16"	N79°19'47"E	42.35'
C2	47.18'	30.00'	90°06'02"	N10°36'52"W	42.46'
C3	47.12'	30.00'	90°00'00"	N45°50'50"E	42.43'
C4	43.15'	30.00'	82°24'54"	S47°56'43"E	39.53'
C5	51.10'	30.00'	97°38'06"	S42°03'18"W	45.14'
C6	17.20'	30.00'	32°51'23"	N72°43'28"W	16.97'
C7	47.51'	30.00'	90°43'55"	N10°55'49"W	42.70'
C8	31.66'	30.00'	33°39'25"	N1°38'33"E	31.21'
C9	43.15'	30.00'	82°24'54"	S47°56'43"E	39.53'
C10	51.35'	30.00'	98°04'30"	S42°17'59"W	45.31'
C11	42.80'	30.00'	81°44'08"	N47°47'42"W	39.26'
C12	46.53'	30.00'	49°22'06"	N31°36'44"W	45.10'
C13	25.85'	30.00'	49°22'09"	S31°36'43"E	25.06'
C14	51.45'	30.00'	98°15'52"	S42°12'18"W	45.37'
C15	17.22'	30.00'	32°53'11"	N72°13'11"W	16.98'
C16	47.54'	30.00'	90°12'44"	N10°40'13"W	42.50'
C17	46.74'	30.00'	89°18'05"	N79°04'11"E	42.15'
C18	21.97'	54.00'	23°18'27"	S38°33'23"E	21.82'
C19	46.87'	30.00'	89°31'00"	N11°01'05"W	42.25'
C20	22.80'	10.00'	130°37'51"	S58°23'17"W	18.17'
C21	15.71'	10.00'	90°00'00"	S51°55'38"E	14.14'
C22	12.15'	10.00'	88°15'52"	N42°12'18"E	15.12'
C23	25.85'	30.00'	49°22'09"	N31°36'43"W	25.06'
C24	41.03'	30.00'	78°21'37"	S32°15'10"W	37.91'
C25	10.21'	30.00'	19°29'48"	S81°10'53"W	10.16'
C26	0.21'	30.00'	0°24'28"	N88°52'00"W	0.21'

OWNER'S DEDICATION & ACKNOWLEDGMENT

KNOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

THAT DAPHDEE LLC, acting herein by and through its duly authorized officers, does hereby adopt this plat designating the herein above described property as **LAVON LANDING LOTS 1-5, BLOCK A**, in addition to the City of Lavon, Collin County, Texas, and do hereby dedicate in fee simple, to the public use forever, the streets, alleys, and public use areas forever, said dedications being free and clear of all liens and encumbrances except as shown herein. No buildings, fences, trees, shrubs, or other improvements shall be constructed or placed upon, over, or across the easements on said plot. Utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use or using the same unless the easement limits the use to a particular utility or utilities, said use by public utilities being subordinate to the public's and City of Lavon use thereof. The City of Lavon and any public utility shall have the right to remove and keep removed all or part of any buildings, fences, trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance, or efficiency of its respective system on any of these easements and the City of Lavon or any public utility shall at all times have the right of ingress and egress to and from and upon any of said easements for the purpose of constructing, reconstructing, inspecting, patrolling, maintaining, and adding to or removing all or part of its respective system without the necessity at any time of procuring the permission of anyone.

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

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

That DAPHDEE LLC, does hereby bind itself, its successors and assigns to forever warrant and defend, all and singular, the above-described streets, alleys, easements and right 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.

Daphdee LLC (Owner)
Rylie Marie Evans (Signee)

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **Rylie Marie Evans**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

OWNER'S CERTIFICATE

WHEREAS Daphdee LLC, is the owner of two tracts of land situated in the State of Texas, County of Collin, City of Lavon being part of the S.M. Rainer Survey, Abstract No. 740, being all of a called 5.14 acre tract of land as recorded under Document No. 2025000109054 of the Deed Records of Collin County, Texas, being all of a called 0.37 acre tract of land as recorded under Document No. 2025000109055 of the Deed Records of Collin County, Texas, with said premises being more particularly described as follows:

BEGINNING at a "Roomie" capped iron rod found in the southeasterly right-of-way line of State Highway 78 (variable width right-of-way), marking the westerly most northwest corner of Eleven East Commercial Addition Phase I as recorded in Volume 2024, Page 235 of the Plat Records of Collin County, Texas, the westerly most corner of said 0.37 acre tract and the southwest corner of said premises;

THENCE with the southeasterly right-of-way line of State Highway 78, the northwesterly line of said 0.37 acre tract and the northwesterly line of said 5.14 acre tract as follows: North 33°44'13" East, 485.56 feet to a TxDOT Aluminum disk monument found marking an angle break; North 61°59'13" East, 52.86 feet to a TxDOT Aluminum disk monument found for angle break; North 33°54'21" East, 10.40 feet to a "Roomie" capped iron rod found, marking the southwest corner of a called 1.50 acre tract of land as recorded under Document No. 20210810001613210 of the Deed Records of Collin County, Texas, the northwest corner of said 5.14 acre tract and said premises;

THENCE with the south lien of said 1.50 acre tract and the north line of said 5.14 acre tract, South 89°09'10" East, 318.89 feet to a "Roomie" capped iron rod found, marking the northwest corner of Lakepointe Phase IIA as recorded in Volume 2021, Page 713 of the Plat Records of Collin County, Texas, the northeast corner of said 5.14 acre tract and said premises;

THENCE with the west line of said Lakepointe Phase IIA, and the east line of said 5.14 acre tract, South 06°44'16" East, 440.13 feet to a 1/2" iron rod found, marking the northeast corner of a called 10.224 acre tract of land as recorded under Document No. 2022000152455 of the Deed Records of Collin County, Texas, the southeast corner of said 5.14 acre tract and the easterly most southeast corner of said premises;

THENCE with the north line of said 10.224 acre tract, and the south line of said 5.14 acre tract, North 89°09'10" West, 441.53 feet to a "Roomie" capped iron rod found, marking the northerly most northwest corner of said 10.224 acre tract, the easterly most corner of the aforementioned 0.37 acre tract, and an interior corner of said premises;

THENCE with the northwest line of said 10.224 acre tract and the southeast line of said 0.37 acre tract, South 33°44'25" West, 144.02 feet to a "Roomie" capped iron rod found marking an interior corner of said 10.224 acre tract, the most southerly corner of said 0.37 acre tract and said premises;

THENCE with the northeast line of said 10.224 acre tract, the northeast line of the aforementioned Eleven East Commercial Addition Phase I, and the southwest line of said 0.37 acre tract, North 56°20'35" West, 205.72 feet to the place of beginning and containing 239,926 square feet or 5.508 acres of land.

SURVEYOR'S CERTIFICATE

KNOW ALL MEN BY THESE PRESENTS:

THAT I, F.E. Bemenderfer Jr., do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon were properly placed under my supervision. All easements of which I have knowledge or have been advised of are shown. This plat was prepared in accordance with the subdivision rules and regulations of the City of Lavon.

NOT FOR RECORDING
F.E. Bemenderfer Jr.
Registered Professional
Land Surveyor No. 4051

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

STATE OF TEXAS §
COUNTY OF COLLIN §

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared **F.E. Bemenderfer Jr.**, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purpose and consideration therein expressed and in the capacity therein stated.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2025.

Notary Public for the
State of Texas

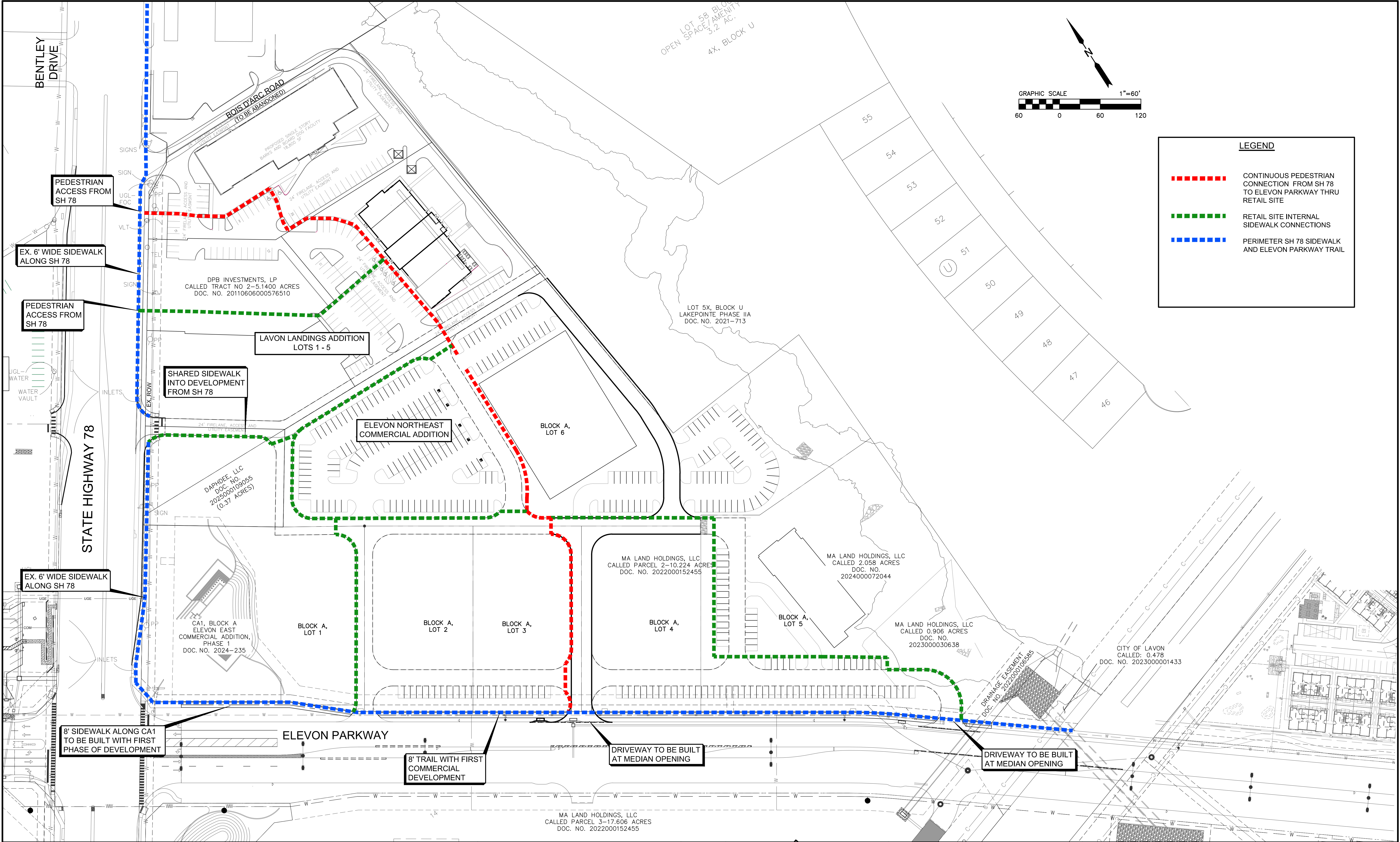
Preliminary Plat
Lavon Landing
Lots 1-5, Block A
239,926 SF / 5.508 Acres
Being a 5.14 acre tract as recorded
under Doc. No. 2025000109054, D.R.C.C.T.
Being a 0.37 acre tract as recorded
under Doc. No. 2025000109055, D.R.C.C.T.
S.M. Rainer Survey, Abstract No. 740
City of Lavon, Collin County, Texas
October 2025

X:\AC\202503\AC951971.dwg



Submitted: October 2025	Engineer: Randy Helmbarger 1525 Bozman Rd Wylie, Tx 75098 (972) 442-7459 Attn: Randy Helmbarger randyhelmbarger@verizon.net	Owner: Daphdee LLC 1255 W. 15th St., Suite 100 Plano, Tx 75075 (910) 878-5424 Attn: Rylie Marie Evans email: rylie421@gmail.com	Surveyor: Roome Land Surveying 1255 W. 15th St., Suite 100 Plano, Tx 75075 (972) 423-4372 Attn: Fred Bemenderfer email: fredb@roomeinc.com
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Phone (972) 423-4372 / Fax (972) 423-7523
www.roomesurveying.com / Firm No. 10013100



BENCHMARKS:

BM 1) "60D NAIL" IN THE CENTER OF VINYL PANEL AERIAL TARGET LOCATED ON SOUTH SIDE OF FARM TO MARKET ROAD NO. 6 APPROXIMATELY 7.00 FEET WEST AND 34 FEET SOUTH OF THE CENTER LINE INTERSECTION OF FARM TO MARKET ROAD NO. 6 AND COUNTY ROAD NO. 976, ELEVATION = 539.39

BM 2) "60D NAIL" IN THE CENTER OF VINYL PANEL AERIAL TARGET LOCATED ON NORTH SIDE OF FARM TO MARKET ROAD NO. 6 APPROXIMATELY 6097.00 FEET EAST AND 156.00 NORTH OF THE CENTER LINE INTERSECTION OF FARM TO MARKET ROAD NO. 6 AND COUNTY ROAD NO. 976, ELEVATION = 560.15

NO.	REVISIONS DURING CONSTRUCTION	BY	DATE

DESIGNED BY:

DRAWN BY:

CHECKED BY:

**PRELIMINARY
FOR REVIEW ONLY**

NOT FOR CONSTRUCTION OR PERMIT PURPOSES

ENGINEER: Daniel Dewey, P.E.

P.E. No. 93961 Date: 11.13.2025

**JBI
PARTNERS**

2121 Midway Road
Suite 300
Carrollton, Texas 75006
972.248.7676
TBPe No. F-438
TBPLS No. 10076000

PEDESTRIAN ACCESS PLAN		PROJECT NO.
PAVING PLAN		MAT029EC
ELEVON EAST COMMERCIAL ADDITION		SHEET NO.
City of Lavon, Collin County, Texas		PA-1



CITY OF LAVON

Agenda Brief

MEETING: November 25, 2025

ITEM: 5 - E

Item:

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

City Council Actions:

Approve the final plat of the Elevon West Commercial, Lot 3 and 4, Block B Addition consisting of 2 lots on 10.752 acres out of the Samuel M. Rainer Survey, Abstract No. 740, Sheet 1, Tr. 148 north of and adjacent to 315 N. SH. 78, City of Lavon, Collin County, Texas (CCAD Property ID 2542828), subject to the final review and approval of the city engineer and planner.

Approve the final plat of the Elevon, Section 5, Phase 2 Addition consisting of 130 residential lots and 7 common areas on 93.374 acres in the James. P. Davis Survey, Abstract No. 249, situated south of CR 541 and east of Elevon, Section 4 in the City of Lavon, Collin County, Texas, (CCAD Property ID 2841677), subject to the final review and approval of the city engineer and planner.

MOTION: APPROVE THE CONSENT AGENDA AS PRESENTED.

MOTION MADE: DILL

SECONDED: SHEPARD

APPROVED: UNANIMOUS (Absent: Jacob)

Discussion and action regarding the site plan and landscape plan for the retail project at 716 Main St. (Bus. 78), consisting of 0.50 acres of land out of the Drury Anglin Survey, Abstract No. 2, Tr. 88, generally located southeast of the intersection of Main St. and Burnett Dr., City of Lavon, Collin County, Texas (CCAD Property ID 1250130).

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN FOR THE RETAIL PROJECT AT 716 MAIN ST. (BUS. 78), CONSISTING OF 0.50 ACRES OF LAND OUT OF THE DRURY ANGLIN SURVEY, ABSTRACT NO. 2, TR. 88, GENERALLY LOCATED SOUTHEAST OF THE INTERSECTION OF MAIN ST. AND BURNETT DR., CITY OF LAVON, COLLIN COUNTY, TEXAS.

MOTION MADE: SHEPARD

SECONDED: DILL

APPROVED: UNANIMOUS (Absent: Jacob)

Discussion and action regarding the site plan and landscape plan of the Elevon West Commercial, Lot 3, Block B Addition on 1.621 acres out of the Samuel M. Rainer Survey, Abstract No. 740, Sheet 1, Tr. 148 north of and adjacent to 315 N. SH. 78 and Elevon Parkway, City of Lavon, Collin County, Texas (CCAD Property ID 2542828).

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE ELEVON WEST COMMERCIAL, LOT 3, BLOCK B ADDITION ON 1.621 ACRES OUT OF THE SAMUEL M. RAINER SURVEY, ABSTRACT NO. 740, SHEET 1, TR. 148 NORTH OF AND ADJACENT TO 315 N. SH. 78 AND ELEVON PARKWAY, CITY OF LAVON, COLLIN COUNTY, TEXAS, SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY ENGINEER AND PLANNER.

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

Discussion and action regarding the site plan and landscape plan of the Qualitas Lavon Retail project at 689 S. SH 78, Lot 2, Block A of the 78 Commercial East Addition, in the Grand Heritage Planned Development District, northeast of the intersection of SH 78 and Grand Heritage Blvd. and northwest of the intersection of SH 78 and Burnett, City of Lavon, Collin County, Texas, containing drive-through lane and parking modifications of the site plan approved March 4, 2025 (CCAD Property ID 2614649).

MOTION: APPROVE THE SITE PLAN AND LANDSCAPE PLAN OF THE QUALITAS LAVON RETAIL PROJECT AT 689 S. SH 78, LOT 2, BLOCK A OF THE 78 COMMERCIAL EAST ADDITION, IN THE GRAND HERITAGE PLANNED DEVELOPMENT DISTRICT, NORTHEAST OF THE INTERSECTION OF SH 78 AND GRAND HERITAGE BLVD. AND NORTHWEST OF THE INTERSECTION OF SH 78 AND BURNETT, CITY OF LAVON, COLLIN COUNTY, TEXAS, CONTAINING DRIVE-THROUGH LANE AND PARKING MODIFICATIONS OF THE SITE PLAN APPROVED MARCH 4, 2025 SUBJECT TO FINAL REVIEW AND APPROVAL OF THE CITY ENGINEER AND PLANNER.

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