

**CITY OF LAVON**  
**ORDINANCE NO. 2025-06-06**

ETJ Disannexation – 10 acres – Dark Hollow

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DISANNEXING THE HEREINAFTER DESCRIBED TERRITORY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND ADJUSTING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO EXCLUDE THE DESCRIBED PROPERTY FROM WITHIN THE EXTRATERRITORIAL JURISDICTION; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, on June 4, 2025, the owners of the hereinafter defined Property, submitted a Petition requesting to be released from the City of Lavon extraterritorial jurisdiction (the “**ETJ**”), such Property described herein in **Exhibit “A”** and depicted in **Exhibit “B”**, each attached hereto and incorporated herein for all purposes (the “**Property**”); and

**WHEREAS**, in accordance with the provisions of Texas SB 2038, effective September 1, 2023, the City Secretary verified the Petition on June 5, 2025, and notified the landowners of the results of the Petition; and

**WHEREAS**, the City Council accepts the City Secretary’s verification of the Petition, finds, and determines that disannexation of the Property from Lavon’s ETJ is in the best interests of the citizens of Lavon.

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Disannexation from ETJ. The Property is hereby disannexed from the ETJ of Lavon, and the boundary limits of the ETJ of Lavon are hereby adjusted to exclude the Property from within the ETJ of Lavon.

SECTION 3. Official Map. The official map and boundaries of Lavon, previously adopted, are amended to exclude the Property from the ETJ of Lavon. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of Lavon to remove the disannexed Property as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

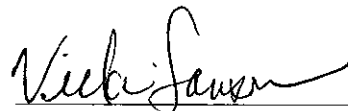
SECTION 5. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of Lavon except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Collin County, Texas, and with other appropriate officials and agencies as required by state and federal law.

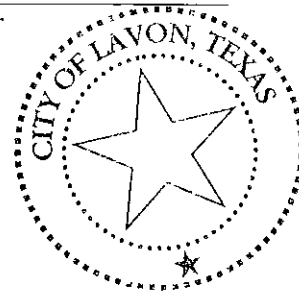
SECTION 8. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this 17<sup>th</sup> day of June 2025.

  
Vicki Sanson, Mayor

ATTEST:

  
Rae Norton, City Secretary



**EXHIBIT A**

**Legal Description of the Property**

**TRACT #1**

BEING a portion of that certain lot, tract or parcel of land situated in the Dury Anglin Survey, Abstract No. 2 and the Joseph Strickland Survey, Abstract County, Texas, being a known as Tract #1 described in deed to Jonathan Michael Graff and Audrey B. Miklius, Husband and Wife, recorded under in Vol 3747, Deed Records, Collin County, Texas (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 1/2 inch iron found for corner in the North line of a tract of land described in deed to George S. Henry, recorded under Instrument No. 9 (D.R.C.C.T.), at the Southwest corner of Luke David Evans and Keri Michelle Evans, recorded under Instrument No. 20180320000334960 (D.R.C.C.T.); Southeast corner of that tract herein described;

THENCE North 89 deg. 55 min. 42 sec. West, a distance of 325.57 feet to a 1/2 inch yellow capped iron rod set for corner at the Southeast corner of said

THENCE North 03 deg. 20 min. 40 sec. East, a distance of 127.05 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 32 deg. 07 min. 16 sec. West, a distance of 75.93 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 13 deg. 20 min. 22 sec. West, a distance of 58.84 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 07 deg. 53 min. 42 sec. West, a distance of 64.35 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 71 deg. 57 min. 30 sec. East, a distance of 58.25 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE South 85 deg. 21 min. 49 sec. East, a distance of 23.42 feet to a 1/2 inch yellow capped iron rod set for corner;

THENCE North 04 deg. 00 min. 18 sec. West, a distance of 980.50 feet to a 1/2 inch yellow capped iron rod set for corner being in the South line of a tract in deed to Noe Bravo and Clara Mendez, recorded in Instrument Number 20210210000286740, (D.R.C.C.T.);

THENCE South 69 deg. 24 min. 40 sec. East, a distance of 418.54 feet to a 1/2 inch yellow capped iron rod set for corner being at the Northwest corner of tract;

THENCE South 00 deg. 16 min. 51 sec. East, a distance of 743.32 feet to a 3/8 inch iron rod found for corner;

THENCE North 87 deg. 56 min. 50 sec. West, a distance of 15.85 feet to a 3/8 inch iron rod found for corner;

THENCE South 01 deg. 13 min. 30 sec. West, a distance of 416.99 feet to the PLACE OF BEGINNING and containing 435,600 square feet or 10.00 acres

**TRACT #2 (EASEMENT)**

BEING an Easement situated in the Dury Anglin Survey, Abstract No. 2 and the Joseph Strickland Survey, Abstract No. 794, Collin County, Texas, being described in deed to Jonathan Michael Graff and Audrey B. Miklius, Husband and Wife, recorded under in Volume 5561, Page 3747, Deed Records, Collin County (D.R.C.C.T.), and being more particularly described by the following metes and bounds description:

BEGINNING at a 5/8 inch iron rod found for corner at the Northeast corner of a tract of land described in deed to David S. Stubblefield and Sacha L. Smith under Instrument No. 20110715000734820 (D.R.C.C.T.), being the Northeast corner of said Easement;

THENCE North 89 deg. 40 min. 32 sec. West, a distance of 10.00 feet to a point for corner in the Centerline of said Access Easement;

THENCE South 00 deg. 36 min. 21 sec. East, 2680.36 feet to a point in the said centerline and being in the most Northerly South line of said Graff/Miklius

**TRACT 3 (EASEMENT ESTATE):**

Easement Estate as created in Reciprocal Easement Agreement by and Between Jay L. Odom, et al, dated November 20, 2020, filed November 23, 2020 under Clerk's File No. 20201123002082880, Real Property Records, Collin County, Texas.

**EXHIBIT B**

**Depiction of the Property**

