

CITY OF LAVON
ORDINANCE NO. 2025-10-01

ETJ Disannexation – 10.549 acres – FM 2755

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 September 16, 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 September 16, 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.

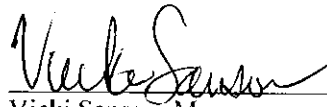
SECTION 5. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of Lavon except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

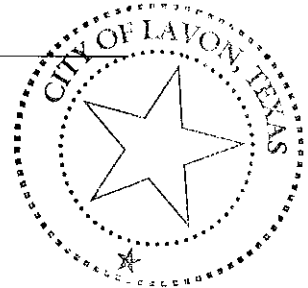
SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

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 7th day of October 2025.


Vicki Sanson, Mayor



ATTEST:



Rae Norton, City Secretary

EXHIBIT A

Legal Description of the Property

EXHIBIT A

Description of Property

Being a metes and bounds description for a 10.062 acre tract of land, as shown on this plat, being situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, being the same lands described as a 10.065 acre tract conveyed by deed to Larry Neal Bickle, recorded in Instrument No. 20140320000260070, Official Public Records of Collin County, Texas, said 10.062 acre tract being more particularly described as follows:

COMMENCING (P.O.C., X=2606544.55, Y=7057533.43) at a 3" wide white metal post found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of MA Land Holdings LLC 29.071 acre tract Instrument No. 2024000097140, Official Public Records of Collin County, Texas,

THENCE North 00°55'23" East, a distance of 359.40 feet to a 5/8-inch rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of said 10.065 acre tract, and the Southwest corner of this tract, and the Point of Beginning,

BEGINNING (P.O.B., X=2606550.34, Y=7057892.79) at a 5/8-inch iron rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of said 10.065 acre tract, and the Southwest corner of this tract;

THENCE North 00°55'53" East, along the East Right-of-Way line of F.M. 2755, a distance of 412.54 feet to a 1/2-inch iron rod with a cap stamped "JBI" found on the East Right-of-Way line of F.M. 2755, for the Northwest corner of said 10.065 acre tract, and the Northwest corner of this tract;

THENCE South 89°41'04" East, a distance of 1,061.11 feet to a 1/2-inch iron rod with a cap stamped "JBI" found for the Northeast corner of said 10.065 acre tract, and the Northeast corner of this tract;

THENCE South 00°35'30" West, a distance of 412.67 feet to a 1/2-inch iron rod found for the Southeast corner of said 10.065 acre tract, and the Southeast corner of this tract;

THENCE North 89°40'35" West, a distance of 1,063.55 feet to the POINT OF BEGINNING and END OF THIS DESCRIPTION containing an area of 438,308 square feet or 10.062 acres of land, more or less.

All bearings, distances, and coordinates contained herein are grid, based upon the Texas Coordinate System of 1983 (commonly, Texas State Plane Coordinate System), North Central Zone, in U.S. Survey Feet.

EXHIBIT A-2

Being a metes and bounds description for a **0.487 acre tract of land**, as shown on this plat, being situated in the Drury Anglin Survey, Abstract No. 2, Collin County, Texas, being part of the lands described as 5.00 acre tract conveyed by deed to Larry Neal Bickle, record in Instrument No. 2025000047958, Official Public Records of Collin County, Texas, said 0.487 acre tract being more particularly described as follows:

COMMENCING (P.O.C., X=2606544.55, Y=7057533.43) at a 3" wide white metal post found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of MA Land Holdings LLC 29.071 acre tract Instrument No. 2024000097140, Official Public Records of Collin County, Texas,

THENCE North 00°55'23" East, a distance of 359.40 feet to a 5/8-inch rod found on the East Right-of-Way line of F.M. 2755, for the Southwest corner of a 10.065 acre tract conveyed by deed to Larry Neal Bickle, recorded in Instrument No. 20140320000260070, Official Public Records of Collin County, Texas,

THENCE North 00°55'53" East, along the East Right-of-Way line of F.M. 2755, a distance of 412.54 feet to a 1/2-inch iron rod with a cap stamped "JBI" found on the East Right-of-Way line of F.M. 2755, for the Northwest corner of said 10.065 acre tract, for the Southwest corner of said 5.00 acre tract and the Southwest corner of this tract, and the Point of Beginning (P.O.B., X=2606557.05, Y=7058305.27),

THENCE North 01°23'14" East, along the east Right-of-Way line of F.M. 2755 a distance of 20.07 feet to a 1/2 inch iron rod for the Southwest corner of a 10.00 acre tract by deed to Mark D. Jenkins recorded in Volume 5906 Page 4864, Official Public Records of Collin County, Texas, for the Northwest corner of said 5.00 acre tract and the Northwest corner of this tract

THENCE South 89°40'39" East, along the North line of said 5.00 acre tract and South line of said 10.00 acre tract, a distance of 1060.83 feet to a 1/2-inch iron rod with a cap stamped "TOPOGRAPHIC" set at the Northwest corner of 4.514 acre tract by deed to MC Land Holding LLC recorded on Instrument No. 2025000074255, Official Public Records of Collin County, Texas, on the North line of said 5.00 acre tract, the South line of said Jenkins tract, and the Northeast corner of this tract;

THENCE South 00°35'30" West, along the West line of said 4.517 acre tract, a distance of 19.94 feet to a 1/2-inch iron rod with a cap stamped "JBI" found at the Northeast corner of 10.065 acre tract conveyed by deed to Larry Neal Bickle, recorded in Instrument No. 20140320000260070, Official Public Records of Collin County, Texas, and the Southeast corner of this tract;

THENCE North 89°41'04" West, along the North line of said 10.650 acre tract, a distance of 1061.11, to a 1/2-inch iron rod with a cap stamped "JBI" found on Right-of-Way line of F.M. 2755, to the POINT OF BEGINNING and END OF THIS DESCRIPTION containing an area of 21,227 square feet or **0.487 acres of land, more or less.**

EXHIBIT B

Depiction of the Property

EXHIBIT B

Map of the 10.062 acres of Land

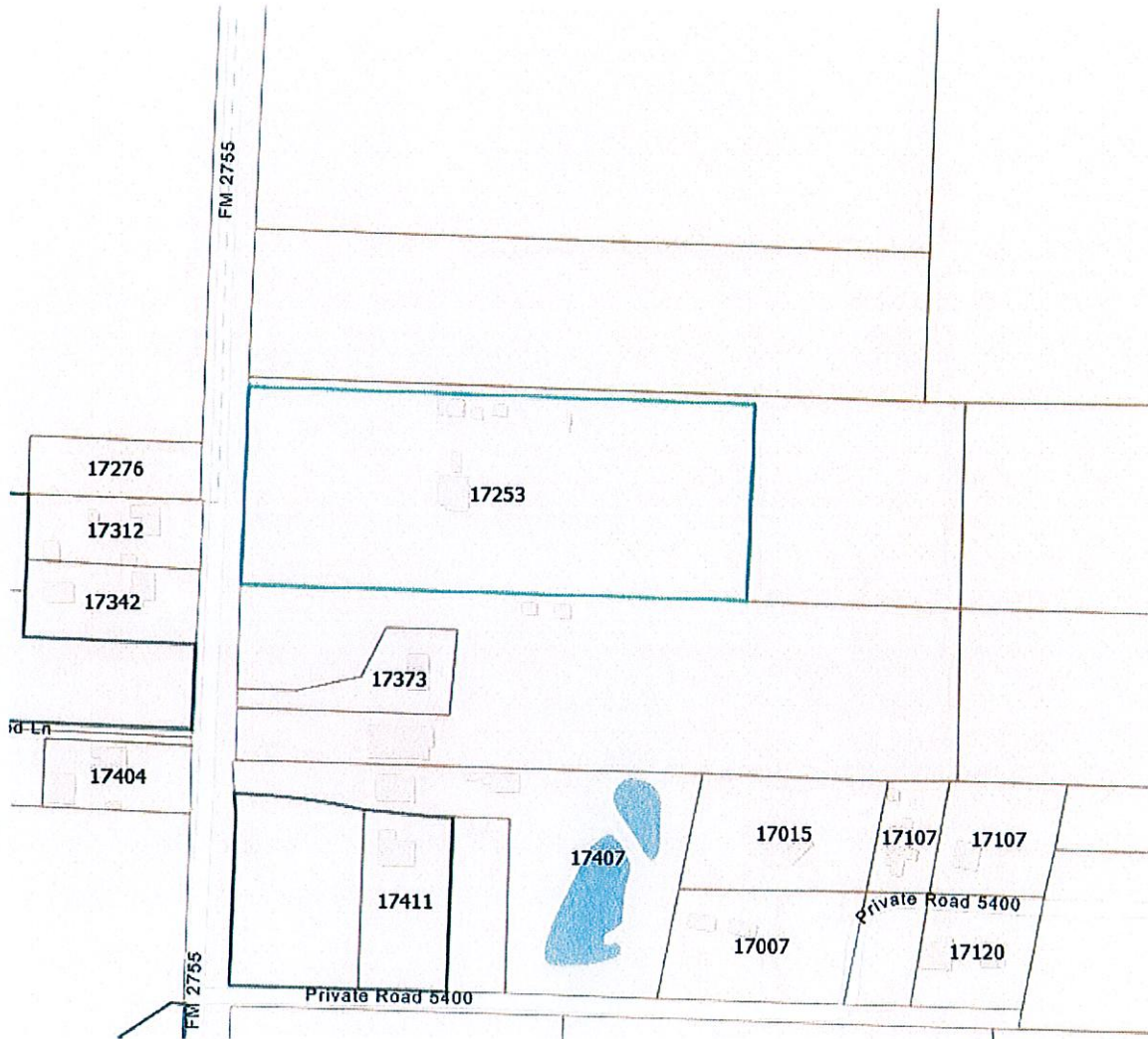


EXHIBIT B-2

Map of the 0.487 acres of Land

