

CITY OF LAVON, TEXAS
ORDINANCE NO. 2026-10-02

Petition for ETJ Inclusion – 82.427 acres

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, EXPANDING THE EXTRATERRITORIAL JURISDICTION OF THE CITY TO INCLUDE AN AREA BEING AN APPROXIMATE 82.427 ACRE TRACT OF LAND NOT CURRENTLY WITHIN THE EXTRATERRITORIAL JURISDICTION OF THE CITY, SAID TRACT BEING SITUATED IN THE SAMUAL M. RAINER SURVEY, ABSTRACT NO. 740, COLLIN COUNTY, TEXAS, AND GENERALLY LOCATED SOUTH OF W. FM NO. 6 AND WEST OF WEST STREET; PROVIDING FOR THE INCORPORATION OF PREMISES; PROVIDING FOR AMENDMENT OF THE OFFICIAL MAP AND BOUNDARIES OF THE CITY'S EXTRATERRITORIAL JURISDICTION; PROVIDING FILING INSTRUCTIONS; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; FINDING THAT THE MEETING AT WHICH THIS ORDINANCE WAS ADOPTED WAS LAWFULLY HELD IN ACCORDANCE WITH THE TEXAS OPEN MEETINGS ACT; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Lavon, Texas (the "City") is a home-rule municipality located in Collin County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Lavon City Charter; and

WHEREAS, the City received a petition (the "Petition") from Maurice Williams, Kimberly Williams, Kristi Neyses and the Louise B. Akin Revocable Trust, the property owners (the "Owner"), of an approximate 82.427 acre tract land (the "Property") situated in the Samuel M. Rainer Survey, Abstract No. 740, Collin County, Texas, further described in the Petition for Inclusion of Lands in the Extraterritorial Jurisdiction, attached hereto and incorporated herein as **Exhibit "A"**, requesting expansion to include the Property into the ETJ of the City; and

WHEREAS, the Property was previously in the ETJ of the City of Nevada, but the Owner petitioned the City of Nevada to remove the Property from Nevada's ETJ pursuant to Subchapter D, Chapter 42, Texas Local Government Code; and

WHEREAS, Section 42.105(e) of the Texas Local Government Code states that the owner of property removed from the ETJ of a City may request that their property be included in the ETJ of a municipality; and

WHEREAS, the City Council of the City (the "City Council") has determined that the Petition of the Owner is a valid Petition to add the Property into the City's ETJ and hereby approves the Petition; and

WHEREAS, the City Council finds and determines that expansion of the City's ETJ to include the Property as requested by the Owner, is in the best interests of the City and the Owner.

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. ETJ Expansion. Pursuant to Section 42.105(e) of the Texas Local Government Code, and other applicable law, and at the request of the Owner, the Petition is approved and the ETJ of the City is hereby expanded to include the Property, as more particularly described in the Petition and depicted in **Exhibit "B"**. From and after the effective date of this Ordinance, the Property shall be included within the ETJ of the City, and the entirety of the Property described and depicted in **Exhibit "A"** and **Exhibit "B"** shall be located within the ETJ of the City.

SECTION 3. Official Map. The official map depicting the boundaries of the City's ETJ is hereby amended to reflect the expansion of the City's ETJ to include the Property. The City Secretary is authorized and directed to take all actions necessary to cause the City's official maps and records to reflect the expansion approved by this Ordinance.

SECTION 4. Filing Instructions. The City Secretary is hereby directed and authorized 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.

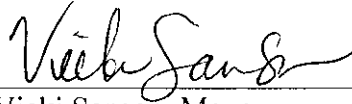
SECTION 5. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

SECTION 6. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of the City 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.

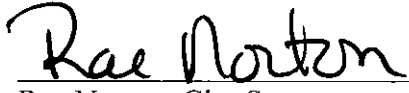
SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law, and that public notice of the time, place, and purpose of said meeting was given, all as required by Section 551.041, Texas Government Code.

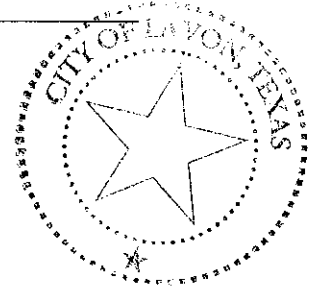
SECTION 8. Effective Date. This Ordinance shall be in full force and effect immediately upon its passage and approval by the City Council.

**PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF LAVON,
TEXAS, this 6th day of October 2026.**


Vicki Sanson, Mayor

ATTEST:


Rae Norton, City Secretary



COPY
RECEIVED
SEP 22 2026
By *RV*

THE STATE OF TEXAS §
COUNTY OF COLLIN §

I.

II.

III.

(2) grant all matters requested in this Petition.

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IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representatives of the Petitioner on the 28 day of August, 2026.

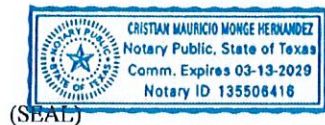
PETITIONER

MAURICE WILLIAMS,
an individual



THE STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on this day, August 28th, 2026, by Maurice Williams.



Notary Public, State of Texas

KIMBERLY WILLIAMS,
an individual

By: Kimberly Williams

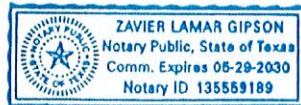
Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on this day, August 28th, 2026, by
Kimberly Williams.

[SEAL]



Zavier Gipson
Notary Public
Commission Expires: 06-29-2030

KRISTI NEYSES,
an individual

By: Kristi Neyses

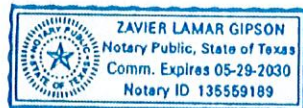
Name: _____

Title: _____

STATE OF TEXAS §
COUNTY OF Collin §

This instrument was acknowledged before me on this day, August 28th, 2026, by
Kristi Neyses.

[SEAL]



Xavier Gipson
Notary Public
Commission Expires: 05-29-2030

LOUISE B. AKIN REVOCABLE TRUST

By: Louise B. Akin
Name: Louise B. AKIN
Title: Trustee

THE STATE OF TEXAS §
COUNTY OF Dallas §

This instrument was acknowledged before me on this day, August 29th, 2026, by Louise B. Akin, Trustee of Louise B. Akin Revocable Trust, on behalf of said trust.

[Signature]
Notary Public, State of Texas

(SEAL)



EXHIBIT "A"

LEGAL DESCRIPTION OF LANDS TO BE ANNEXED INTO THE CITY

**LEGAL DESCRIPTION
(82.427 ACRES-MMD EAST)**

BEING a parcel of land located in Collin County, Texas, a part of the Samuel M. Rainer Survey, Abstract Number 740, and being a part of that called 46.17 acre tract of land described in deed to Louise B. Akin as recorded in Document Number 20201112002008460, Official Public Records of Collin County, Texas, and being a part of that called 1.648 acre tract of land described in deed to Joe Akin & Louise Akin as recorded in Volume 4070, Page 2740, Official Public Records of Collin County, Texas, and being a part of that called 54.28 acre tract of land described in deed to Maurice Williams, Kimberly Williams Barnett, and Kristi Williams Neyes as recorded in Document Number 20110207000130110, Official Public Records of Collin County, Texas, and being further described as follows:

COMMENCING at a PK nail found at the northeast corner said 1.648 acre tract, said point being in the approximate centerline of West Street, from which point bears North 73 degrees 13 minutes 16 seconds West, 26.06 feet a one-half inch iron rod with cap stamped "OWENS RPLS 5387" found at the southeast corner of Lot 11, Oak Bend Estates, an addition to Collin County as recorded in Cabinet Q, Page 479, Official Public Records of Collin County, Texas;

THENCE South 00 degrees 22 minutes 10 seconds West, 524.64 feet to a one-half inch iron rod with yellow cap stamped "JBI" set at the southeast corner of said 46.17 acre tract, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE South 81 degrees 07 minutes 34 seconds West, 494.55 feet along the north right-of-way line of said Northeast Texas Rural Rail Transportation District to a point for corner in the west City Limit Line of Nevada, Texas, said point also being the POINT OF BEGINNING of this tract of land;

THENCE continuing along the north right-of-way line of said Northeast Texas Rural Rail Transportation District as follows:

South 81 degrees 07 minutes 34 seconds West, 1,090.55 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner in the south line of said 46.17 acre tract;

South 81 degrees 07 minutes 37 seconds West, 1,294.77 feet to a point for corner, said point being the southwest corner of said 54.28 acre tract;

THENCE North 00 degrees 28 minutes 58 seconds East, 1,964.79 feet along the west line of said 54.28 acre tract to a point for corner;

THENCE South 89 degrees 31 minutes 02 seconds East, 918.59 feet to a point for corner in the east line of said 54.28 acre tract, said point being the northwest corner of said 46.17 acre tract, said point being the southwest corner of Lot 22, said Oak Bend Estates, said point also being in the approximate centerline of a creek;

THENCE along the approximate centerline of said creek and the south line of said Oak Bend Estates as follows:

South 65 degrees 58 minutes 18 seconds East, 129.92 feet to a point for corner;
North 88 degrees 17 minutes 55 seconds East, 78.35 feet to a point for corner;
South 52 degrees 30 minutes 07 seconds East, 115.55 feet to a point for corner;
South 06 degrees 43 minutes 25 seconds West, 46.22 feet to a point for corner;
South 75 degrees 20 minutes 36 seconds East, 33.82 feet to a point for corner;
North 62 degrees 09 minutes 14 seconds East, 22.07 feet to a point for corner;
North 76 degrees 15 minutes 14 seconds East, 162.65 feet to a point for corner;
South 55 degrees 19 minutes 49 seconds East, 52.39 feet to a point for corner;
South 23 degrees 55 minutes 38 seconds East, 112.46 feet to a point for corner;
South 01 degrees 51 minutes 17 seconds West, 21.12 feet to a point for corner;
South 70 degrees 49 minutes 38 seconds West, 17.63 feet to a point for corner;
South 21 degrees 36 minutes 22 seconds East, 33.54 feet to a point for corner;
North 84 degrees 42 minutes 21 seconds East, 35.97 feet to a point for corner;
South 83 degrees 05 minutes 59 seconds East, 18.61 feet to a point for corner;
South 61 degrees 44 minutes 19 seconds East, 45.75 feet to a point for corner;
North 85 degrees 13 minutes 47 seconds East, 31.12 feet to a point for corner;
South 32 degrees 11 minutes 41 seconds East, 176.50 feet to a point for corner;
South 59 degrees 38 minutes 18 seconds East, 144.80 feet to a point for corner;
South 08 degrees 40 minutes 22 seconds East, 27.77 feet to a point for corner;
South 25 degrees 30 minutes 30 seconds East, 54.78 feet to a point for corner;
South 34 degrees 50 minutes 24 seconds East, 89.38 feet to a point for corner;
South 66 degrees 39 minutes 00 seconds East, 87.46 feet to a point for corner;
North 30 degrees 00 minutes 36 seconds East, 93.34 feet to a point for corner;
South 36 degrees 42 minutes 18 seconds East, 31.03 feet to a point for corner;
South 52 degrees 08 minutes 17 seconds East, 82.80 feet to a point for corner;
North 31 degrees 38 minutes 12 seconds East, 38.07 feet to a point for corner;
South 60 degrees 22 minutes 31 seconds East, 20.91 feet to a point for corner;
South 03 degrees 03 minutes 34 seconds West, 14.38 feet to a point for corner;
South 63 degrees 18 minutes 54 seconds East, 14.61 feet to a point for corner;
South 58 degrees 23 minutes 07 seconds West, 22.11 feet to a point for corner;
North 82 degrees 54 minutes 49 seconds West, 94.20 feet to a point for corner;
South 26 degrees 53 minutes 26 seconds East, 12.34 feet to a point for corner;

South 69 degrees 21 minutes 29 seconds East, 96.32 feet to a point for corner;
South 21 degrees 29 minutes 33 seconds East, 20.57 feet to a point for corner;
South 55 degrees 08 minutes 41 seconds East, 15.23 feet to a point for corner;
North 58 degrees 09 minutes 37 seconds East, 15.35 feet to a point for corner;
North 52 degrees 27 minutes 23 seconds West, 16.12 feet to a point for corner;
North 57 degrees 57 minutes 01 seconds East, 20.78 feet to a point for corner;
North 71 degrees 15 minutes 45 seconds East, 34.77 feet to a point for corner;
South 38 degrees 23 minutes 26 seconds East, 43.92 feet to a point for corner;
South 73 degrees 24 minutes 35 seconds East, 19.62 feet to a point for corner;
South 15 degrees 28 minutes 15 seconds East, 16.61 feet to a point for corner;
South 80 degrees 23 minutes 39 seconds East, 13.64 feet to a point for corner;
South 73 degrees 13 minutes 16 seconds East, 57.22 feet to a point for corner in the north
line of said 1.648 acre tract, said point also being in the west City Limit Line of Nevada, Texas;

THENCE along the west City Limit Line of Nevada, Texas as follows:

South 30 degrees 19 minutes 56 seconds West, 37.01 feet to a point for corner;

South 00 degrees 26 minutes 14 seconds East, 713.35 feet to the POINT OF

BEGINNING and containing 3,590,501 square feet or 82.427 acres of land.

BASIS OF BEARING: The basis of bearing is based on the coordinate system (North Central Zone 4202 State Plane Coordinates, NAD83), distances shown hereon are grid distance values.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."

Exhibit B
Property Depiction

