

CITY OF LAVON, TEXAS
ORDINANCE NO. 2026-10-03

Petition for ETJ Inclusion – 186.342 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 186.342 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 Lavon 78 Development, LLC, the property owner (the "Owner"), of an approximate 186.342 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.

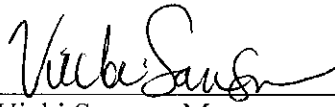
SECTION 5. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections,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

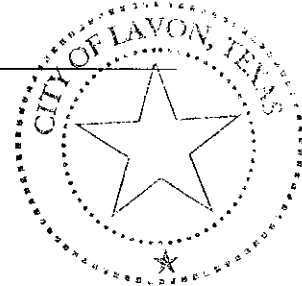
SECTION 6. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

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:

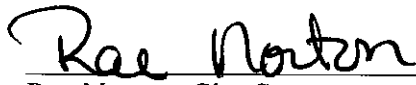

Rae Norton, City Secretary

Exhibit A
Voluntary Petition Expanding the ETJ including Property Description

COPY

**PETITION FOR INCLUSION OF LANDS
IN THE EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §
COUNTY OF COLLIN §



TO THE HONORABLE MAYOR AND CITY COUNCIL OF THE CITY OF LAVON, TEXAS:

COMES NOW the undersigned (collectively, the "Petitioner"), and hereby requests and petitions the City of Lavon, Texas (the "City") to include the lands described in Exhibit A attached hereto and incorporated herein for all purposes (the "Property") into the extraterritorial jurisdiction of the City, pursuant to the City's authority under Section 42.022 and Section 42.105 of the Texas Local Government Code, as amended (the "TLGC"). In support of the foregoing, the Petitioner would respectfully show the following:

I.

The Property totals 186.342 acres and is located wholly within Collin County and outside of any city's municipal limits or extraterritorial jurisdiction; but adjacent to the City's current extraterritorial jurisdiction. The Property was previously in the extraterritorial jurisdiction of the City of Nevada, but was removed after the Petitioner petitioned for release under Subchapter D, Chapter 42, Texas Local Government Code. Petitioners now submit this Petition to the City pursuant to Section 42.105(e), Texas Local Government Code.

II.

The Petitioner is the owner of 100% of the Property in acreage and assessed value, as indicated by the current tax rolls of the Collin Central Appraisal District.

III.

The entities executing this Petition are duly authorized and have the corporate authority to execute this Petition and the undersigned request the annexation of the Property into the extraterritorial jurisdiction of the City. This Petition shall be filed with the Secretary of the City.

WHEREFORE, PREMISES CONSIDERED, Petitioner prays that the City Council of the City:

- (1) duly consider this Petition, and perform such actions as may be required pursuant to Section 42.022 and Section 42.105 of the TLGC to consider this petition and the inclusion of the Property into the City's extraterritorial jurisdiction; and
- (2) grant all matters requested in this Petition.

[SIGNATURES TO FOLLOW]

IN WITNESS WHEREOF, this Petition has been executed by the duly authorized representatives of the Petitioner on the 21 day of September, 2026.

PETITIONER

LAVON 78 DEVELOPMENT, LLC,
a Texas limited liability company

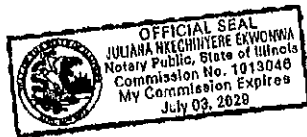
By: [Signature]
Name: IMLAZ AHMED
Title: Manager

Illinois
THE STATE OF ~~TEXAS~~ §
COUNTY OF _____ §

This instrument was acknowledged before me on this day, Sep 20, 2026, by Imiaz Ahmed, Manager of Lavon 78 Development, LLC, a Texas limited liability company, on behalf of said company.

[Signature]
Notary Public, State of ~~Texas~~ Illinois

(SEAL)



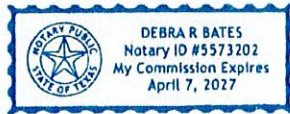
SAFE HARBOR HOLDINGS III, LLC,

a Texas limited liability company

By: 
Name: J. Michael Tibbals
Title: Attorney-in-Fact for Randall L. Clark,
Manager

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this day, August 31, 2026, by J. Michael Tibbals, Attorney-in-Fact for Randall L. Clark, Manager of Safe Harbor Holdings III, LLC, a Texas limited liability company, on behalf of said company.



(SEAL)

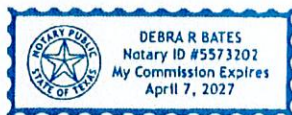

Notary Public, State of Texas

BANK SITE ACQUISITION CORP.,
a Texas corporation

By: 
Name: J. Michael Tibbals
Title: President

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this day, August 31, 2026, by J. Michael Tibbals, President of Bank Site Acquisition Corp., a Texas corporation, on behalf of said corporation.




Notary Public, State of Texas

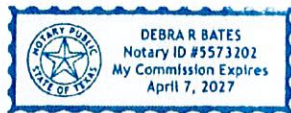
(SEAL)

MILFORD FOUNDERS LTD.,
a Texas limited partnership

By: 
Name: J. Michael Tibbals
Title: Manager

THE STATE OF TEXAS §
COUNTY OF DALLAS §

This instrument was acknowledged before me on this day, August 31, 2026, by J. Michael Tibbals, Manager of Milford Founders Ltd., a Texas limited partnership, on behalf of said company.




Notary Public, State of Texas

(SEAL)

EXHIBIT "A"

**LEGAL DESCRIPTION OF LANDS TO BE INCLUDED IN THE
EXTRATERRITORIAL JURISDICTION**

**LEGAL DESCRIPTION
(186.342 ACRES-MMD WEST)**

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 132.70 acre tract of land described in deed to Lavon 78 Development LLC as recorded in Document Number 2022000088387, Official Public Records of Collin County, Texas, and being all of that called 41.79 acre tract of land and all of that called 46.66 acre tract of land described in deed to Bank Site Acquisition Corporation as recorded in Document Number 20060221000229620, Official Public Records of Collin County, Texas, and being a part of that called 162.075 acre tract of land described in deed to Milford Founders, LTD as recorded in Volume 5549, Page 4476, Official Public Records of Collin County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the southwest corner of said 41.79 acre tract of land, said point being the southeast corner of CA-31X, Block O, Elevon Section 1, Phase 3, an addition to Collin County as recorded in Document Number 2025-305, Official Public Records of Collin County, Texas, said point also being in the north right-of-way line of that tract of land described in deed to Northeast Texas Rural Rail Transportation District as recorded in Volume 5585, Page 2680, Official Public Records of Collin County, Texas;

THENCE North 01 degrees 36 minutes 17 seconds East, 1,233.43 feet to a one-half inch iron rod found for corner, said point being the northwest corner of said 41.79 acre tract, said point being the most westerly southwest corner of said 46.66 acre tract, said point being the northeast corner of said CA-31X, said point also being the southeast of that called 5.4259 acre tract of land described in deed to Amber L. Huck as recorded in Document Number 20061010001464130, Official Public Records of Collin County, Texas;

THENCE North 00 degrees 30 minutes 10 seconds East, 111.77 feet along the east line of said 5.4259 acre tract to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found at the most northerly northwest corner of said 46.66 tract, said point also being the southwest corner of said 132.70 acre tract;

THENCE along the west line of said 132.70 acre tract as follows:

North 12 degrees 30 minutes 25 seconds West, 457.95 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 02 degrees 05 minutes 30 seconds West, 313.63 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

North 22 degrees 38 minutes 17 seconds East, 165.23 feet to a one-half inch iron rod with cap stamped "TOPOGRAPHIC" found for corner;

THENCE South 84 degrees 56 minutes 29 seconds East, 232.74 feet to a one-half inch iron rod with yellow cap stamped "JBI" set for corner within the floodplain limits;

THENCE South 88 degrees 38 minutes 24 seconds East, 100.00 feet to a point for corner within the floodplain limits;

THENCE North 19 degrees 56 minutes 12 seconds East, 100.00 feet to a point for corner within the floodplain limits and in close proximity of a creek;

THENCE along and in close proximity of a creek and within the floodplain limits as follows;

North 71 degrees 47 minutes 19 seconds East, 240.00 feet to a point for corner;

South 71 degrees 48 minutes 55 seconds East, 475.00 feet to a point for corner;

North 61 degrees 51 minutes 24 seconds East, 100.00 feet to a point for corner;

North 17 degrees 11 minutes 01 seconds West, 400.00 feet to a point for corner;

North 32 degrees 42 minutes 19 seconds East, 100.00 feet to a point for corner;

North 49 degrees 26 minutes 15 seconds East, 100.00 feet to a point for corner;

North 78 degrees 45 minutes 46 seconds East, 56.00 feet to a point for corner;

South 06 degrees 18 minutes 10 seconds East, 45.00 feet to a point for corner;

South 83 degrees 04 minutes 11 seconds East, 100.00 feet to a point for corner;

North 79 degrees 04 minutes 45 seconds East, 70.70 feet to a point for corner in the west City

Limit Line of Nevada, Texas;

THENCE South 00 degrees 27 minutes 29 seconds West, 1,475.90 feet along the west City Limit Line of Nevada, Texas to a point for corner in the south line of said 132.70 acre tract, said point also being in the north line of said 46.66 acre tract of land;

THENCE along the common line of said 132.70 acre tract and said 46.66 acre tract as follows:

South 89 degrees 11 minutes 18 seconds East, 596.15 feet to a point for corner;

South 00 degrees 40 minutes 20 seconds West, 111.48 feet to a point for corner;

South 89 degrees 38 minutes 24 seconds East, 571.01 feet to a point for corner, said point being the southeast corner of said 132.70 acre tract;

THENCE South 89 degrees 42 minutes 31 seconds East, 392.04 feet to a point for corner in the north line of said 46.66 acre tract, said point also being the west line of said 162.075 acre tract;

THENCE North 00 degrees 29 minutes 36 seconds East, 2,448.21 feet to along the west line of said 162.075 acre tract to a point for corner;

THENCE South 89 degrees 30 minutes 24 seconds East, 1,142.38 feet to a point for corner in the east line of said 162.075 acre tract;

THENCE South 00 degrees 30 minutes 08 seconds West, 350.43 feet along the east line of said 162.075 acre tract to a point for corner;

THENCE South 00 degrees 24 minutes 19 seconds West, 2,659.40 feet to the southeast corner of said 46.66 acre tract;

THENCE South 81 degrees 10 minutes 29 seconds West, 4,098.31 feet along the north line of said Northeast Texas Rural Rail Transportation District Tract to the POINT OF BEGINNING and containing 8,117,066 square feet or 186.342 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

