



Lavon City Council Special Meeting

P.O. Box 340 ~ 120 School Rd.

Lavon, TX 75166

Ph. (972) 843-4220 ~ Fax (972) 843-0397

LAVON CITY HALL – COUNCIL ROOM

March 29, 2016

6:00 P.M.

NOTICE OF ATTENDANCE

NOTICE is hereby given that members of the Lavon Economic Development Corporation, Lavon Planning and Zoning Commission, Parks and Recreation Board, Infrastructure and Facilities Commission and Tax Increment Financing Zone #1 Board may be in attendance at this Lavon City Council Meeting.

I. PRESIDING OFFICER TO CALL THE LAVON CITY COUNCIL MEETING TO ORDER AND ANNOUNCE THAT A QUORUM IS PRESENT.

II. PRESIDING OFFICER TO LEAD THE COUNCIL AND VISITORS IN THE PLEDGE OF ALLEGIANCE.

III. INVOCATION

IV. CITIZENS COMMENTS

Citizens, who wish to address the Council, may discuss matters not on the agenda and who have not previously expressed to the Council or City Hall a desire to discuss such matters. The only response from the Council can be to request these items to be placed on a future agenda for action.

V. ITEMS OF INTEREST/CITY COUNCIL COMMUNICATIONS

Members of City Council have the opportunity to notify others of community events, functions and other activities.

VI. CONSIDERATION AND ACTION

- A.** City Council to Consider and Act on approving the Petition for Voluntary Annexation for a partial of Lot 2R1, Block A of Amended Final Plat of Eubank Hill Addition, an addition to the City of Lavon, Collin County, Texas recorded in Volume 2015, Page 12 a 0.559 Acre tract of Land. (McClendon)
- B.** City Council to Consider and Act on approving a Re-Plat of Eubank Hill Addition, Block A, Lots 2R, 2R1, 2R2, 2R3, and 2R4 of the Thomas F. Roberts Survey, 5.256 acres of land. (McClendon)

VII. CITY COUNCIL TO SET FUTURE MEETINGS AND AGENDAS

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

VIII. PRESIDING OFFICER TO ADJOURN THE CITY COUNCIL MEETING

Notes to the Agenda:

- 1. Items marked with an * are consent items considered to be non-controversial and will be voted on in one motion unless a council member asks for separate discussion.
- 2. The Council may vote and/or act upon each of the items listed in this Agenda except for discussion items.
- 3. The Council reserves the right to retire into executive session under Sections 551.071 – of the Texas Open Meetings Act concerning any of the items listed on this Agenda, whenever it is considered necessary and legally justified under the Open Meetings Act.
- 4. Persons with disabilities who plan to attend this meeting and who may need assistance should contact the City Secretary at 972-843-4220 two working days prior to the meeting so that appropriate arrangements can be made.



Lavon City Council Special Meeting

P.O. Box 340 ~ 120 School Rd.

Lavon, TX 75166

Ph. (972) 843-4220 ~ Fax (972) 843-0397

This is to certify that I LeAnn McClendon, Municipal Services Director for the City of Lavon, posted this Agenda on the glass of the front door of the City Hall, facing the outside, the City's website at www.cityoflavon.com and on the City Hall bulletin board, on or before 7:00 PM on March 25, 2016.

LeAnn McClendon, Municipal Serv. Director

Removed from posting this _____ day of March, 2016 at _____ a.m. / p.m.

Kelly Davis, City Secretary

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CITY OF LAVON

120 School Road • P.O. Box 340

Lavon, TX 75166

Phone (972) 843-4220 • Fax (972) 843-0396

Petition for Voluntary Annexation

To: the Mayor and Governing Body of the City of Lavon, Texas

The undersigned owners of the hereinafter described tract of land which is vacant and without residents, or on which less than three (3) qualified voters reside, hereby petition honorable body to extend the present City Limits so as to include and annex as part of the City of Lavon, Collin County, Texas, the property described by metes and bounds on the attached survey documentation, which is incorporated herein for all purposes. We certify that this Petition is signed and acknowledged by each and every corporation and person owning said land or having an interest in any part thereof.

Being a 0.559 acre tract of land situated in the State of Texas, County of Collin, and City of Lavon, being a part of the Thomas F. Roberts Survey, Abstract No. 781, being partial of Lot 2R1, Block A of Amended Final Plat of Eubank Hill Addition, an addition to the City of Lavon, Collin County, Texas according to the plat thereof recorded in Volume 2015, Page 12 of the Plat Records of Collin County, and being more particularly described on Exhibit "A" attached hereto and made a part of hereof.

William Sorrells
Owner

Jennifer Sorrells
Signature of Owner

Owner's Representative

Signature of Owner's Representative

The State of Texas

County of Collin

This instrument was acknowledged before me by Jennifer & William Sorrells

On the 21 day of March, 2016.



Leann McClendon Helene
Notary Public, State of Texas

My commission expires: May 15, 2018



CITY OF LAVON

120 School Road • P.O. Box 340

Lavon, TX 75166

Phone (972) 843-4220 • Fax (972) 843-0396

Declaration of Ownership

Date: 3/21/2016

To the City of Lavon
Collin County, Texas

This letter will serve as notice that I/we, William M. Sorrells III,
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.

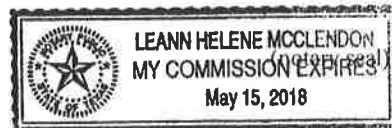
William M. Sorrells III
Signature (Owner)

J. Sorrells
Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Jennifer & William Sorrells
on this the 21 day of March, 2006.



LeAnn Helene McClendon

Notary Public in and for Collin County, Texas



CITY OF LAVON

120 School Road • P.O. Box 340
Lavon, TX 75166
Phone (972) 843-4220 • Fax (972) 843-0396

Authorization of Representation

Date: 3/21/2016

To the City of Lavon
Collin County, Texas

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

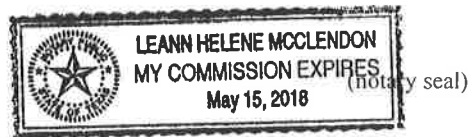
[Signature]
Signature (Owner)

[Signature]
Signature (Owner)

Signature (Owner)

The State of Texas
County of Collin

Before me, the undersigned authority, appeared Jennifer & William Sorrels
on this the 21 day of March, 2016.



Leann Helene McCleendon

Notary Public in and for Collin County, Texas

EXHIBIT A

5.26 ACRES OUT OF LOT 2R1

EUBANK HILL ADDITION

BEING PARTIAL OF LOT 2R1, EUBANK HILL ADDITION, AND ADDITION TO THE CITY OF LAVON, COLLIN COUNTY, TEXAS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2015, PAGE 12 OF THE PLAT RECORDS OF COLLIN COUNTY, TEXAS.

SAVE AND EXCEPT THE FOLLOWING 0.559 ACRE TRACT

Situated in the Thomas F. Roberts Survey, Abstract No. 781 in Collin County, Texas and being part of 5.256 acre tract of land described in Deed record Volume 2015, Page 12 of the deed records of Collin County, Texas, being more particularly described by metes and bonds to-wit:

Beginning at the Southeast corner of said tract:

Thence South 88°18'44" East, 501.90 feet to ½ inch iron rod capped "RPLS 5686" found for corner in the west line of said Lot 1 and marking the northeast line of said Lot 2R;

Thence with the west line of said lot 1 and east line of said Lot 2R as follows:

South 01°41'16" West, 28.43 feet to ½ inch iron rod capped "RPLS 5686" found for corner, and

South 56°01'16" East, 163.70 feet to ½ inch iron rod capped "RPLS 5686" found for corner:

Thence with the west line of said Lot 1 and east line of said Lot 2R1, South 01°52'18" West, 213.72 feet to the Point of Beginning and containing 228,963 square feet or 5.256 acres of land, more or less.

STATE OF TEXAS
COUNTY OF COLLIN

SUBMITTER'S CERTIFICATE

THAT I, Michael Chase, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon have been placed under my personal supervision, in accordance with the subdivision regulations of the City of Leno, Texas.

Michael Chase
Abstract Owner
M.P.L.S. No. 5686



STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Michael Chase, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of December, 2014.

Debra B. Bays
Notary Public in and for
the State of Texas



HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

M.S. 02-48727

Registered Subdivider or Designated Representative
Collin County Development Services

OSSE Notes:

- 1) All lots must utilize alternative type On-Site Sewage Facilities
- 2) There is an existing house with an existing OSSF on Lot 2R. The R.S. As-Built submitted with the plat show all OSSF components for Lot 2R to be completely within the bounds of Lot 2R. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
- 3) There is an existing house with an existing OSSF on Lot 2R1. The R.S. As-Built submitted with the plat show all OSSF components for Lot 2R1 to be completely within the bounds of Lot 2R1. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
- 4) The existing OSSF on Lot 2R1 is a Conventional OSSF - if the existing system ever fail or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
- 5) Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or curbs/curbs/pavement, etc. (Per State regulations).
- 6) Tree removal and/or grading for OSSF may be required on individual lots.
- 7) Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

CITY APPROVAL

Recommended For Approval:

Date: 12/16/14

Charmaine Fleming and Janice Commission, City of Leno, Texas

Approved for Construction:

Date: 12/16/14

Mayor, City of Leno, Texas

Accepted:

Date: 12/16/14

Mayor, City of Leno, Texas

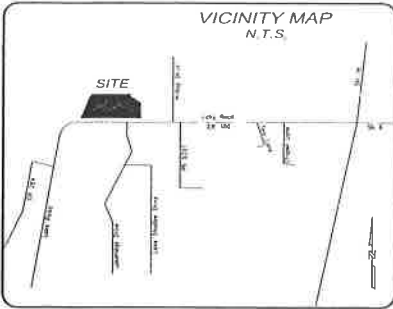
The undersigned, the city secretary of the City of Leno, Texas, hereby certifies that the foregoing plat of the Amended Final Plat of Eubank Hill Addition Lot 2R & Lot 2R1, Block A, to the City of Leno was submitted to the City Council on the 16th day of December, 2014, and the council, by formal action, then and there accepted the plat and all parts in and with said plat and said council further authorizes the mayor to note the acceptance thereof by signing his or her name as hereinafter subscribed.

Witness my hand this 16th day of December, 2014.

Christina
City Secretary, City of Leno, Texas

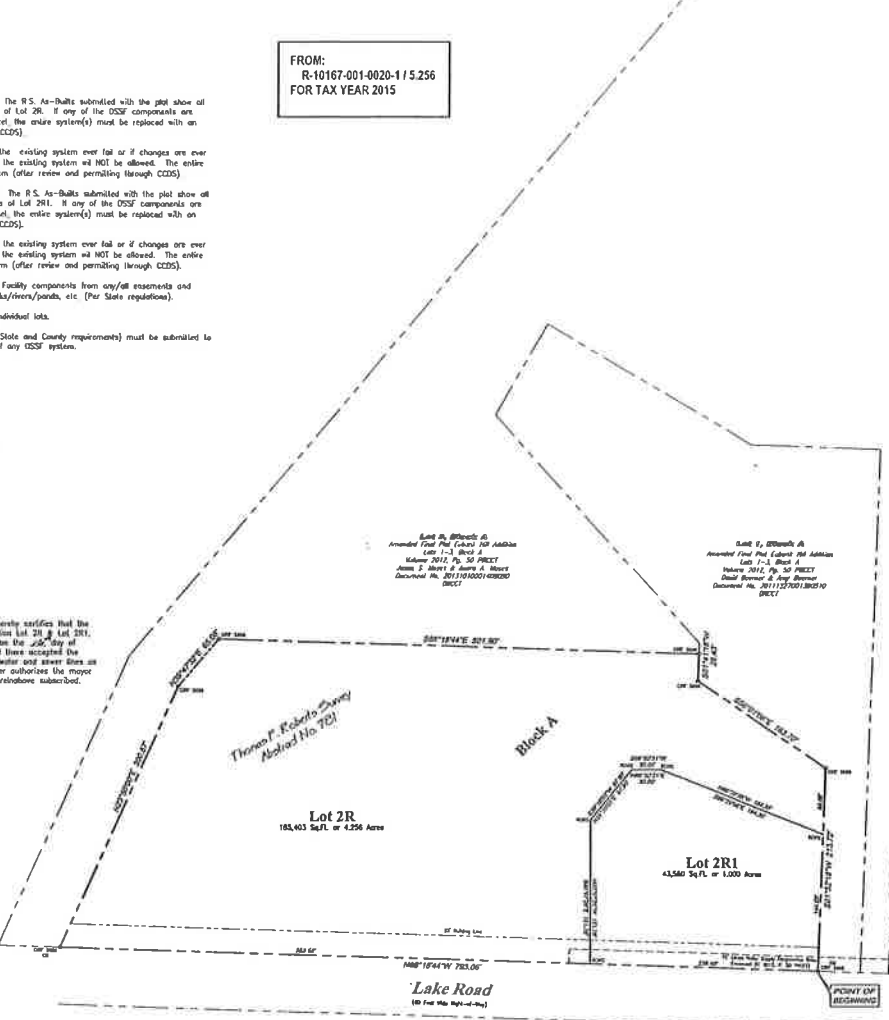
Notes:

- 1) No portion of the subject property is shown to be within a Special Flood Hazard Area (SFHA) as established by 100-year flood per Map No. 480550440 J of the F.I.M.A. Flood Insurance Rate Map for Collin County, Texas and incorporated Areas, dated June 2, 2009 (Zone X).
- 2) The basis of the bearings for this property boundary is the south line of the Amended Final Plat of Eubank Hill Addition Lot 1-3, Block A, an addition to the City of Leno, Texas, according to the plat thereof recorded in Volume 2012, Page 50 of the Plat Records of Collin County, Texas.
- 3) CM = Controlling Monument.
- 4) Setting a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and Order of Texas and is subject to fines and withholding of utilities and building permits.
- 5) The purpose of this amending plat is to divide Lot 2 into 2 separate lots.



FROM:
R-10167-001-0020-1/1.526
FOR TAX YEAR 2015

10167-1-2



DEMONSTRATION STATEMENT

Now, therefore, know all men by these presents, that William Serris, III and Jennifer Serris do hereby adopt this plat, designating the above described property on the Amended Final Plat of Eubank Hill Addition Lot 2R & Lot 2R1, Block A, an addition to the City of Leno, Texas, and do hereby dedicate, in fee simple, to the public use forever, the streets and alleys thereon. The streets and alleys are dedicated for street purposes, the easements and public use areas, as shown, or indicated, for the public use forever, for the purposes indicated on the plat. The buildings, fences, trees, shrubs or other improvements or growth shall be constructed as placed upon, and across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Leno. In addition, utility easements may also be used for the indirect use and accommodation of all public utilities existing or to be constructed, and the use in particular, electric, gas, water and sewer lines being subservient to the Public's and City of Leno's use thereof. The City of Leno and public utility entity shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or growth which may in any way impede or interfere with the construction, maintenance, or efficiency of their respective systems and easements. The City of Leno and public utility entity shall not be liable for any loss of or damage to any improvements, including, but not limited to, landscaping, retaining walls, and sodding or re-seeding, all or parts of their respective systems without the necessity of any first obtaining permission from anyone. This plat is subject to all zoning, ordinance, rules, regulations, and resolutions of the City of Leno, Texas.

WITNESS MY HAND, this 17th day of December, 2014.

William Serris III
Jennifer Serris

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Serris III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this 17th day of December, 2014.

Debra B. Bays
Notary Public in and for the State of Texas

Christina
City Secretary, City of Leno, Texas

STATE OF TEXAS
COUNTY OF COLLIN

DEMONSTRATION STATEMENT

WHEREAS, William Serris, III and Jennifer Serris are the owners of a 5.256 acre tract of land situated in the State of Texas, County of Collin, and City of Leno, being part of the Thomas F. Roberts Survey, Abstract No. 781, being all of Lot 1, Block A of Eubank Hill Addition, an addition to the City of Leno, Collin County, Texas, according to the plat thereof recorded in Volume 2012, Page 50 of the Plat Records of Collin County, Texas and the same being more particularly described as follows:

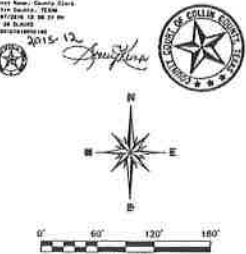
BLINDING at a 1/2 inch iron rod capped "MPLS 5686" found for corner in the existing north right-of-way line of Lake Road (60 foot wide right-of-way) and marking the most southerly west-southwest corner of Lot 1, Block A of said Amended Final Plat of Eubank Hill Addition and the southeast corner of said Lot 2.

THENCE with said north right-of-way line and the south line of said Lot 2, North 89°18'41" West, 793.06 feet to a 1/2 inch iron rod capped "MPLS 5686" found for corner marking a southeast corner of Lot 3, Block A of said Amended Final Plat of Eubank Hill Addition and the southwest corner of said Lot 2.

THENCE in a northwesterly direction with the common line of said Lot 3 and said Lot 1 as follows:
North 27°30'00" East, 300.57 feet to 1/2 inch iron rod capped "MPLS 5686" found for corner,
North 38°47'32" East, 65.06 feet to 1/2 inch iron rod capped "MPLS 5686" found for corner, and
South 88°18'41" East, 501.90 feet to 1/2 inch iron rod capped "MPLS 5686" found for corner and the west line of said Lot 1 and marking the northeast line of said Lot 2.

THENCE with the west line of said Lot 1 and the east line of said Lot 2 as follows:
South 01°16'16" West, 28.43 feet to 1/2 inch iron rod capped "MPLS 5686" found for corner,
South 36°01'00" East, 163.40 feet to 1/2 inch iron rod capped "MPLS 5686" found for corner, and
South 01°52'18" West, 213.72 feet to the Point of Beginning and containing 278,963 square feet or 6.256 acres of land, more or less.

Debra B. Bays
Notary Public in and for the State of Texas



S10167
Amended Final Plat
Eubank Hill Addition
Lot 2R & Lot 2R1, Block A
Thomas F. Roberts Survey, Abstract No. 781
2 Lots - 5.256 Acres
City of Leno, Collin County, Texas
December 2014

Rooney Land Surveying, Inc.
3000 America C, Suite 800
Ft. Worth, Texas 76104
Phone (817) 431-4372 / Fax (817) 423-7701
www.rooneylandsurveying.com

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STATE OF TEXAS
COUNTY OF COLLIN

SUBMITTER'S CERTIFICATE

I, Michael Cuzzo, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the corner monuments shown thereon have been placed, under my personal supervision, in accordance with the subdivision regulations of the City of Levon, Texas.

Michael Cuzzo
R.P.L.S. No. 5683

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Michael Cuzzo, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the ____ day of _____, 2016.

Notary Public in and for
The State of Texas

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitation or Designated Representative
Collin County Development Services

OSSF Notes:

- 1) All lots must utilize alternative type On-Site Sewage Facilities
- 2) There is an existing house with an existing OSSF on Lot 2R2. The R.S. 44-Details submitted with the plat show all OSSF components for Lot 2R2 to be completely within the bounds of Lot 2R2. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
The existing OSSF on Lot 2R2 is a Conventional OSSF - If the existing system ever fail or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
- 3) There is an existing house with an existing OSSF on Lot 2R4. The R.S. 44-Details submitted with the plat show all OSSF components for Lot 2R4 to be completely within the bounds of Lot 2R4. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).
The existing OSSF on Lot 2R4 is a Conventional OSSF - If the existing system ever fail or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system will NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).
- 4) Must maintain state-mandated setback of On-On-Site Sewage Facility components from any/all easements and drainage ways, water distribution lines, sharp breaks and/or creeks/streams/ponds, etc. (Per State regulations).
- 5) Tree removal and/or grading for OSSF may be required on individual lots.
- 6) Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

CITY APPROVAL

Recommended For Approval:

Date:

Chairman, Planning and Zoning Commission, City of Levon, Texas

Approved for Construction:

Date:

Mayor, City of Levon, Texas

Accepted:

Date:

Mayor, City of Levon, Texas

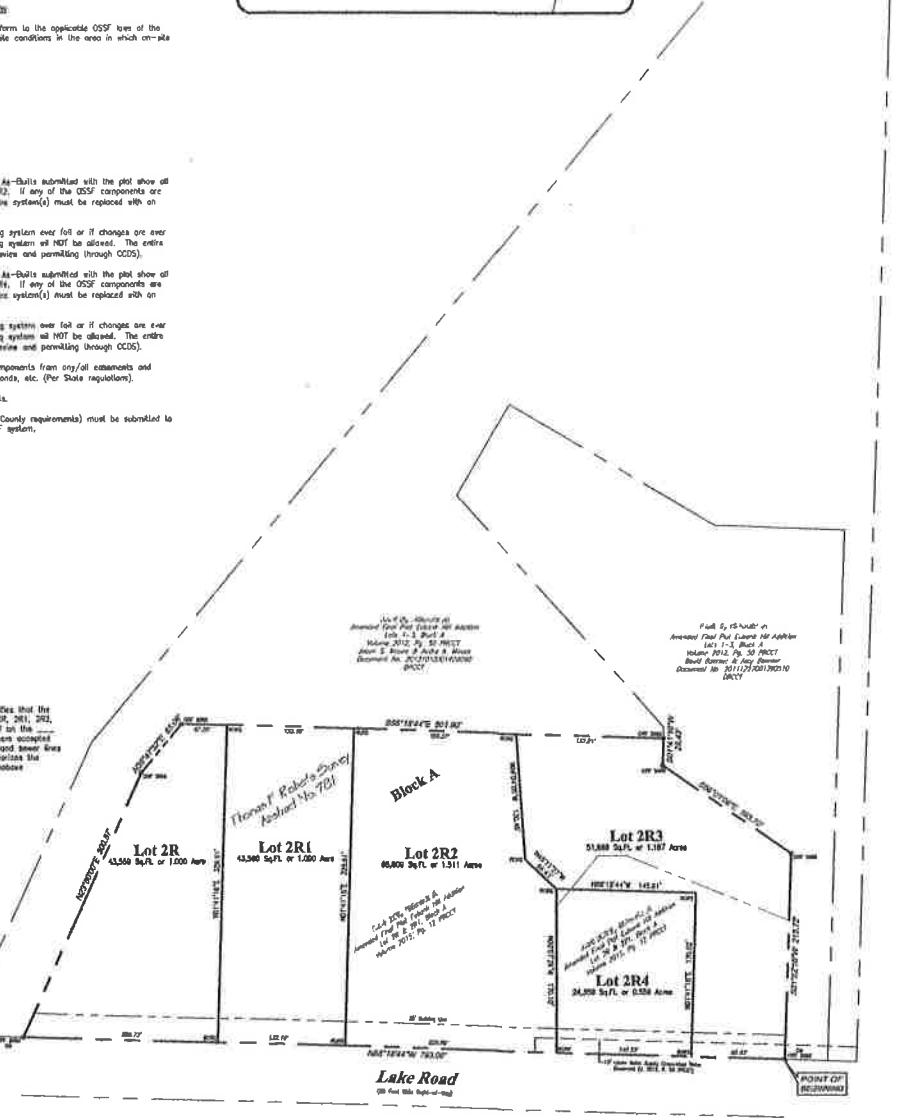
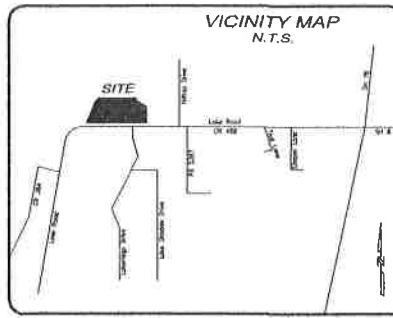
The undersigned, the city secretary of the City of Levon, Texas, hereby certifies that the foregoing final plat of the Amended Final Plat of Eubank Hill Addition Lots 2R, 2R1, 2R2, 2R3 & 2R4, Block A to the City of Levon was submitted to the City Council on this ____ day of _____, 2016 and the council, by formal action, has approved the definition of streets, alleys, paths, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorizes the mayor to make the acceptance thereof by signing his or her name as hereinafter authorized.

Witness my hand this ____ day of _____, 2016.

City Secretary, City of Levon, Texas

Notes:

- 1) No portion of the subject property is shown to be within a Special Flood Hazard Area mandated by 100-year flood per Map No. 402550049J of the FEMA Flood Insurance Rate Maps for Collin County, Texas and Incorporated Areas, dated June 2, 2009 (Zone X).
- 2) The blocks of the Bearings for this property boundary is the south line of the Amended Final Plat of Eubank Hill Addition Lots 1-3, Block A, on addition to the City of Levon, Texas, according to the plat thereof recorded in Volume 2511, Page 50 of the Plat Records of Collin County, Texas.
- 3) Oil = Controlling Monuments.
- 4) Setting a portion of this addition by metes and bounds is a violation of City Subdivision Ordinance and Statutes of Texas and shall be subject to fines and withholding of utilities and building permits.
- 5) The purpose of this amending plat is to divide Lot 2R & Lot 2R1 into 5 separate lots.



DEDICATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS:

That, William Sorrels, III and Jennifer Sorrels, do hereby adopt this plat, dedicating the above described property to the Amended Final Plat of Eubank Hill Addition Lots 2R, 2R1, 2R2, 2R3 & 2R4, Block A, on addition to the City of Levon, Texas and do hereby dedicate, in fee simple, to the public use forever, the street and alleys thereon. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated for the public use forever, for the purposes indicated on the plat. The buildings, fences, trees, shrubs or other improvements or gravels shall be constructed or placed upon, over or across the easements, as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Levon. In addition, utility easements may also be used for the public use and accommodation of all public utilities desiring to use the same upon the easement limits the use in particular utility, said use by public utilities being subordinate to the Public's and City of Levon's use thereof. The City of Levon and public utility entity shall have the right to remove and keep removed all or parts of any buildings, fences, trees, shrubs or other improvements or gravels which may in any way encroach or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Levon and public utility entities shall at all times have full right of ingress and egress to or from their respective easements for the purpose of construction, reconstruction, inspecting, pot-holing, maintaining, reading meters, and adding to or removing all or parts of their respective systems without the necessity of any time proceeding permission from anyone. This plat is proposed subject to all existing ordinances, rules, regulations, and resolutions of the City of Levon, Texas.

WITNESSE MY HAND, this ____ day of _____, 2016.

William Sorrels III Jennifer Sorrels

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared William Sorrels III, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2016.

Notary Public in and for
The State of Texas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jennifer Sorrels, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this ____ day of _____, 2016.

Notary Public in and for
The State of Texas

OWNER'S CERTIFICATE

STATE OF TEXAS
COUNTY OF COLLIN

WE, William Sorrels, III and Jennifer Sorrels are the owners of a 5.256 acre tract of land situated in the State of Texas, County of Collin, and City of Levon, being part of the Thomas F. Roberts Survey, Abstract No. 781, being all of Lot 2R & 2R1, Block A of the Amended Final Plat of Eubank Hill Addition, on addition to the City of Levon, Collin County, Texas, according to the plat thereof recorded in Volume 2511, Page 12 of the Plat Records of Collin County, Texas and these premises being more particularly described as follows:

BEARING of a 1/2 inch iron rod capped "RPLS 5686" found for corner in the existing north right-of-way line of Lake Road (60 feet wide right-of-way) and marking the most westerly southeast corner of Lot 1, Block A of Amended Final Plat of Eubank Hill Addition, on addition to the City of Levon, Collin County, Texas, according to the plat thereof recorded in Volume 2511, Page 50 of the Plat Records of Collin County, Texas and the southeast corner of said Lot 2R;

THENCE with said north right-of-way line and the south line of said Lot 2R1 and said Lot 2R, North 88°18'44" West, 353.66 feet to a 1/2 inch iron rod capped "RPLS 5686" found for corner marking a southeast corner of Lot 1, Block A of said Amended Final Plat of Eubank Hill Addition and the southwest corner of said Lot 2R;

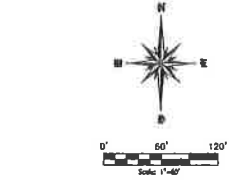
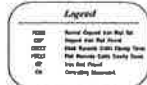
THENCE in a westerly direction with the common line of said Lot 1 and said Lot 2R as follows:
North 2°55'00" East, 300.57 feet to 1/2 inch iron rod capped "RPLS 5686" found for corner,
North 30°47'32" East, 65.00 feet to 1/2 inch iron rod capped "RPLS 5686" found for corner,

South 88°18'44" East, 501.00 feet to 1/2 inch iron rod capped "RPLS 5686" found for corner in the west line of said Lot 1 and marking the northeast line of said Lot 2R;

THENCE with the east line of said Lot 1 and the east line of said Lot 2R as follows:
South 01°14'16" West, 28.43 feet to 1/2 inch iron rod capped "RPLS 5686" found for corner, and
South 58°10'08" East, 163.70 feet to 1/2 inch iron rod capped "RPLS 5686" found for corner;

THENCE with the west line of said Lot 1 and the east line of said Lot 2R1, South 01°52'16" West, 213.72 feet to the Point of Beginning and containing 228,863 square feet or 5.256 acres of land, more or less.

Witness my hand and seal of office, this ____ day of _____, 2016.
William Sorrels III Jennifer Sorrels
5631 Crestmead Drive
Socorro, TX 78788



**Amended Final Plat
Eubank Hill Addition
Lots 2R, 2R1, 2R2,
2R3 & 2R4, Block A
Thomas F. Roberts Survey, Abstract No. 781
5.256 - 5.256 Acres
City of Levon, Collin County, Texas
January 2016**

Roome Land Surveying, Inc.
3000 Avenue G, Suite 500
Ft. Worth, Texas 76114
Phone (817) 415-4152 Fax (817) 415-2913
www.roome-land.com

Donald W. McLain, R.S.
Registered Professional Sanitarian
Texas Registration #782

Telephone: (972) 564-9962

MARCH 22, 2016

WILLIAM & JENNIFER SORRELS
EUBANK HILL ADDITION
LOTS 2R, 2R1, 2R2, 2R3, 2R4
LAKE ROAD
LAYON TX - COLLIN COUNTY

PROPERTY DESCRIPTION

SITE EVALUATION

SOIL ANALYSIS

FLOOD PLAIN

RECOMMENDATIONS

ATTACHMENTS

- 5.257 ACRE TRACT DIVIDED INTO FIVE (5) LOTS FROM 1/2 ACRE TO 1.5 ACRE EACH LOTS ARE COVERED WITH NATIVE GRASSES WITH A FEW SCATTERED TREES. SLOPES ARE GENERALLY 2% TO 15%.
- SOIL SAMPLES ON ALL LOTS INDICATED CLASS IV CLAY.
- ACCORDING TO FEMA FLOOD MAPS OF THE AREA THIS PROPERTY DOES NOT APPEAR TO LIE WITHIN ZONE A - 100 YR FLOOD PLAIN.
- SOIL EVALUATIONS REVEAL SOIL ON ALL LOTS TO BE SUITABLE FOR FOLLOWING:
 1. AEROBIC WITH SPRAY HEADS
 2. AEROBIC WITH DRIP EMITTERS
 3. LOW PRESSURE DOSINGNOTE: BOTH LOTS WITH EXISTING HOUSES ALREADY HAVE LOW PRESSURE DOSING SYSTEMS.
- 1. SUB-DIVISION SITE PLAN
 2. SITE & SOIL EVALUATION REPORTS
 3. FLOOD MAP
 4. SOILS MAP
 5. TOPOGRAPHICAL MAP

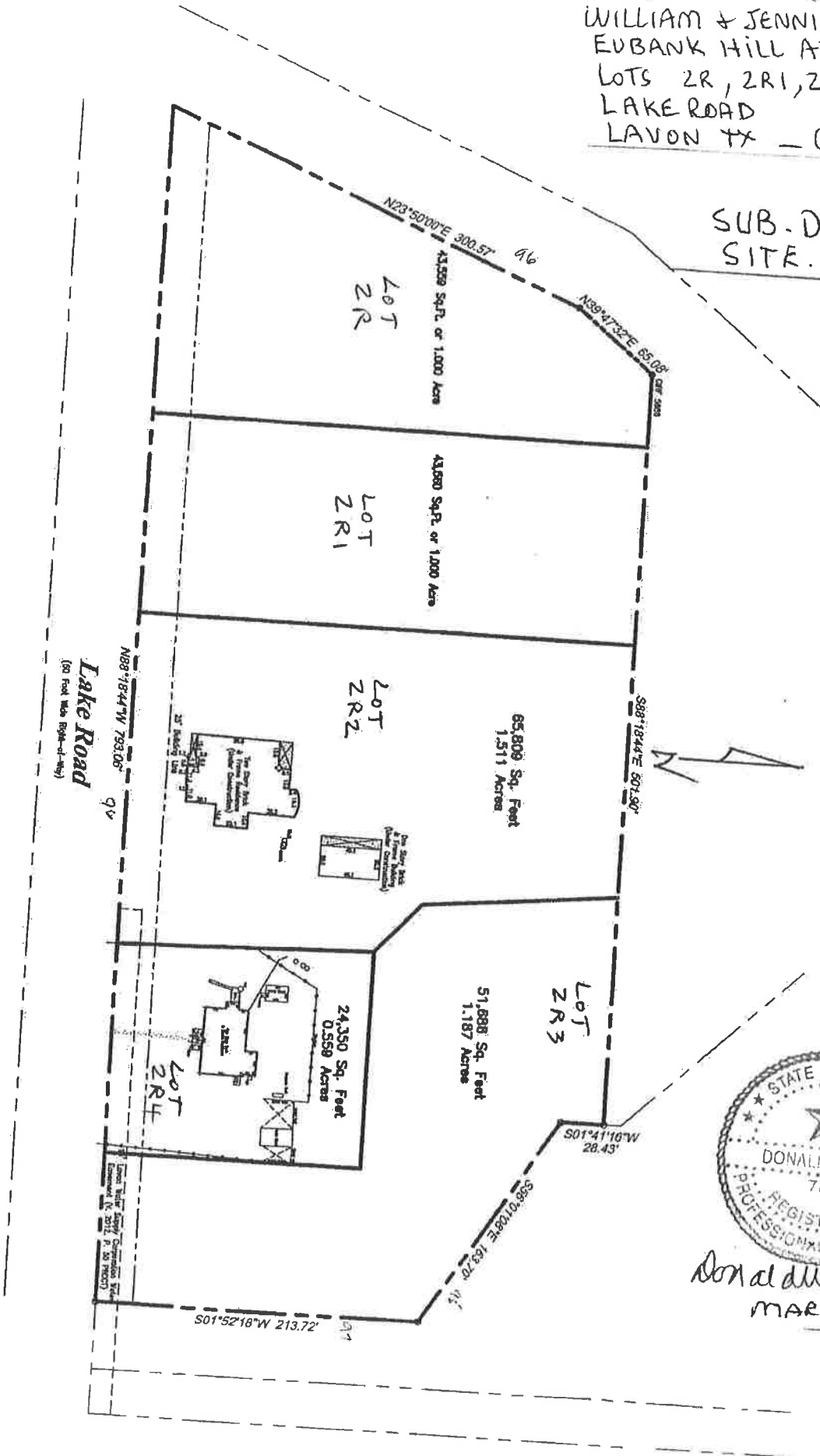


Donald W. McLain R.S.
MAR. 22, 2016

10672 Bradley Circle, Forney, Texas 75126

WILLIAM & JENNIFER SORRELS
EUBANK HILL ADDITION
LOTS 2R, 2R1, 2R2, 2R3, 2R4
LAKE ROAD
LAVON TX - COLLIN COUNTY

SUB-DIVISION
SITE PLAN



Donald W. McFain RS
MAR. 22, 2016

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: MAR/22/2016

Property Owner: WILLIAM + JENNIFER SORRELS

EUBANK HILL ADDITION

Site Location: LOT 2R, LAKE ROAD, LAVON, TX

Proposed Excavation Depth: _____

REQUIREMENTS:

Block A

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	<u>IV</u>	<u>N/A</u>	<u>NO</u>	<u>CLAY</u>	<u>UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL</u>
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

Soil Boring Number: <u>2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	<u>IV</u>	<u>N/A</u>	<u>NO</u>	<u>CLAY</u>	<u>UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL</u>
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

FEATURES OF SITE AREA

- Presence of 100 year flood zone
- Presence of upper water shed
- Presence of adjacent ponds, streams, water impoundments
- Existing or proposed water well in nearby area (within 150 feet)
- Ground Slope



- Yes No
- Yes No
- Yes No
- Yes No

10-15 %

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Donald W. McLain RS
(Signature of person performing evaluation)

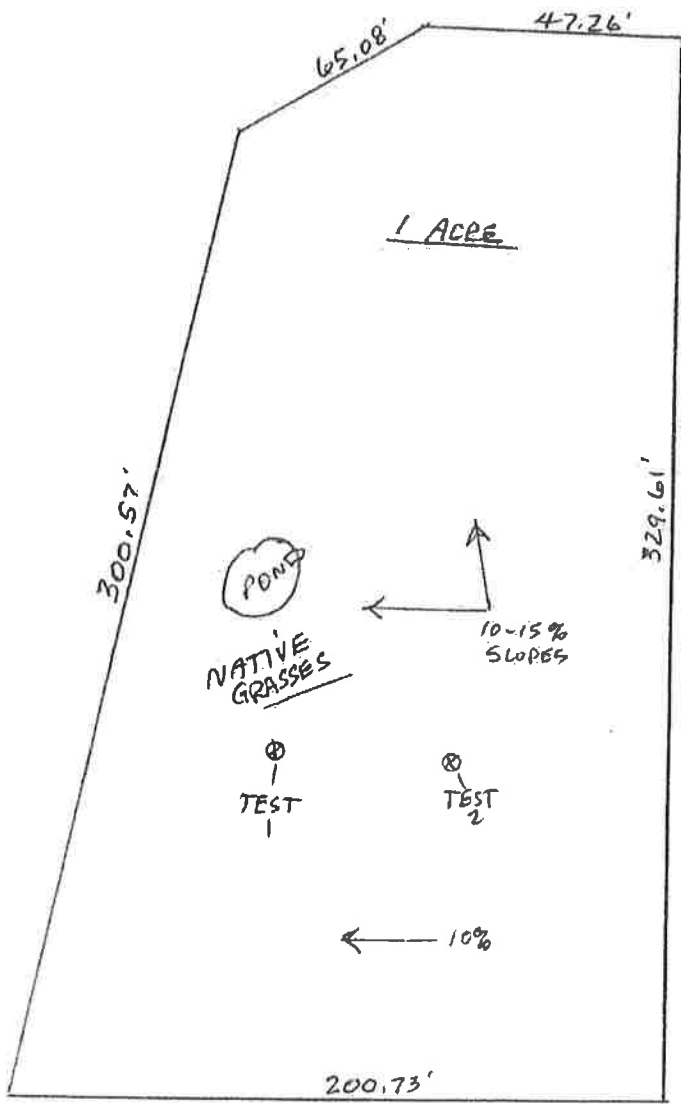
MAR. 22, 2016
(Date)

SITE EVAL. #
OS-0006959

Registration Number and Type

WILLIAM & JENNIFER SORRELS
EUBANK HILL ADDITION
LOT 2R BLOCK A
LAKE ROAD
LAVON TX - COLLIN COUNTY

SITE & SOIL EVALUATION
PAGE 2



N
SCALE
1" = 60'



Donald W. McLain RS
MAR. 22, 2016

SITE EVAL. #
05-0006959

LAKE ROAD

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: MAR/22/2016

Property Owner: WILLIAM + JENNIFER SORRELS

EUBANK HILL ADDITION

Site Location: LOT 2 R1, LAKE ROAD, LAKE LAYON, TX Proposed Excavation Depth: _____

REQUIREMENTS: BLOCK A

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	IV	N/A	NO	CLAY	UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.					

Soil Boring Number: <u>2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	IV	N/A	NO	CLAY	UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.					

FEATURES OF SITE AREA

- Presence of 100 year flood zone
- Presence of upper water shed
- Presence of adjacent ponds, streams, water impoundments
- Existing or proposed water well in nearby area (within 150 feet)
- Ground Slope



- Yes No
- Yes No
- Yes No
- Yes No

10-15 %

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Donald W. McLain RS
(Signature of person performing evaluation)

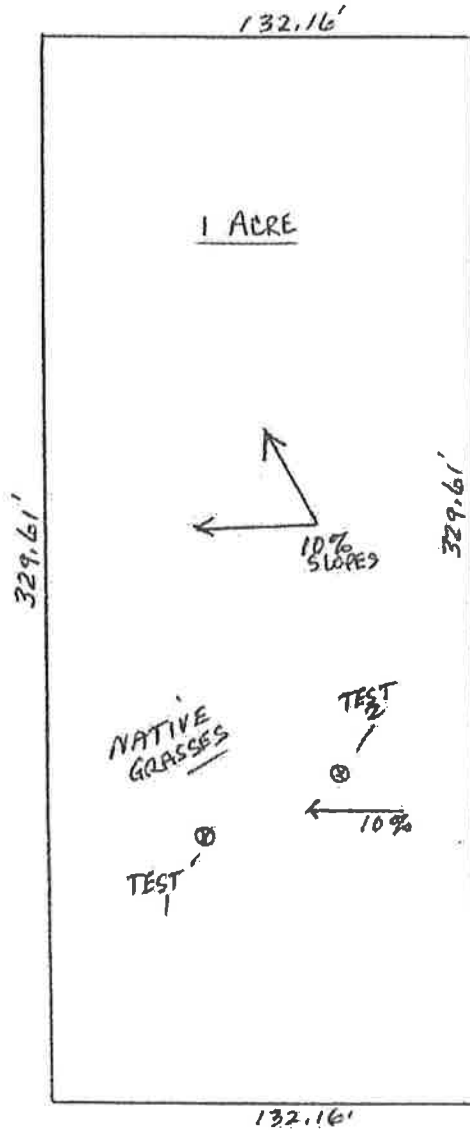
MAR. 22, 2016
(Date)

SITE EVAL. #
OS-0006959

Registration Number and Type

WILLIAM & JENNIFER SORRELS
EUBANK HILL ADDITION
LOT 2.R1 BLOCK A
LAKE ROAD
LAVON TX - COLLIN COUNTY

SOIL & SITE EVALUATION
PAGE 2



SCALE
1" = 60'



Donald McLain RS

SITE EVAL. #
05-0006959

LAKE ROAD

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: MAR/22/2016

Property Owner: WILLIAM + JENNIFER SORREIS

EUBANK HILL ADDITION

Site Location: LOT 2R2, LAKE ROAD, LAVON, TX

Proposed Excavation Depth: _____

REQUIREMENTS: BLOCK A

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	<u>IV</u>	<u>N/A</u>	<u>NO</u>	<u>CLAY</u>	<u>UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL</u>
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

Soil Boring Number: <u>2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	<u>IV</u>	<u>N/A</u>	<u>NO</u>	<u>CLAY</u>	<u>UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL</u>
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

FEATURES OF SITE AREA

- Presence of 100 year flood zones
- Presence of upper water shed
- Presence of adjacent ponds, streams, water impoundments
- Existing or proposed water well in nearby area (within 150 feet)
- Ground Slope

NEAR LAKE LAVON



- Yes No
- Yes No
- Yes No
- Yes No

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Donald W. McLain RS
 (Signature of person performing evaluation)
 Form # PA5/030204-Final

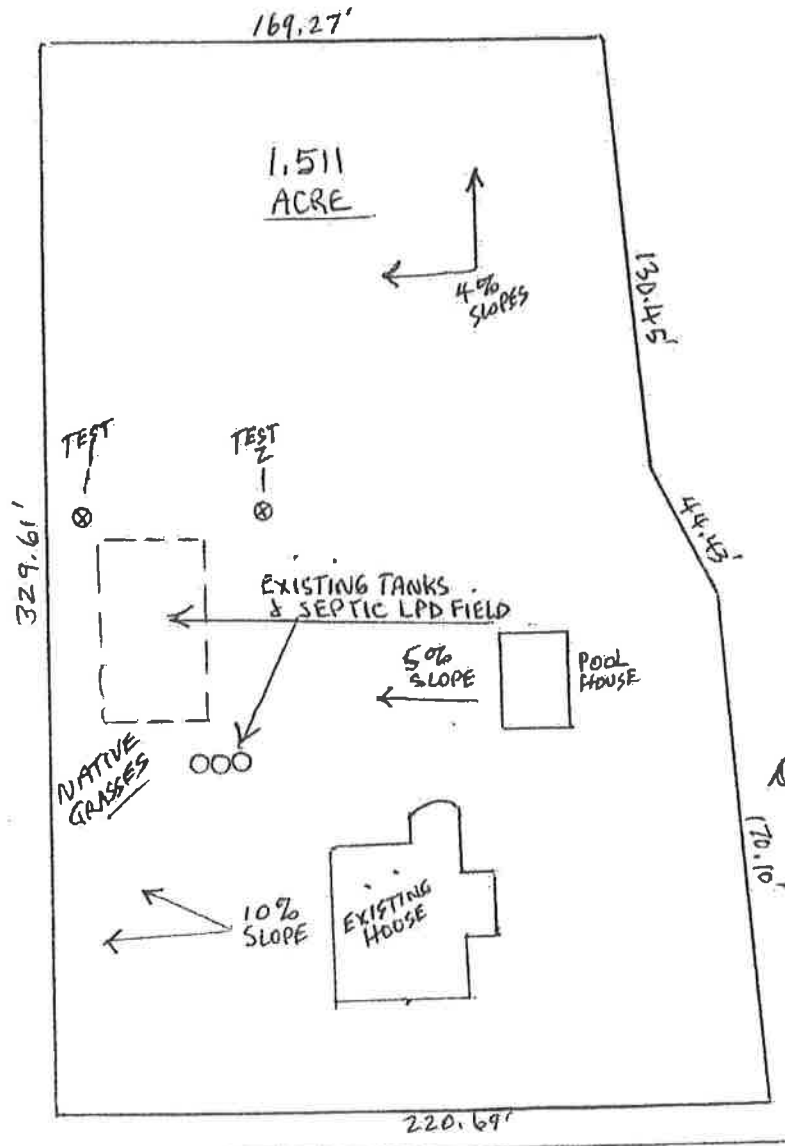
MAR. 22, 2016
 (Date)

SITE EVAL. #
OS-0006959

Registration Number and Type

WILLIAM & JENNIFER SORRELS
EUBANK HILL ADDITION
LOT 2R2 BLOCK A
LAKE ROAD
LAVON TX - COLLIN COUNTY

SOIL & SITE EVALUATION
PAGE 2



SCALE
1" = 60'



Donald W. McLain
RS
MAR. 22, 2016
SITE EVAL #
05-0006959

LAKE ROAD

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: MAR/22/2016

Property Owner: WILLIAM & JENNIFER SORREIS

Site Location: LOT 2 R3, LAKE ROAD, LAVON, TX

Proposed Excavation Depth: _____

REQUIREMENTS: BLOCK A

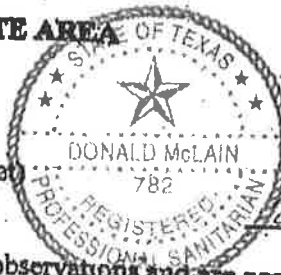
At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IV	N/A	NO	CLAY	UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

Soil Boring Number: <u>2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/ Water Table)	Restrictive Horizon	Observations
1 FT.	IV	N/A	NO	CLAY	UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

FEATURES OF SITE AREA

- Presence of 100 year flood zone
- Presence of upper water shed
- Presence of adjacent ponds, streams, water impoundments
- Existing or proposed water well in nearby area (within 150 feet)
- Ground Slope



- Yes No
- Yes No
- Yes No
- Yes No

2-5%

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

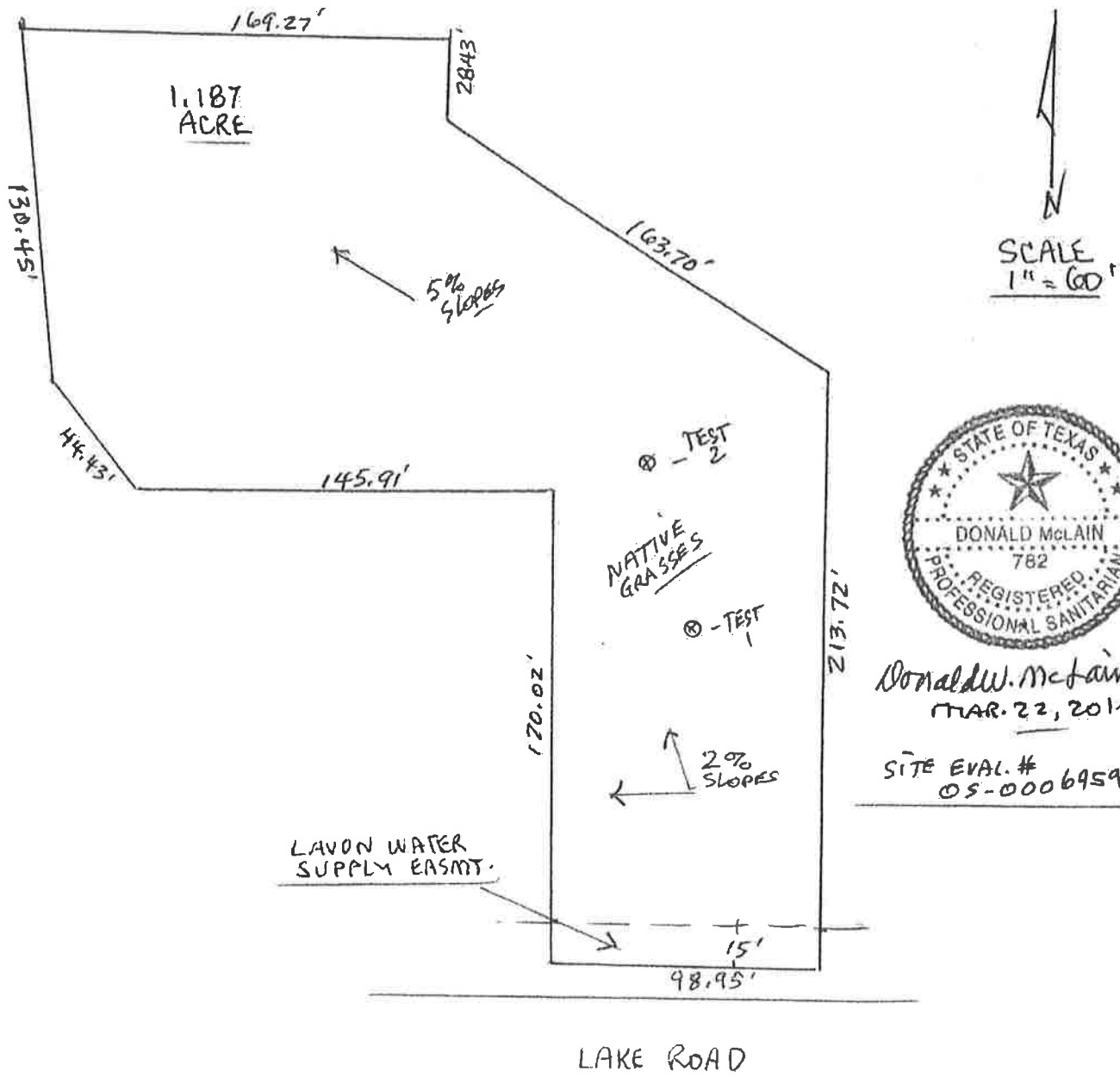
Donald W. McLain RS
 (Signature of person performing evaluation)
 Form # PA5/030204-Final

MAR. 22, 2016
 (Date)

SITE EVAL. #
OS-0006959
 Registration Number and Type

WILLIAM & JENNIFER SORRELS
EUBANK HILL ADDITION
LOT 2 R3 BLOCK A
LAKE ROAD
LAVON TX - COLLIN COUNTY

SOIL & SITE EVALUATION
PAGE 2



Donald W. McJain RS
MAR. 22, 2016

SITE EVAL. #
05-0006959

OSSF Soil & Site Evaluation

Page 1 (Soil & Site Evaluation)

Date Performed: MAR/22/2016
EUBANK HILL ADDITION

Property Owner: WILLIAM + JENNIFER SORRELS

Site Location: LOT 2R4, LAKE ROAD, LAVON, TX

Proposed Excavation Depth: _____

REQUIREMENTS: BLOCK A

At least two soil excavations must be performed on the site, at opposite ends of the proposed disposal area. Locations of soil borings or dug pits must be shown on the site drawing. For subsurface disposal, soil evaluations must be performed to a depth of at least two feet below the proposed disposal field excavation depth. For surface disposal, the surface horizon must be evaluated. Describe each soil horizon and identify any restrictive features on this form. Indicate depths where features appear.

Soil Boring Number: <u>1</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	<u>IV</u>	<u>N/A</u>	<u>NO</u>	<u>CLAY</u>	<u>UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL</u>
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

Soil Boring Number: <u>2</u>					
Depth (Feet)	Texture Class	Gravel Analysis (If Applicable)	Drainage (Mottles/Water Table)	Restrictive Horizon	Observations
1 FT.	<u>IV</u>	<u>N/A</u>	<u>NO</u>	<u>CLAY</u>	<u>UNSUITABLE FOR STANDARD SUB-SURFACE DISPOSAL</u>
2 FT.	↓	↓	↓	↓	
3 FT.	↓	↓	↓	↓	
4 FT.	↓	↓	↓	↓	
5 FT.	↓	↓	↓	↓	

FEATURES OF SITE AREA

- Presence of 100 year flood zone
- Presence of upper water shed
- Presence of adjacent ponds, streams, water impoundments NEAR LAKE LAVON
- Existing or proposed water well in nearby area (within 150 feet)
- Ground Slope 2%



- Yes No
- Yes No
- Yes No
- Yes No

I certify that the findings of this report are based on my field observations and are accurate to the best of my ability.

Donald W. McLain RS
 (Signature of person performing evaluation)
 Form # PA3/030204-Final

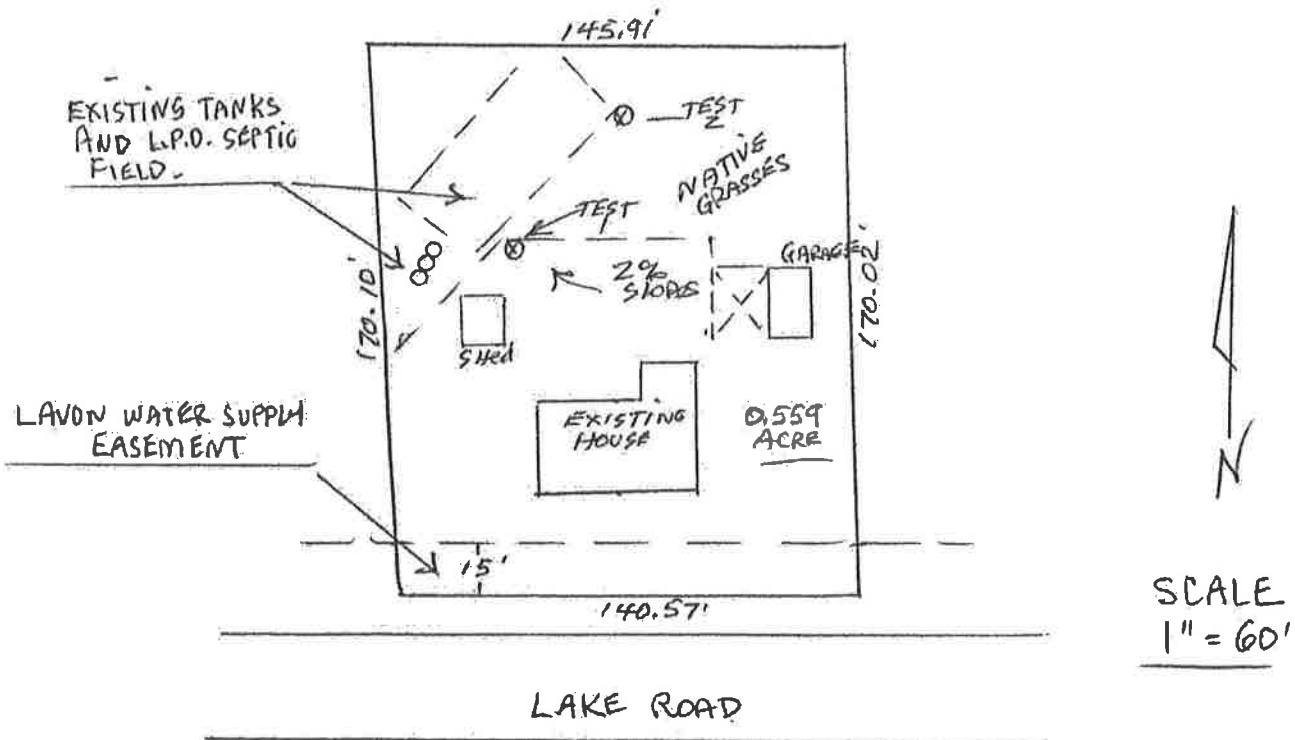
MAR. 22, 2016
 (Date)

SITE EVAL. #
OS-0006959

Registration Number and Type

WILLIAM & JENNIFER SORRELS
EUBANK HILL ADDITION
LOT 2 R4 BLOCK A
LAKE ROAD
LAVON TX - COLLIN COUNTY

SOIL & SITE EVALUATION
PAGE 2



Donald W. McLain RS
MAR. 22, 2016
SITE EVAL. #
OS-0006959

EUBANK HILL ADDITION

WILLIAM & JENNIFER SORRELLS
LOTS 2R, 2R1, 2R2, 2R3, 2R4

LAVON, TX

ZONE X

FLOOD
MAP

Copeville

700

488

543

78

ZONE A

ZONE A

LAKE
LAVON

480

FM 6

**EUBANK HILL
ADDITION**

ZONE X

ZONE A

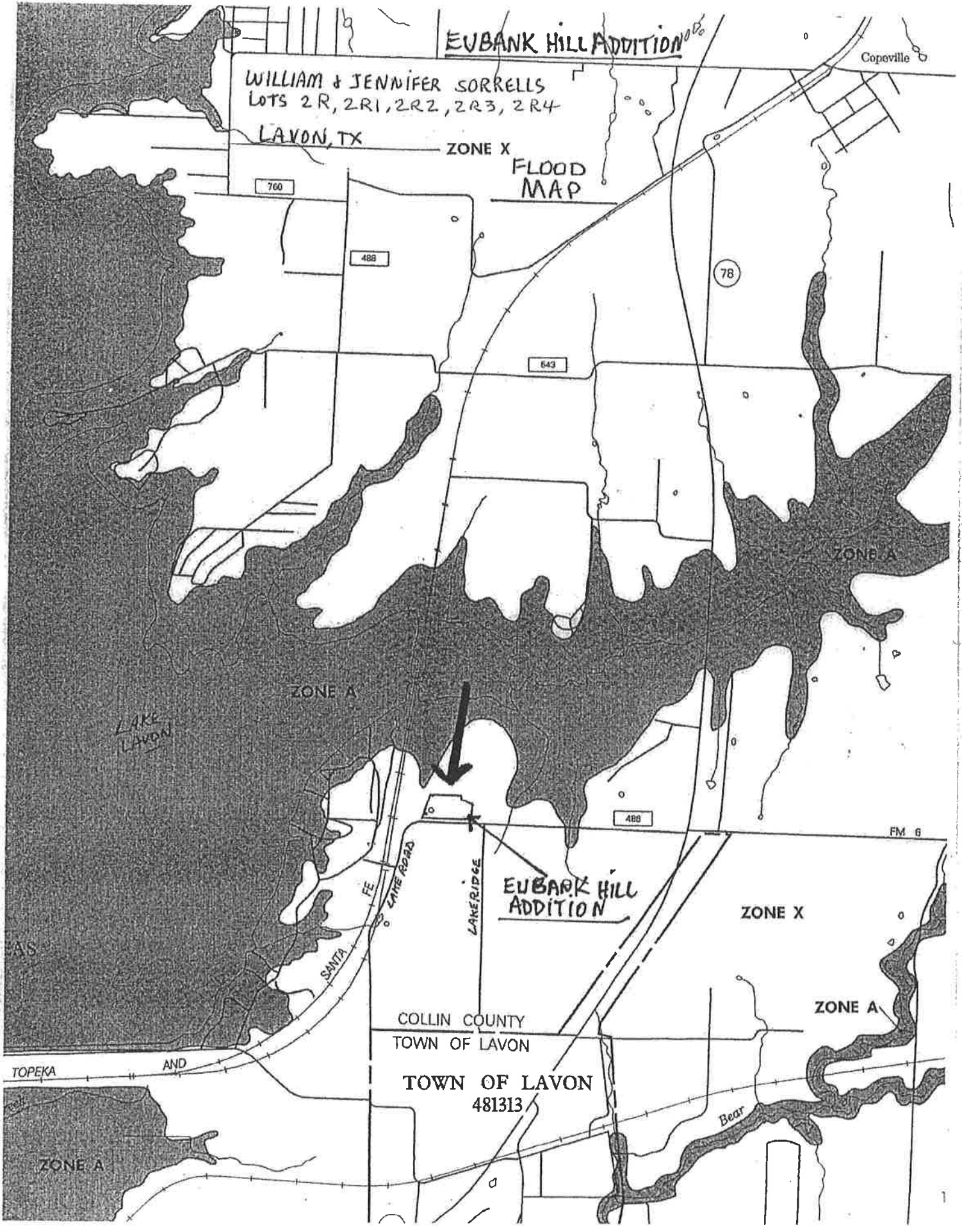
COLLIN COUNTY
TOWN OF LAVON

TOWN OF LAVON
481313

TOPEKA AND

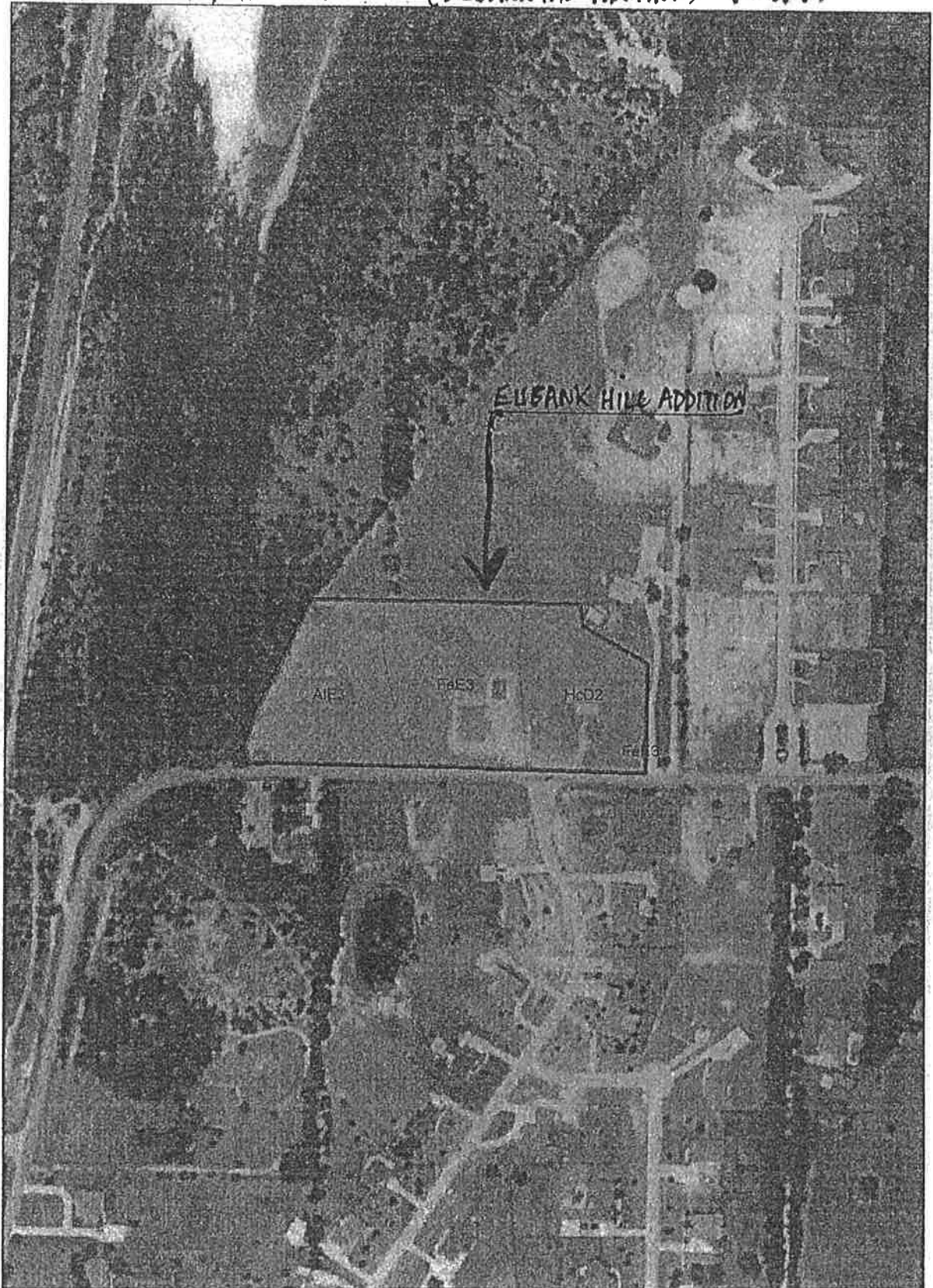
ZONE A

Bear



WILLIAM & JENNIFER SORRELLS
LOTS 2R, 2R1, 2R2, 2R3, 2R4
LAKE ROAD, LAVON TX

(EUBANK HILL ADDITION) **SOILS
MAP**



EUBANK HILL ADDITION

WILLIAM + JENNIFER SORRELS
LOTS 2R, 2R1, 2R2, 2R3, 2R4
LAVON, TX

TOPOGRAPHIC
MAP

BR 504

LAKE
LAVON

EUBANK HILL ADDITION



500

525

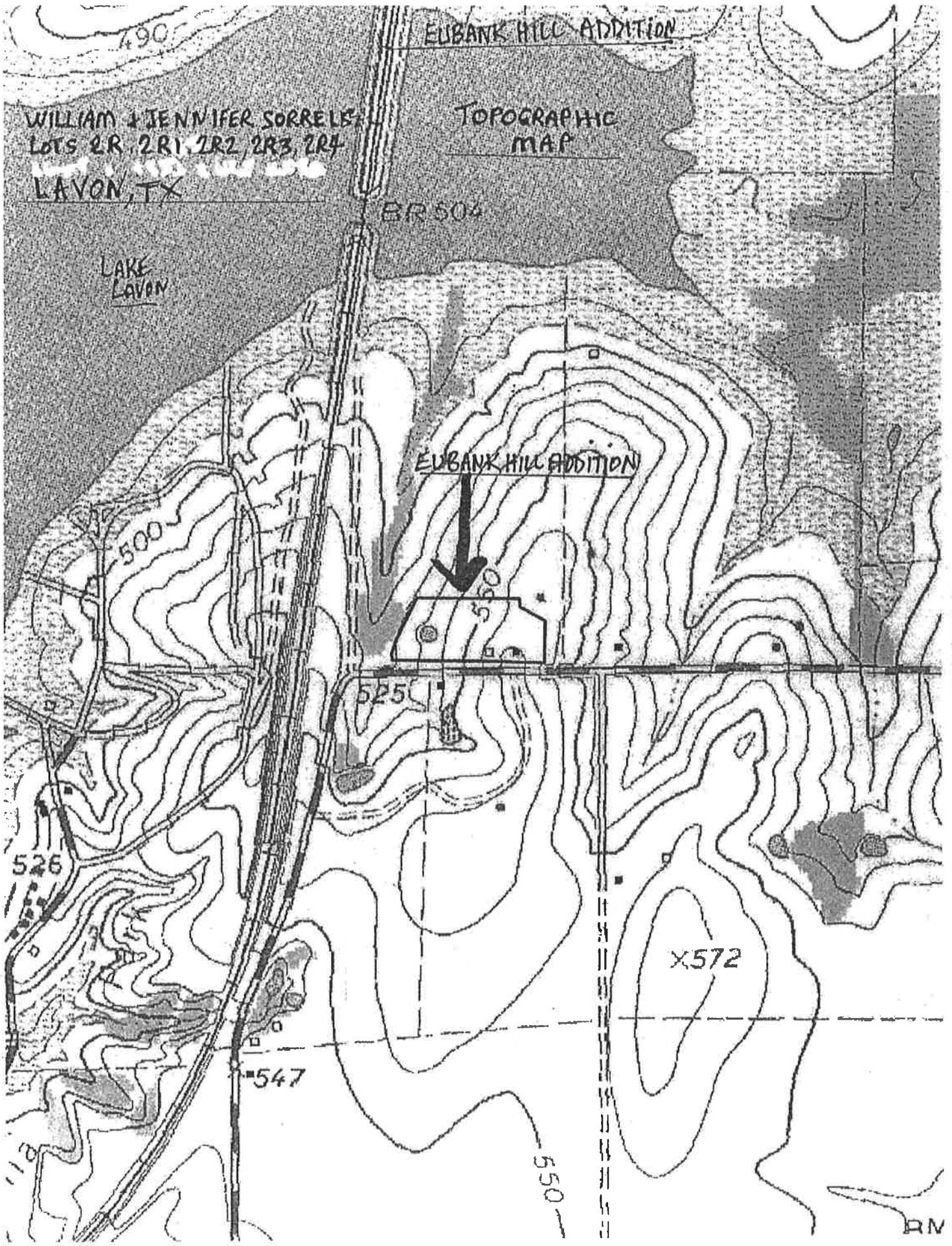
526

X572

547

550

RM



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ORDINANCE NO. 2016-03-29

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, ANNEXING THE HERINAFTER DESCRIBED TERRITORY INTO THE CITY OF LAVON, COLLIN COUNTY, TEXAS AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; ADOPTING A SERVICE PLAN; FINDING AND DETERMINING THAT ALL REQUIREMENTS FOR ANNEXATION INCLUDING PUBLIC HEARINGS, NOTICES AND OPEN MEETINGS HAVE BEEN MET ACCORDING TO LAW; 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, the City of Lavon, Texas ("City") is authorized, pursuant to Chapter 43 of the Texas local Government Code to annex territory and extend the corporate limits of the City, subject to state law; and

WHEREAS, the City desires to annex certain territory described herein ("Property"); and

WHEREAS, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

WHEREAS, all required notices and all requirements for such annexation have been provided, held and met in accordance with applicable law; and

WHEREAS, in accordance with Chapter 43 of the Texas Local Governmental Code, a Service Plan for the area to be annexed was prepared and is attached hereto and incorporated herein; and

WHEREAS, the City Council of the City of Lavon finds and determines that annexation of the Property hereinafter described is in the best interests of the citizens of the City of Lavon and the owners and residents of the area.

**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. Annexation. That the following described territory, to wit:

Be and the same is hereby annexed into the City of Lavon Collin County, Texas and the boundary limits of the City of Lavon, Texas, be and the same are hereby extended to include the above-described territory within the city limits of the City of Lavon, and that same shall hereafter be included within the territorial limits of said City and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the City of Lavon, Texas, and shall be bound by the ordinances, resolutions, acts and regulations of the City.

SECTION 3. Service Plan. A Service Plan prepared in accordance with applicable provision of state law pertaining to annexation is attached hereto as Exhibit "C" and is hereby incorporated herein by reference and adopted as part of this ordinance and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. Official Map. The official map and boundaries of the City, previously adopted, are amended to include the Property as part of the City 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 the City to add the annexed Property as required by applicable law.

SECTION 5. Severability Clause. It is hereby declared by the City Council of the City of Lavon 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 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 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.

SECTION 8. 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 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the City Council of the City of Lavon, Texas.

PASSED AND APPROVED by the City Council of the City of Lavon, Texas this 29th day of March 2016

Mayor, Charles Teske

ATTEST:

LeAnn McClendon, Municipal Services Director

APPROVED AS TO FORM:

City Attorney

EXHIBIT A

Situated in the Thomas F. Roberts Survey, Abstract No. 781 in Collin County, Texas and being part of 5.256 acre tract of land described in Deed record Volume 2015, Page 12 of the deed records of Collin County, Texas, being more particularly described by metes and bonds to-wit:

Beginning at the Southeast corner of said tract:

Thence South 88-18'44" East, 501.90 feet to ½ inch iron rod capped "RPLS 5686" found for corner in the west line of said Lot 1 and marking the northeast line of said Lot 2R;

Thence with the west line of said lot 1 and east line of said Lot 2R as follows:

South 01-41'16" West, 28.43 feet to ½ inch iron rod capped "RPLS 5686" found for corner, and

South 56-01'16" East, 163.70 feet to ½ inch iron rod capped "RPLS 5686" found for corner:

Thence with the west line of said Lot 1 and east line of said Lot 2R1, South 01-52'18" West, 213.72 feet to the Point of Beginning and containing 228,963 square feet or 5.256 acres of land, more or less.

STATE OF TEXAS
COUNTY OF COLLIN

That I, Michael Castro, do hereby certify that I prepared this plat from an actual and accurate survey of the land and that the same measurements, shown thereon have been placed under my personal supervision, in accordance with the subdivision regulations of the City of Lorton, Texas.

Michael Castro
R.P.L.S. No. 5463

STATE OF TEXAS
COUNTY OF COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared Michael Castro, known to me to be the person whose name is subscribed to the foregoing instrument, who acknowledged to me that the same was executed for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for
The State of Texas

HEALTH DEPARTMENT CERTIFICATION

I hereby certify that the on-site sewage facilities described on this plat conform to the applicable OSSF laws of the State of Texas, that site evaluations have been submitted representing the site conditions in the area in which on-site sewage facilities are planned to be used.

Registered Sanitarian or Designated Representative
Collin County Development Services

- OSSF Notes:**
- All lots must utilize alternative type On-Site Sewage Facilities.
 - There is an existing house with an existing OSSF on Lot 2R2. The U.S. As-Built submitted with this plat show the OSSF components for Lot 2R2 to be completely within the boundary of Lot 2R4. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).

The existing OSSF on Lot 2R2 is a Conventional OSSF - If the existing system ever fail or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system of NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).

 - There is an existing house with an existing OSSF on Lot 2R4. The U.S. As-Built submitted with this plat show all OSSF components for Lot 2R4 to be completely within the boundary of Lot 2R4. If any of the OSSF components are actually over any of the lot lines and continue onto another parcel, the entire system(s) must be replaced with an approved alternative system (after review and permitting through CCDS).

The existing OSSF on Lot 2R4 is a Conventional OSSF - If the existing system ever fail or if changes are ever made to the existing structure, repairs and/or upgrades to the existing system of NOT be allowed. The entire system must be replaced with an approved alternative system (after review and permitting through CCDS).

 - Must maintain state-mandated setback of all On-Site Sewage Facility components from any/all easements and drainage areas, water distribution lines, sharp breaks and/or cross/furrows/pools, etc. (Per State requirements).
 - Trees removed and/or grading for OSSF may be required as indicated here.
 - Individual site evaluations and OSSF design plans (meeting all State and County requirements) must be submitted to an approved by Collin County for each lot prior to construction of any OSSF system.

CITY APPROVAL

Recommended for Approval:
Date: _____

Chairman, Planning and Zoning Commission, City of Lorton, Texas
Approved for Construction:
Date: _____

Mayor, City of Lorton, Texas
Accepted:
Date: _____

Mayor, City of Lorton, Texas

The undersigned, the city secretary of the City of Lorton, Texas, hereby certifies that the foregoing final plat of the Amended Final Plat of Eubank Hill Addition Lots 2R, 2R1, 2R2, 2R3 & 2R4, Block A in the City of Lorton, Texas was submitted to the City Council on the _____ day of _____, 2016 and the council, by formal action, they and there authorized the dedication of streets, alleys, parks, easements, public places and water and sewer lines as shown and set forth in and upon said plat and said council further authorizes the mayor to sign the acceptance thereof by signing his or her name as hereinafter indicated.

Witness my hand this _____ day of _____, 2016.

- City Secretary, City of Lorton, Texas
- Notes:
- No portion of the subject property is shown to lie within a Special Flood Hazard Area inundated by 100-year Flood per Map No. 402550042 of the FEMA Flood Insurance Rate Map for Collin County, Texas and Incorporated Areas, dated June 3, 2009 (June 3).
 - The South line of the boundary for this property boundary is the south line of the Amended Final Plat of Eubank Hill Addition Lots 1-3, Block A, as addition to the City of Lorton, Texas, according to the Amended Final Plat of Eubank Hill Addition, as addition to the City of Lorton, Texas, Page 50 of the Plat Records of Collin County, Texas.
 - CM = Controlling Monument.
 - Setting a portion of this addition by notes and bounds is a violation of City Subdivision Code 12.02 and is subject to fines and withholding of address and building permits.
 - The purpose of this amending plat is to divide Lot 2R & Lot 2R1 into 5 separate lots.

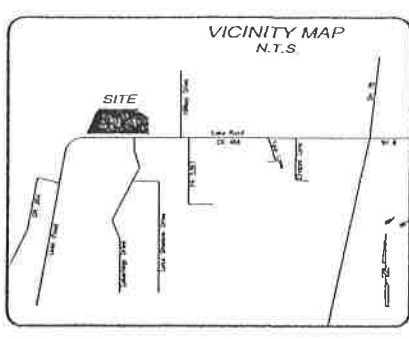
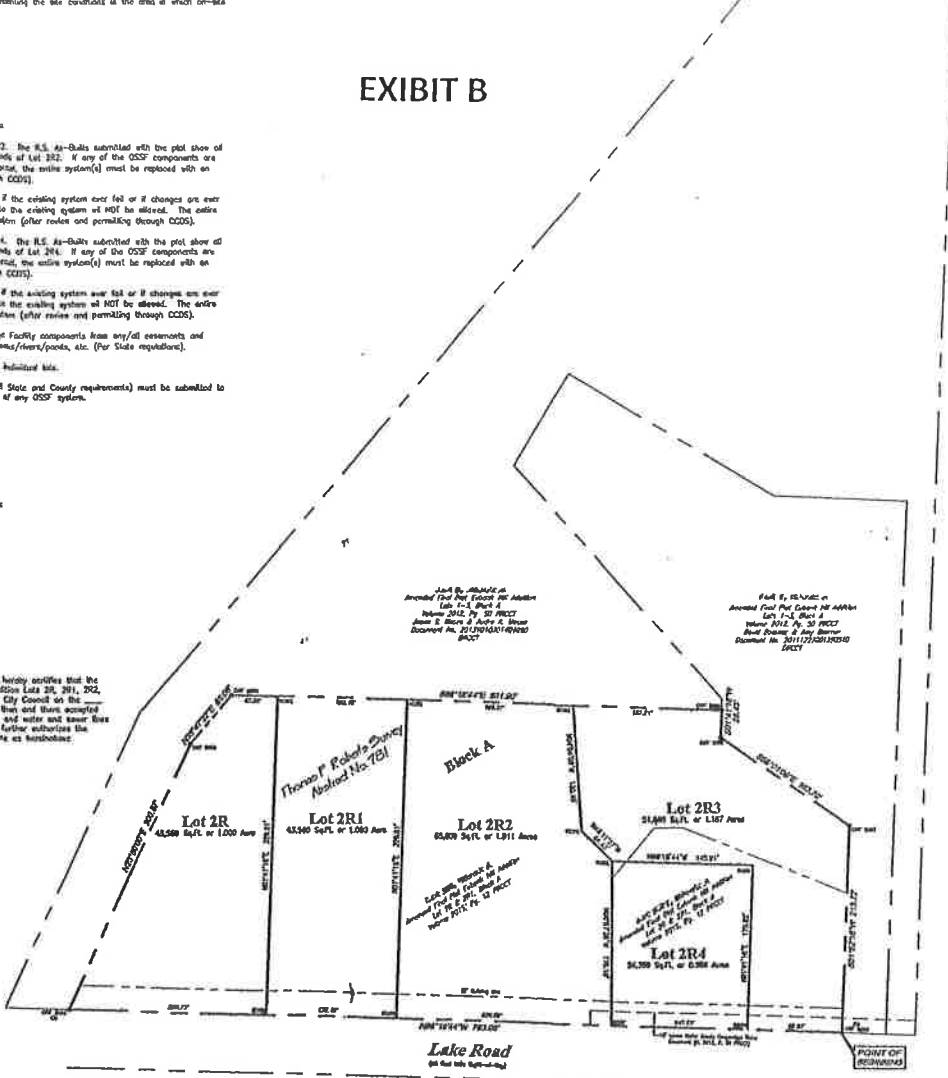


EXHIBIT B



STATE OF TEXAS
COUNTY OF COLLIN

OWNER'S CERTIFICATE

WILLIAM, WILLIAM SERRA, ET AL and JENNIFER SERRA are the owners of a 5.256 acre tract of land situated in the State of Texas, County of Collin, and City of Lorton, being part of the Thomas F. Roberts Survey, Abstract No. 781, being all of Lot 2R, 2R1, 2R2, 2R3 & 2R4, Block A, as addition to the City of Lorton, Texas, according to the Amended Final Plat of Eubank Hill Addition, as addition to the City of Lorton, Texas, Page 50 of the Plat Records of Collin County, Texas and the southeast corner of said Lot 2R.

BEARING of a 1/2 inch iron rod capped "TPLS 5606" found for corner in the existing north right-of-way line of Lake Road (10 feet wide right-of-way) and marking the north westerly southeast corner of Lot 1, Block A of Amended Final Plat of Eubank Hill Addition, as addition to the City of Lorton, Texas, according to the plat thereof recorded in Volume 2012, Page 50 of the Plat Records of Collin County, Texas and the southeast corner of said Lot 2R.

THENCE with said north right-of-way line and the south line of said Lot 2R1 and said Lot 2R, North 05°16'44" West, 281.00 feet to a 1/2 inch iron rod capped "TPLS 5606" found for corner marking a southeast corner of Lot 1, Block A of said Amended Final Plat of Eubank Hill Addition and the southeast corner of said Lot 2R;

THENCE in a northwesterly direction with the common line of said Lot 1 and said Lot 2R as follows:
North 22°50'00" East, 300.57 feet to 1/2 inch iron rod capped "TPLS 5606" found for corner,
North 29°47'32" East, 65.08 feet to 1/2 inch iron rod capped "TPLS 5606" found for corner, and
South 05°16'44" West, 581.80 feet to 1/2 inch iron rod capped "TPLS 5606" found for corner in the west line of said Lot 1 and marking the west-south line of said Lot 2R;

THENCE with the west line of said Lot 1 and the west line of said Lot 2R as follows:
South 01°41'16" West, 28.43 feet to 1/2 inch iron rod capped "TPLS 5606" found for corner, and
South 30°13'16" East, 163.20 feet to 1/2 inch iron rod capped "TPLS 5606" found for corner;

THENCE with the west line of said Lot 1 and the east line of said Lot 2R1, South 01°51'16" West, 213.72 feet to the Point of Beginning and containing 226.863 and more feet or 5.256 acres of land, more or less.

LEGEND

DATE: _____
WILLIAM SERRA ET AL and JENNIFER SERRA
6811 Oatmeadow Drive
Section 16, T50E4E

WILLIAM SERRA
JENNIFER SERRA

RECITATION STATEMENT

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS

That, William Serra, ET AL and Jennifer Serra, do hereby certify this plat, designating the above described property as the Amended Final Plat of Eubank Hill Addition Lots 2R, 2R1, 2R2, 2R3 & 2R4, Block A, an addition to the City of Lorton, Texas and do hereby declare, in fee simple, to the public use forever, the street and alleys therein. The streets and alleys are dedicated for street purposes. The easements and public use areas, as shown, are dedicated, for the public use forever, for the purposes indicated on this plat. No buildings, fences, trees, shrubs or other improvements or gravels shall be constructed or placed upon, over or across the easements as shown, except that landscape improvements may be placed in landscape easements, if approved by the City of Lorton. In addition, utility easements may also be used for the mutual use and accommodation of all public utilities desiring to use the same under the easement limits the use in particular utilities, and use by public utilities being subordinate to the Public's and City of Lorton's use thereof. The City of Lorton and public utility entity shall have the right to remove and keep removed of or parts of any buildings, fences, trees, shrubs or other improvements or gravels which may in any way interfere or interfere with the construction, maintenance, or efficiency of their respective systems in said easements. The City of Lorton and public utility entities shall at all times have full right of ingress and egress to or from their respective easements for the purpose of construction, maintenance, inspecting, repairing, maintaining, reading meters, and tending to or removing of or parts of such respective systems within the easement of any time preventing prohibited from easement. This plat is approved subject to all existing ordinances, rules, regulations, and resolutions of the City of Lorton, Texas.

WITNESS MY HAND, this _____ day of _____, 2016.

William Serra ET AL
Jennifer Serra

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared WILLIAM SERRA ET AL, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

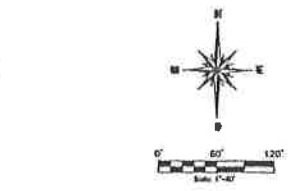
GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for
the State of Texas

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Jennifer Serra, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he or she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this _____ day of _____, 2016.

Notary Public in and for
the State of Texas



**Amended Final Plat
Eubank Hill Addition
Lots 2R, 2R1, 2R2,
2R3 & 2R4, Block A
Thomas F. Roberts Survey, Abstract No. 781
5 Lots - 5.256 Acres
City of Lorton, Collin County, Texas
January 2016**

Roome Land Surveying, Inc.
3000 Avenue G, Suite 80
Ft. Worth, Texas 76107
Phone: (817) 411-1111 Fax: (817) 411-1111
www.roome.com

EXHIBIT "C"
CITY OF LAVON, TEXAS
MUNICIPAL SERVICE PLAN

Section 1

In accordance with the time frames of Section 43.056 of the TEXAS LOCAL GOVERNMENT CODE, the City of Lavon (the "City") will provide the following services to the territory or property so annexed within two and one-half years unless certain services cannot be reasonably provided within that time and the City proposes a schedule to provide services within four and one-half years:

A. Police protection

- 1) Including but not limited to patrolling, radio responses to calls and other routing police services, using present personnel and equipment, in accordance with the City of Lavon ordinances and state and federal law will be provided on the effective date of annexation;
- 2) Traffic signals, traffic signs, street markings, and other traffic control devices will be installed as the need therefore is established by appropriate study and traffic standards.

B. Volunteer fire department services in accordance with City of Lavon ordinances and state and federal law;

C. Ambulance Services

- 1) Upon the effective date of annexation, the area will become part of the Southeast Collin County EMS/Ambulance Coalition and ambulance service will be provided by the same provider that the City uses.

D. Solid Waste

- 1) The same regular refuse collection service now provided within one month after the effective date of annexation.

E. Streets

- 1) Emergency maintenance of streets (repair of hazardous chuck holes, measurer necessary for traffic flow, etc.) will begin of the effective date of acceptance of the streets within the new subdivision.
- 2) Routine maintenance on the same basis as in the present city will begin in the annexed area on the effective date of annexation.
- 3) Reconstruction and resurfacing of streets repair of storm drainage facilities, repair of curbs, and gutters and other such major improvements, as the need therefore is determined by the governing body, will be accomplished under the policy of the City.

F. Inspection Service

- 1) Any inspection service now provided by the City (building, electrical, plumbing, gas, housing, et.) will begin in the annexed area on the effective date of annexation.

G. Planning and Zoning

- 1) The planning and Zoning jurisdiction of the City will extend to the annexed area on the effective date of annexation. City planning will thereafter encompass the annexed area.

H. Water

- 1) The City recommends the use of Lavon Water Supply Corporation for water supply.

I. Sewer

- 1) At a time when the City offers sewer service, properties in the annexed area will be connected to sewer lines in accordance with the proposed schedule or connection.

J. Publicly Owned Facilities

- 1) Upon the effective date of annexation, any publicly owned facility, building or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Lavon.

- K. All other applicable municipal services will be provided to the area in accordance with the City of Lavon' established policies governing extension of municipal services to newly annexed areas.

Section 2

Nothing in this plan shall require the City of Lavon to provide a uniform level of full municipal services to each area of the City, including the annexed area, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

Section 3

This service plan shall be valid for a term of ten (10) years. Renewal of the service plan shall be at the discretion of the City Council.

Section 4

This service plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this service plan unworkable or obsolete. The City Council may amend the service plan to conform to the changed condition or subsequent occurrences pursuant to TEXAS LOCAL GOVERNMENT CODE, Section 43.056.

Section 5

Extension and provision of City services to the annexed area, and the construction, inspection and maintenance of all improvements necessary to provide such services shall be in accordance with standards contained in the City's subdivision regulations or engineering standards, or other standard specification, as may be amended, except as expressly provided herein to the contrary.

Section 6

Any improvements which may be placed, constructed or installed on any portion of a development shall conform to the minimum specifications as called for in the Building Code, the Fire Code, applicable engineering standards, and other City regulations, as to size, quality of materials, height, and strength of improvements. For the purpose of the foregoing, the following shall be considered improvements: water lines, fire hydrants, and sanitary sewer systems, or any similar improvement designed to ensure the health and safety of the public, residents, employees, or customers. In the event private drives or streets are constructed for the development of the property, they shall conform to the Fire Code, and applicable engineering standards for their construction, to assure that Fire Department vehicles may safely use them. Developers or landowners shall not permit occupancy permits for any buildings or portions thereof until such private improvements are fully completed to serve the developed area, including compliance with City regulations.

Section 7

Extension and provision of City services to the annexed area, and the construction, inspection and maintenance of all improvements necessary to provide such services shall be in accordance with standards contained in the City's subdivision regulations or engineering manuals, or other standards specifications, as may be amended, except as expressly provided herein to the contrary.

Section 8

In accordance with state law and the City's land development and subdivision ordinances and regulations, any division of the annexed area into two or more tracts or parcels for the purposes of sale will require the filing of a subdivision plat. Developers and landowners shall complete those portions of the public improvements to the portion of the annexed property for which plat approval may be sought.