

**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2020-07-03**

Extension of Local Option – Sale of Beer and Wine for Off-Premise Consumption  
Lake Breeze

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, AUTHORIZING THE SALE OF BEER AND WINE FOR OFF-PREMISE CONSUMPTION PURSUANT TO THE AUTHORITY OF TEXAS ALCOHOLIC BEVERAGE CODE, SECTION 251.725 TO COMMERCIALY-ZONED PROPERTY IN THE LAKE BREEZE ADDITION; PROVIDING FOR A SEVERABILITY CLAUSE; PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the residents of the City of Lavon, Texas voted in favor of the legal sale of beer and wine for off-premise consumption on November 2, 2010; and

**WHEREAS**, the City of Lavon annexed the property shown on Exhibit “A” on September 3, 2019; and

**WHEREAS**, the property shown on Exhibit “A” is less than one percent (1%) of the total area covered by the city of Lavon, and

**WHEREAS**, all of the land proposed for the extension of the local option in the annexed area is zoned for commercial use only; and

**WHEREAS**, the land proposed for the extension of the local option in the annexed area is not adjacent to residential, church or school property; and

**WHEREAS**, all conditions described in the Texas Alcoholic Beverage Code, Section 251.725 have been met.

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

**SECTION 1. Findings.**

The above findings are hereby found to be true and correct and are incorporated herein in their entirety.

**SECTION 2. Authorization.**

The property shown on Exhibit “A” attached hereto and incorporated herein is hereby legally authorized for the sale of beer and wine for off-premise consumption. No townhome or multi-family developments shall be developed directly adjacent to property that is developed for the sale of beer and wine for off-premise consumption.

**SECTION 3. Severability Clause.**

It is hereby declared to be the intention of the City Council that the phrases, clauses, sentences, paragraphs and sections of this ordinance are severable, and if any phrase, clause, sentence, paragraph or section of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance, since the same would have been enacted by the City Council without the incorporation of this ordinance of any such unconstitutional phrase, clause, sentence, paragraph or section.

**SECTION 4. Cumulative/Repealer Clause.**

This ordinance shall be cumulative of all provisions of State or Federal law and other ordinances of the City of Lavon, Texas, whether codified or uncodified, 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 to the extent of such conflict.

**SECTION 6. Savings Clause.**

Should any word, phrase, sentence or section contained herein be found to be invalid, such validity shall not affect any other portion of this ordinance.

**SECTION 7. Effective Date.**

This ordinance shall be in full force and effect from and after its passage and publication as required by law and it is so ordained.

**DULY PASSED AND APPROVED** by the City Council of the City of Lavon, Texas, this 7<sup>th</sup> day of July 2020.



Vicki Sanson  
Mayor

**ATTEST:**



Kim Dobbs  
City Administrator/City Secretary



**CITY OF LAVON, TEXAS**  
**ORDINANCE NO. 2020-07-03**

**EXHIBIT A**

Lake Breeze Addition – 2 acres

EXHIBIT

COUNTY ROAD 486

2.000 ACRES  
87,120 SQUARE FEET

STATE HIGHWAY 78  
(ORIGINAL SURVEY 1901-02-1907)

MATCH LINE A

MATCH LINE A

STATE HIGHWAY 78  
(ORIGINAL SURVEY 1901-02-1907)



NOTES

1. BEARS OF BEARINGS IN THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD83, NORTH CENTRAL ZONE (4902) ARE DERIVED FROM GPS OBSERVATIONS.
2. THE PURPOSE OF THIS EXHIBIT IS TO SHOW THE PROPOSED 2-ACRE TRACT IN RELATION TO THE PARENT TRACT. THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.



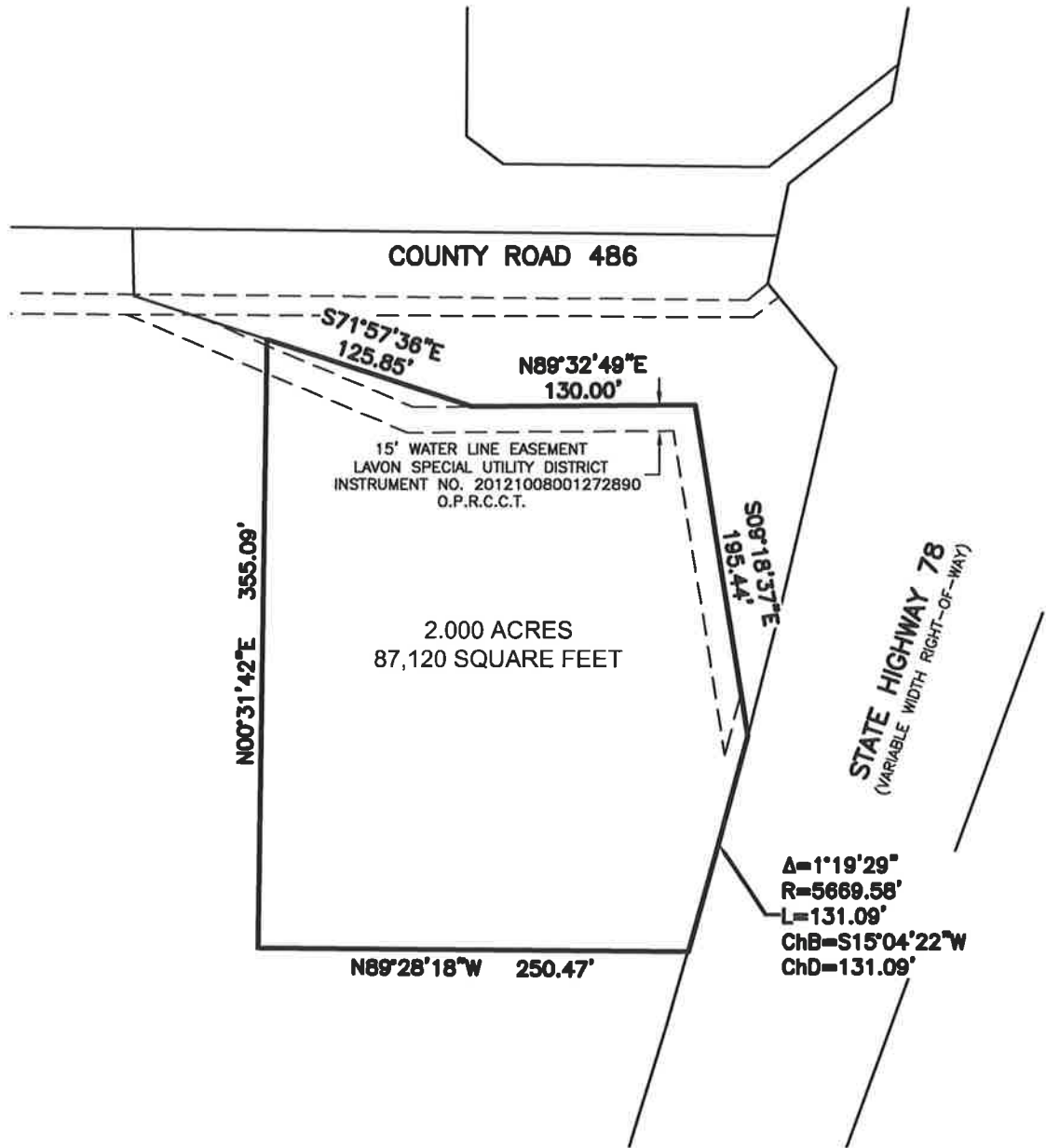
**AXIS**  
SURVEYING

P.O. BOX 575 | WAXAHACHIE, TEXAS 75165  
214 803 8200 | TOLL-FREE FIRM NO. 10194587  
INFO@AXIS-SURVEYING.COM

PROJECT NO. - 190061-2 ACRE TRACT

Copyright © 2020 - Axis Surveying, LLC - All Rights Reserved

DATE: 200626



0 50 100  
SCALE: 1"=100'

NOTES

1. THE PURPOSE OF THIS ISHIBIT IS TO SHOW THE DIMENSIONS OF THE PROPOSED 2-ACRE TRACT. THIS IS NOT A BOUNDARY SURVEY AND SHOULD NOT BE RELIED UPON AS SUCH.
2. THIS XHIBIT MAY NOT REFLECT ALL EASEMENTS AFFECTING THE PROPOSED 2-ACRE TRACT.



**AXIS**  
SURVEYING

P.O. BOX 575 | WAXAHACHIE, TEXAS 75168  
214.903.8200 | TBPELS FIRM NO. 10194367  
INFO@AXIS-SURVEY.COM

**PRELIMINARY**

This document shall not be recorded for any purpose and shall not be used or viewed or relied upon as a final survey document

2.000 ACRE BOUNDARY EXHIBIT  
S.M. RANIER SURVEY, ABSTRACT NO. 740  
CITY OF LAVON, COLLIN COUNTY, TEXAS

PROJECT NO. 200053  
2.000 ACRES  
JULY 6, 2020



**BEING** A TRACT OF LAND LOCATED IN THE S.M. RANIER SURVEY, ABSTRACT NO. 740, COLLIN COUNTY, TEXAS AND BEING PART OF A TRACT OF LAND DESCRIBED IN DEED TO LAVON 678 DEVELOPMENT, LLC, RECORDED IN INSTRUMENT NO. 20190522000575640, OFFICIAL PUBLIC RECORDS, COLLIN COUNTY, TEXAS (O.P.R.C.C.T.) AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

**BEGINNING** AT A TXDOT ALUMINUM DISK FOUND AT THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 486 WITH THE WESTERLY RIGHT-OF-WAY LINE OF STATE HIGHWAY 78, SAID POINT BEING THE NORTHEAST CORNER OF SAID LAVON 678 DEVELOPMENT TRACT AND THIS TRACT;

**THENCE** SOUTH 09°18'37" EAST, ALONG SAID WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 195.44 FEET TO A TXDOT ALUMINUM DISK FOUND FOR CORNER AT THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 01°19'29", A RADIUS OF 5,669.58 FEET AND A CHORD BEARING AND DISTANCE OF SOUTH 15°04'22" WEST, 131.09 FEET;

**THENCE** SOUTHERLY, CONTINUING ALONG SAID WESTERLY RIGHT-OF-WAY AND ALONG SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 131.09 FEET TO THE SOUTHEAST CORNER OF THIS TRACT;

**THENCE** NORTH 89°28'18" WEST, LEAVING SAID WESTERLY RIGHT-OF-WAY, A DISTANCE OF 250.47 FEET TO THE SOUTHWEST CORNER OF THIS TRACT;

**THENCE** NORTH 00°31'42" EAST, A DISTANCE OF 355.09 FEET TO POINT FOR CORNER IN SAID SOUTH RIGHT-OF-WAY LINE OF COUNTY ROAD 486;

**THENCE** SOUTH 71°57'36" EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 125.85 FEET TO A POINT FOR CORNER;

**THENCE** NORTH 89°32'49" EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, A DISTANCE OF 130.00 FEET TO THE **POINT OF BEGINNING** AND CONTAINING 87,120 SQUARE FEET OR 2.000 ACRES OF LAND, MORE OR LESS.

BASIS OF BEARINGS IS THE TEXAS STATE PLANE COORDINATE SYSTEM, NAD 83, NORTH CENTRAL ZONE (4202) AS DERIVED FROM GPS OBSERVATIONS. ALL AREAS AND DISTANCES ARE SURFACE MEASUREMENTS.

A handwritten signature in black ink, appearing to read 'Shropshire', written over a horizontal line.

SEAN SHROPSHIRE  
REGISTERED PROFESSIONAL LAND SURVEYOR NO. 5674  
TBPELS FIRM REGISTRATION NO. 10194367  
JULY 6, 2020

