

CITY OF LAVON
ORDINANCE NO. 2025-03-01

ETJ Disannexation – 1.00 acres in Caddo Creek Estates.

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF LAVON, TEXAS, DISANNEXING THE HEREINAFTER DESCRIBED TERRITORY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF LAVON, COLLIN COUNTY, TEXAS, AND ADJUSTING THE BOUNDARY LIMITS OF SAID EXTRATERRITORIAL JURISDICTION SO AS TO EXCLUDE THE DESCRIBED PROPERTY FROM WITHIN THE EXTRATERRITORIAL JURISDICTION; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 7, 2025, the owners of the hereinafter defined Property, submitted a Petition requesting to be released from the City of Lavon extraterritorial jurisdiction (the “**ETJ**”), such Property described herein in **Exhibit “A”** and depicted in **Exhibit “B”**, each attached hereto and incorporated herein for all purposes (the “**Property**”); and

WHEREAS, in accordance with the provisions of Texas SB 2038, effective September 1, 2023, the City Secretary verified the Petition on February 24, 2025, and notified the landowners of the results of the Petition; and

WHEREAS, the City Council accepts the City Secretary’s verification of the Petition, finds, and determines that disannexation of the Property from Lavon’s ETJ is in the best interests of the citizens of Lavon.

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

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Disannexation from ETJ. The Property is hereby disannexed from the ETJ of Lavon, and the boundary limits of the ETJ of Lavon are hereby adjusted to exclude the Property from within the ETJ of Lavon.

SECTION 3. Official Map. The official map and boundaries of Lavon, previously adopted, are amended to exclude the Property from the ETJ of Lavon. The City Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of Lavon to remove the disannexed Property as required by applicable law.

SECTION 4. Severability Clause. It is hereby declared by the City Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this Ordinance.

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

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

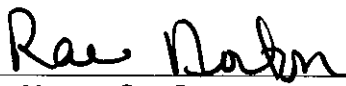
SECTION 7. Filing Instructions. The City Secretary is hereby directed to file a certified copy of this Ordinance with the County Clerk of Collin County, Texas, and with other appropriate officials and agencies as required by state and federal law.

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

DULY PASSED AND APPROVED by the City Council of the City of Lavon, Texas, this 4th day of March 2025.


Vicki Sanson, Mayor

ATTEST:


Rae Norton, City Secretary

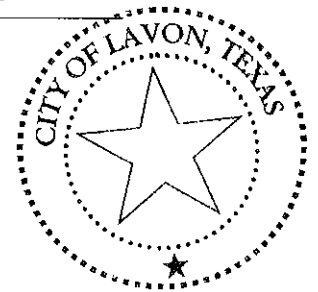


EXHIBIT A

Legal Description of the Property

Property Description

LOT 13, BLOCK 1, CADDO CREEK ESTATES, AN ADDITION TO COLLIN COUNTY TEXAS, ACCORDING TO THE MAP OR PLAT THERE OF RECORDED IN VOLUME Q, PAGE 137, OF THE MAP RECORDS OF COLLIN COUNTY, TEXAS

Property Information

Property ID: 2566986

Legal Acreage: 1.00

GEO ID: R-8658-001-0130-1

Legal Description: CADDO CREEK ESTATES, BLK 1, LOT 13

Tract or Lot: 13

Abstract Subdivision Code: S8658

Block: 1

Neighborhood Code: 8658

School District: SWY

Property Location

Situs Number: 11677

Situs Street Prefix:

Situs Street Name: CADDO CREEK

Situs Street Suffix: DR

Situs City: LAVON

Situs Zip: 75166

Owner Information

Owner Name: DOWDLE FAMILY LIVING TRUST THE

Mailing Address: 11677 CADDO CREEK DR

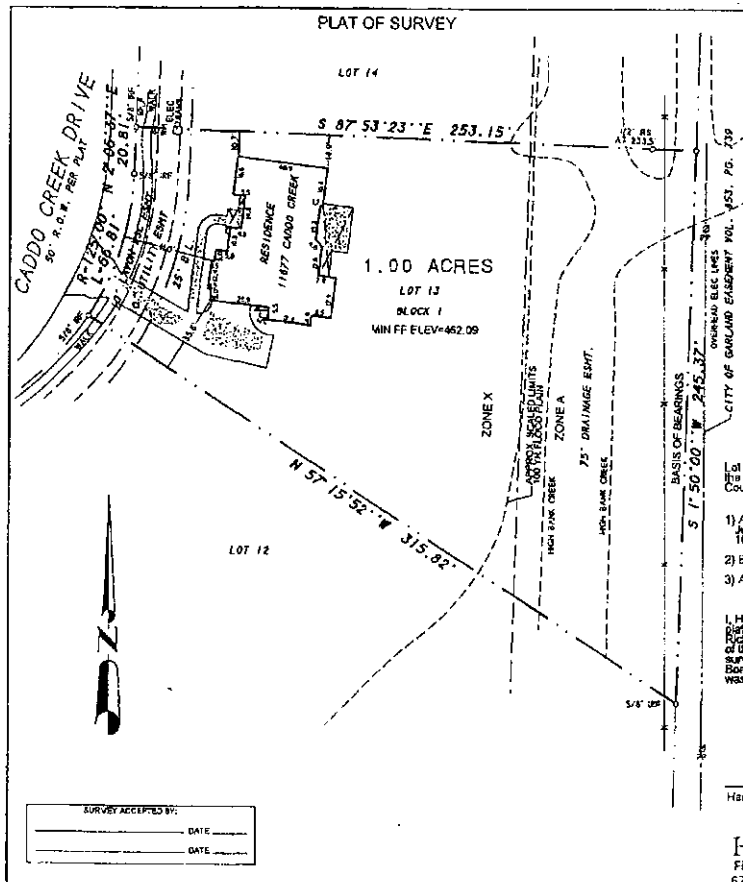
Mailing Address City: LAVON

Mailing Address State: TX

Mailing Address Zip: 75166-1854

EXHIBIT B

Depiction of the Property



DESCRIPTION
 Lot 13, Block 1, CADDO CREEK ESTATES, an Addition to Collin County, Texas, according to the Map or Plat thereof recorded in Volume Q, Page 137, of the Map Records of COLLIN County, Texas.

- NOTES**
- 1) According to F.E.M.A. Flood Insurance Rate Map, Community Panel No. 4808SC0555 J dated June 2, 2006, this property lies in Zones AE & X. Part of this property does appear to lie within 100-year flood plain.
 - 2) BEARING SOURCE: RECORDED PLAT.
 - 3) ALL 1/2" IRS ARE CAPPED WITH YELLOW PLASTIC CAPS "RPLS 5034."

SURVEYOR'S CERTIFICATE
 I, Harold D. Fetty, III, Registered Professional Land Surveyor No. 5034, do hereby certify that the plat of the property surveyed for CAPITAL TITLE COMPANY, NORTHSTAR BANK OF TEXAS, Richelle Doreis at 11877 CADDO CREEK DRIVE, COLLIN COUNTY, TEXAS, is the result of a careful survey of the best evidence available to me and my opinion is based on the facts as found at the time of survey meets the requirements of the Minimum Standards of Practice as approved and published by the Board of Professional Land Surveyors, effective September 1, 1982 and subsequent revisions, as was surveyed under my supervision on the ground this 17th day of AUGUST, 2016.

[Signature]
 Harold D. Fetty III, R.P.L.S. No. 5034



DATE	8/17/16
SCALE	1" = 40'
CUSTOMER	TRACY

H.D. Fetty Land Surveyor, LLC
 Firm Registration no. 101609-00
 6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE tracy@

[Signature]
 Richelle Doreis 9/12/16