

CITY OF LAVON
ORDINANCE NO. 2025-03-02

ETJ Disannexation – 2.06 acres – Meadow 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 14, 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.

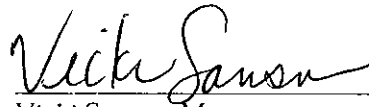
SECTION 5. Cumulative Clause. This Ordinance shall be cumulative of all provisions of ordinances of Lavon except where the provisions of this Ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

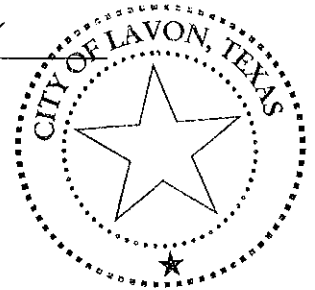
SECTION 6. Public Meeting. It is hereby officially found and determined that the meeting at which this Ordinance was passed was open to the public as required by law.

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:

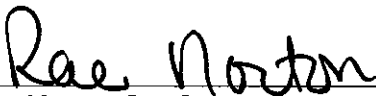

Rae Norton, City Secretary

EXHIBIT A

Legal Description of the Property

Collin CAD Property Search

Property Details

Account

Property ID: 1961406 **Geographic ID:** R-2410-00B-0260-1

Type: R

Property Use: **Condo:**

Location

Situs Address: 11472 COUNTY ROAD 483 LAVON, TX 75166

Map ID: 137.B

Legal Description: MEADOW CREEK ESTATES (GCN), BLK B, LOT 26

Abstract/Subdivision: S2410

Neighborhood: (S2410) MEADOW CREEK EST

Owner

Owner ID: 591220

Name: ARION LISA B & JOSEPH

Agent:

Mailing Address: 11472 COUNTY ROAD 483
LAVON, TX 75166-1681

% Ownership: 100.0%

Exemptions: HS -
For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value:	N/A (+)
Improvement Non-Homesite Value:	N/A (+)
Land Homesite Value:	N/A (+)
Land Non-Homesite Value:	N/A (+)
Agricultural Market Valuation:	N/A (+)

Collin CAD Property Search

Property Details

Account

Property ID: 1961407 **Geographic ID:** R-2410-00B-0270-1

Type: R

Property Use: **Condo:**

Location

Situs Address: COUNTY ROAD 483 LAVON, TX 75166

Map ID: 137.B

Legal Description: MEADOW CREEK ESTATES (GCN), BLK B, LOT 27

Abstract/Subdivision: S2410

Neighborhood: (S2410) MEADOW CREEK EST

Owner

Owner ID: 591220

Name: ARION LISA B & JOSEPH

Agent:

Mailing Address: 11472 COUNTY ROAD 483
LAVON, TX 75166-1681

% Ownership: 100.0%

Exemptions: For privacy reasons not all exemptions are shown online.

Property Values

Improvement Homesite Value: N/A (+)

Improvement Non-Homesite Value: N/A (+)

Land Homesite Value: N/A (+)

Land Non-Homesite Value: N/A (+)

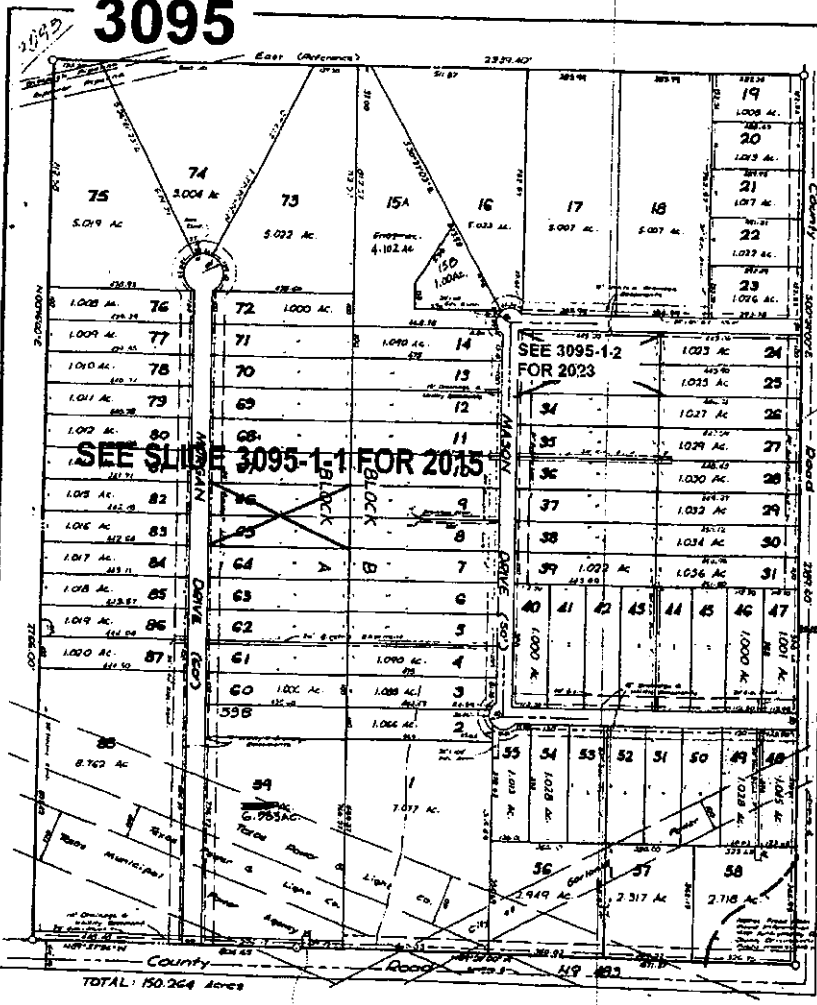
Agricultural Market Valuation: N/A (+)

Market Value:

EXHIBIT B

Depiction of the Property

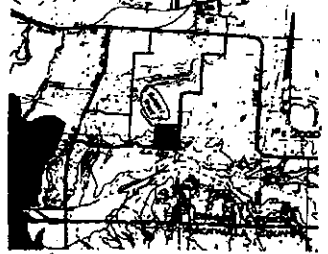
3095



SEE SLIDE 3095-1-1 FOR 2015

SEE 3095-1-2 FOR 2023

9 MAY 16 PM 2:38
COLLINGSWOOD TEXAS



Scale 1" = 300'

- 1. SEE LEGEND FOR ALL UNDEVELOPED AREAS OF PLAT.
- 2. ALL LOTS ARE TO BE CONVEYED AS ONE UNIT.
- 3. ALL LOTS ARE TO BE CONVEYED AS ONE UNIT.

STATEMENTS

1. This plat is subject to all existing laws, rules, and regulations of the State of Texas and all other laws, rules, and regulations of the State of Texas that may apply to the same.

2. This plat is subject to all existing laws, rules, and regulations of the State of Texas and all other laws, rules, and regulations of the State of Texas that may apply to the same.

3. This plat is subject to all existing laws, rules, and regulations of the State of Texas and all other laws, rules, and regulations of the State of Texas that may apply to the same.

4. This plat is subject to all existing laws, rules, and regulations of the State of Texas and all other laws, rules, and regulations of the State of Texas that may apply to the same.

5. This plat is subject to all existing laws, rules, and regulations of the State of Texas and all other laws, rules, and regulations of the State of Texas that may apply to the same.



Carol Brannon
 Carol Brannon
 3111 Eastman Street, Suite 100
 Dallas, Texas 75246

April 11, 1998

W. J. Roberts

S2410

FINAL PLAT

Meadow Creek Estates

Collin County, Texas

February 6, 1998

REP. ACCT. NO. 2410
 FROM 0001-0010-0001-0735-EP
 TAX YEAR 82

WANNON & ASSOC., INC.
 Surveyors
 24 South Broadway
 Dallas, TX
 75201, Texas 75201
 314-805-8888