

PETITION REQUESTING ANNEXATION BY AREA LANDOWNER(S)

TO THE MAYOR OF THE GOVERNING BODY OF THE CITY OF LAVON, TEXAS:

Pursuant to Texas Local Government Code, Section 43.0671, the undersigned owner(s) of the hereinafter described tract of land, petition your honorable Body to extend the present city limits so as to include as part of the City of Lavon, Texas, the following described territory, to wit:

Attachment A

Insert or attach a legal description of the property, including the metes and bounds

I/We certify that the above-described tract of land is contiguous and adjacent to the City of Lavon, Texas, is not more than one-half mile in width [only limited by Local Government Code Section 43.028], and that this petition is signed and duly acknowledged by each and every person having an interest in said land.

By: _____

Printed: Chris Hill / Collin County Judge

THE STATE OF TEXAS

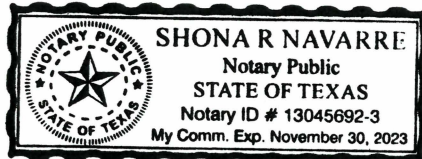
COUNTY OF _____

COLLIN

BEFORE ME, the undersigned authority, on this day personally appeared CHRIS HILL known to me to be the persons whose names are subscribed to the foregoing instrument and each acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office, this 23RD day of JUNE, 2021.

Shona
Notary Public in and for
COLLIN County, Texas.



ST TEXAS RURAL H.
100' R.O.W. PER V.

FARMERSVILLE BANKSHARE
VOL. 4317. PG. 2685
R.P.R.C.C.T.

LAVON HOLDINGS II, L.P.
VOL. 5633. PG. 2070

RESIDUE C
BENNIE WHI

W.C. DAUGH
VOL. 209

LAVON HOL
VOL. 533

15' SANIT
DOC#21

2.39 ACRES
103,914 S.F.

N 89° 12' 59" E 280.06'

N 41° 45' 01" E 227.72'

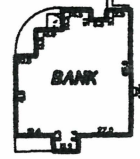
S 0° 46' 10" E
143.78'

S 89° 32' 33" W 248.45'

FIRST BANK, FARMERSVILLE
V. 5117. P. 2000

1.38 ACRES

FIRST BANK, FARMERSVILLE
VOL. 4522. PG. 1395
L.R.C.C.T.



POINT OF BEGINNING

S 0° 42' 07" E 288.14'

15' UTILITY ESMT

UTIL. ESMT.

20' UTILITY ESMT.

MUTUAL ACCESS ESMT. AGREEMENT
DOC#20070806001091350

ESMT
612

TXDOT DISK
MON FND

TXDOT DISK
MON FND

TXDOT DISK
MON FND

HWY.
MON
FND

92.19'

W.H. MOORE SURVEY, A-638

W.A.S. BOHANNON SURVEY, A-12

STATE HIGHWAY 78
120' R.O.W. PER VOL. 530. PG. 37

STATE OF TEXAS
VOL. 530. PG. 39
VOL. 631. PG. 157

S.H. 205

DESCRIPTION

All that certain lot, tract or parcel of land situated in the W.H. MOORE SURVEY, ABSTRACT NO. 638 Town of Lavon, Collin County, Texas, and being a part of a 2.443 acres tract as described in a Warranty deed from First Bank, Farmersville to Lavon Holdings II, LP, as recorded in Document No. 20070803001077940 of the Official Public Records of Collin County, Texas, and also described in a Substitute Trustee's deed as recorded in Document no. 20091202001451140 of the Official Public Records of Collin County, Texas, and being more particularly described as follows:

BEGINNING at a TXDOT brass disk monument found for corner in the north right-of-way line of State Highway 78, said point being N. 00 deg. 42 min. 07 sec. W., 14.33 feet from the south most southeast corner of said 2.443 acres tract of land;

THENCE along the North right-of-way line of State Highway 78, as follows:

Along a curve to the left having a central angle of 01 deg. 01 min. 52 sec., a radius of 5122.07 feet, a tangent of 46.10 feet, a chord of S. 84 deg. 09 min. 15 sec. W., 92.19 feet, and an arc distance of 92.19 feet to a TXDOT brass disk monument found for corner;

S. 84 deg. 08 min. 59 sec. W. a distance of 93.42 feet to a TXDOT brass disk monument found for corner;

THENCE N. 00 deg. 49 min. 50 sec. W. a distance of 279.09 feet to a 1/2" iron rod found for corner;

THENCE N. 41 deg. 45 min. 01 sec. E. a distance of 227.72 feet to a 1/2" iron rod found for corner;

THENCE N. 89 deg. 12 min. 59 sec. E. a distance of 280.06 feet to a 1/2" iron rod found for corner at the northeast corner of said 2.443 acres tract;

THENCE S. 00 deg. 46 min. 10 sec. E. along the east line of said 2.443 acres tract, a distance of 143.78 feet to a 1/2" iron rod found for corner at the east most southeast corner of same;

THENCE S. 89 deg. 32 min. 33 sec. W. along the south line of said 2.443 acres tract, a distance of 248.45 feet to a 1/2" iron rod found for corner at the inner "L" corner of same;

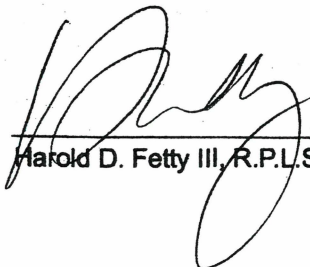
THENCE S. 00 deg. 42 min. 07 sec. E. along an east line of said 2.443 acres tract, a distance of 288.14 feet to the POINT OF BEGINNING and containing 103,914 square feet or 2.39 acres of land.

NOTES

- 1) According to F.E.M.A. Flood Insurance Rate Map. Community Panel No. 48085C0440 J dated June 2, 2009, this property lies in Zone X. This property does not appear to lie within a 100-year flood plain.
- 2) BEARING SOURCE: LAVON SONIC ADDITION VOL. Q, PG. 500, P.R.C.C.T.
- 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 above plat of the property surveyed for LAWYERS TITLE COMPANY, AMERICAN NATIONAL BANK OF TEXAS and KAI HANDT at SH 78, LAVON, COLLIN County, Texas, is the result of a careful collection of the best evidence available to me and my opinion is based on the facts as found at the time of survey. This survey meets the requirements of the Minimum Standards of Practice as approved and published by the Texas Board of Professional Land Surveying, effective September 1, 1992 and subsequent revisions, and the same was surveyed under my supervision on the ground this the 16th day of November, 2011.


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



TELEVISION CABLE RISER	GAS METER	PHONE RISER	FIRE HYDRANT	POWER POLE
ELECTRIC METER	ELEC BOX	WATER METER	LP LIGHT POLE	
FENCE	EASEMENT LINE		A/C AIR COND. UNIT	PROPANE TANK

SURVEY DATE	NOVEMBER 16, 2011		
SCALE	1" = 100'	FILE #	20010663-K
CLIENT	HANDT	GF #	1913500625

H.D. Fetty Land Surveyor, LLC

6770 FM 1565 ROYSE CITY, TX 75189 972-635-2255 PHONE 972-635-9979 FAX