

RESOLUTION NO. _____

A RESOLUTION OF THE CITY OF DENTON, TEXAS, AMENDING PRIOR RESOLUTION CONSENTING TO THE CREATION OF “HUNTER RANCH IMPROVEMENT DISTRICT NO. 1 OF DENTON COUNTY, TEXAS” AND THE INCLUSION OF LAND THEREIN; PROVIDING ADDITIONAL CONSENT TO THE INCLUSION OF LAND THEREIN; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, pursuant to Section 59, Article XVI, Texas Constitution, Hunter Ranch Improvement District No. 1 of Denton County, Texas (the “District”) has been created during the 86th Regular Session of the Texas Legislature through the passage of HB 4683 and codified under Chapter 3980, Special District Local Laws Code (the “District Act”), to include land within the City of Denton, Texas (the “City”), as a special district for the benefit of the public, including the acquisition, construction, improvement, financing, operation, and maintenance of water, wastewater, drainage, road, landscaping, park and recreational facilities; and

WHEREAS, in satisfaction of the requirements of Section 3980.0109(a)(1) of the District Act, the City adopted Resolution No. 20-765, dated April 7, 2020 (the “2020 Resolution”), consenting to the creation of the District and to the inclusion of the land described therein; and

WHEREAS, the City adopted Resolution No. 24-989, dated May 7, 2024 , amending the 2020 Resolution (the “2024 Resolution”) (collectively with the 2020 Resolution, the “Consent Resolution”); and

WHEREAS, Section 3980.0701 of the District Act and the Consent Resolution authorize the District to divide into up to four (4) subdistricts (“Subdistrict(s)”), and, pursuant to Section 3980.0702 of the District Act, any Subdistrict(s) created by division shall be governed by the District Act; and

WHEREAS, Section 3980.0304 of the District Act and the Consent Resolution requires that the City consent to the addition of land into, and the exclusion of land from, the District or any Subdistricts; and

WHEREAS, on July 22, 2025, the Board of the District adopted an Order Dividing District creating three Subdistricts: Hunter Ranch Improvement District No. 2 of Denton County, Texas, Hunter Ranch Improvement District No. 3 of Denton County, Texas, and Hunter Ranch Improvement District No. 4 of Denton County, Texas; and

WHEREAS, from time to time it may be desirable for land located within the District or any Subdistrict to be excluded from the District or any Subdistrict and annexed into the District or any other Subdistrict; and

WHEREAS, the District is seeking consent from the City for the inclusion of additional land described on **Exhibit A** and **Exhibit B** herein into the District or any of the Subdistricts; and

WHEREAS, the City Council finds that allowing such boundary adjustments and the inclusion of the additional land within the District or any Subdistrict promotes efficient development and administration of District services and does not expand the geographic area approved by the City; and

WHEREAS, the City now desires to further amend the Consent Resolution as provided herein.

NOW, THEREFORE, THE COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The facts and recitations contained in the preamble of this resolution are true and correct.

SECTION 2. Section 4(d) of the Consent Resolution is hereby amended and restated to provide as follows:

- (d) Boundary Changes
 - (i) Land shall not be added to or excluded from the District without the written consent of the City Council as provided by the District Act.
 - (ii) Notwithstanding the foregoing, the City hereby consents, without the necessity of further action by City Council, to the future exclusion of land from, and annexation of land into, the District or any district created by the division of the District ("Subdistrict") pursuant to the District Act; provided however, that (1) the City has previously consented to the inclusion of such land in the District or a Subdistrict; (2) with respect to land annexations, such land is annexed only into the District or a Subdistrict; and (3) with respect to land exclusions, such land is thereafter annexed into the District or a Subdistrict.

SECTION 3. The City Council hereby grants its written consent, as provided by Section 4(d)(i) of the Consent Resolution (as amended) and Section 3980.0109(a)(1) of the District Act, to the following, and the City Manager of the City is hereby authorized to execute any documents necessary to effectuate this Resolution:

- (a) the addition of the land described in **Exhibit A** attached hereto, which is located in the City, into the District or any Subdistrict, subject to an approved City ordinance authorizing the execution of an applicable amendment to the Hunter Ranch Operating Agreement subjecting such land to the terms and conditions of the Hunter Ranch Operating Agreement. City Ordinance 25-2101 previously approved an amendment to the Hunter Ranch Project Agreement, and City Ordinance MPC25-0001a approved applicable amendment to the Hunter Ranch Master Planned Community zoning district, in each case subjecting the land described on **Exhibit A** to their respective terms and conditions; and

(b) the addition of the land described in **Exhibit B** attached hereto, which is located in the City, into the District or any Subdistrict, subject to, and effective only upon, the approval of City ordinances authorizing the execution of applicable amendments to the Hunter Ranch Operating Agreement, the Hunter Ranch Project Agreement, and the Hunter Ranch Master Planned Community zoning district, in each case, subjecting the land described in **Exhibit B** to their respective terms and conditions.

SECTION 4. If any section, subsection, clause, phrase or portion of this resolution is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portion thereof.

SECTION 5. This resolution shall be in full force and effect from and after its passage.

The motion to approve this resolution was made by _____ and seconded by _____. The resolution was passed and approved by the following vote [____ - ____]:

	Aye	Nay	Abstain	Absent
Mayor Chris Watts:	_____	_____	_____	_____
Jordan E. Villarreal, District 1:	_____	_____	_____	_____
Nick Stevens, District 2:	_____	_____	_____	_____
Suzi Rumohr, District 3	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
George Ferrie, At-Large Place 5	_____	_____	_____	_____
Jill Jester, At-Large Place 6	_____	_____	_____	_____

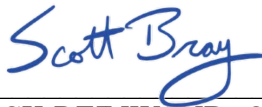
PASSED AND APPROVED this the _____ day of _____, 2026.

CHRIS WATTS, MAYOR

ATTEST:

KRISTI FOGLE, INTERIM CITY SECRETARY

APPROVED AS TO LEGAL FORM:

 Scott Bray
Deputy City Attorney

MACK REINWAND, CITY ATTORNEY

EXHIBIT A

Diocese Annexation Tract

See attached

EXHIBIT B

Jeremiah Annexation Tract

See attached

**DESCRIPTION OF
8.938 ACRES OF LAND**

BEING A TRACT OF LAND SITUATED IN THE S.A. PRITCHETT SURVEY, ABSTRACT NUMBER 1021, DENTON COUNTY, TEXAS AND BEING ALL OF THAT TRACT OF LAND DESCRIBED BY DEED TO JEREMIAH PARTNERS J.V., RECORDED IN INSTRUMENT NUMBER 2007-57435, REAL PROPERTY RECORDS, DENTON COUNTY, TEXAS AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8 INCH IRON ROD, FOUND AT THE SOUTHWEST CORNER OF SAID JEREMIAH PARTNERS TRACT, AND BEING IN THE EAST LINE OF THAT (TRACT 1) TRACT OF LAND DESCRIBED BY DEED TO HWP HR, L.P., RECORDED IN INSTRUMENT NUMBER 2023-391, SAID REAL PROPERTY RECORDS;

THENCE N 00°27'27"W, 1454.55 FEET, WITH THE WEST LINE OF SAID JEREMIAH PARTNERS TRACT, AND THE EAST LINE OF SAID TRACT 1, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "BANNISTER", FOUND AT THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO VICTRON HOLDING, L.P., RECORDED IN INSTRUMENT NUMBER 2025-90189, SAID REAL PROPERTY RECORDS;

THENCE S 83°26'54"E, 435.12 FEET, WITH THE SOUTH LINE OF SAID VICTRON HOLDING, L.P. TRACT, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "TXDOT", FOUND AT THE SOUTHEAST CORNER OF SAID VICTRON HOLDING, L.P. TRACT, AND BEING THE SOUTH CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NUMBER 2024-88867, SAID REAL PROPERTY RECORDS;

THENCE WITH THE EAST LINE OF SAID JEREMIAH PARTNERS TRACT, THE FOLLOWING BEARINGS AND DISTANCES:

S 26°25'58"W, 368.36 FEET, TO A 5/8 INCH IRON ROD FOUND;

S 28°59'14"E, 286.00 FEET, TO A 5/8 INCH IRON ROD, FOUND AT THE NORTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED BY DEED TO THE STATE OF TEXAS, RECORDED IN INSTRUMENT NUMBER 2022-124882, SAID REAL PROPERTY RECORDS, AND BEING THE BEGINNING OF A CURVE TO THE RIGHT;

THENCE WITH THE WEST LINE OF SAID STATE OF TEXAS TRACT (2022-124882), AND WITH SAID CURVE TO THE RIGHT, AN ARC DISTANCE OF 219.50 FEET, THROUGH A CENTRAL ANGLE OF 12°14'03", HAVING A RADIUS OF 1028.00 FEET, THE LONG CHORD WHICH BEARS S 20°11'52"W, 219.09 FEET, TO A 5/8 INCH IRON ROD WITH CAP STAMPED "TXDOT", FOUND;

THENCE S 26°18'41"W, 691.05 FEET, CONTINUING WITH SAID WEST LINE, TO A 5/8 INCH IRON ROD, FOUND AT THE SOUTHEAST CORNER OF SAID JEREMIAH PARTNERS TRACT;

THENCE N 88°57'24"W, 13.33 FEET, WITH THE SOUTH LINE OF SAID JEREMIAH PARTNERS TRACT, TO THE **POINT OF BEGINNING AND CONTAINING 389,340 SQUARE FEET OR 8.938 ACRES OF LAND MORE OR LESS.**

"THIS DOCUMENT WAS PREPARED UNDER 22 TEXAS ADMINISTRATIVE CODE 138.95(5), DOES NOT REFLECT THE RESULTS OF AN ON THE GROUND SURVEY, AND IS NOT TO BE USED TO CONVEY OR ESTABLISH INTERESTS IN REAL PROPERTY EXCEPT THOSE RIGHTS AND INTERESTS IMPLIED OR ESTABLISHED BY THE CREATION OR RECONFIGURATION OF THE BOUNDARY OF THE POLITICAL SUBDIVISION FOR WHICH IT WAS PREPARED."

