

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION OF THE CITY OF DENTON DENYING HAROLD PECK, MARY PECK, AND PECK INVESTMENTS, LTD.'S PETITIONS FOR REMOVAL OF PROPERTY FROM THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF DENTON AND DENYING THE CITY'S CONSENT TO THE REDUCTION OF THE CITY'S EXTRATERRITORIAL JURISDICTION; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, on February 7, 2024, Harold Peck and Mary Peck and Peck Investments, Ltd. (the "Petitioner") submitted petitions for the release of property from the extraterritorial jurisdiction of the City of Denton (the "ETJ"), copies of each of which are attached hereto as Exhibit A (the "Petition"); and

WHEREAS, the properties sought to be released are generally located near Hilltop and East Hickory Hill Road in Exhibit A (the "Property"); and

WHEREAS, pursuant to Section 42.023 of the Texas Local Government Code, the ETJ of the City may only be reduced if the City Council has exercised its legislative authority to consent to the reduction of the City's ETJ; and

WHEREAS, pursuant to Article II, Section 1 of the Texas Constitution, landowners may not be delegated the legislative authority to remove their property from the City's ETJ without the consent of the City Council; and

WHEREAS, Subchapter D of the Texas Local Government Code Chapter 42 is an unconstitutional delegation of legislative authority and conflicts with the City's grant of legislative discretion under Local Government Code section 42.023; and

WHEREAS, the submitted petitions fail to meet the requirements of Section 42.104(d) of the Texas Local Government Code because the metes and bounds descriptions of the Property on the submitted petitions are illegible; and

WHEREAS, the City Council finds that it is in the best interest of the City to deny its consent to the Petition, the removal of the Property from the City's ETJ, and to the reduction in size of the City's ETJ; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY RESOLVES:

SECTION 1. The above recitals are adopted as findings of the City Council.

SECTION 2. The Petition for release of the Property from the City's ETJ is hereby denied.

SECTION 3. The City denies consent to the removal of the Property from the City's ETJ and the reduction in size of the City's ETJ.

SECTION 4. If any section, subsection, paragraph, sentence, clause, phrase, or word in this resolution is held invalid or ineffective by any court of competent jurisdiction, such holding shall not affect the validity or effectiveness of the remaining portions of this resolution, and the City Council of the City of Denton, Texas hereby declares that it would have adopted such remaining portions despite any such holding.

SECTION 5. This resolution shall become effective immediately upon its passage and approval.

The motion to approve this resolution was made by \_\_\_\_\_ and seconded by \_\_\_\_\_, the resolution was passed and approved by the following vote [ \_\_\_ - \_\_\_ ]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, District 2:	_____	_____	_____	_____
Paul Meltzer, District 3:	_____	_____	_____	_____
Joe Holland, District 4:	_____	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	_____	_____	_____	_____
Chris Watts, At Large Place 6:	_____	_____	_____	_____

PASSED AND APPROVED this the \_\_\_\_\_ day of \_\_\_\_\_, 2024.

\_\_\_\_\_  
GERARD HUDSPETH, MAYOR

ATTEST:  
JESUS SALAZAR, CITY SECRETARY

BY: \_\_\_\_\_

APPROVED AS TO LEGAL FORM:  
MACK REINWAND, CITY ATTORNEY

BY:  \_\_\_\_\_  
 Scott Bray  
 2024.02.26  
 13:40:14 -06'00'

Exhibit A - Petitions

# COATS | ROSE

Certified Article Number

9414 7266 9904 2165 4359 28

SENDER'S RECORD

VICTOR CRISTALES  
ASSOCIATE

VCRISTALES@COATSROSE.COM  
DIRECT: (972) 419-4704  
FAX: (972) 702-0662

February 2, 2024

VIA CERTIFIED MAIL

Office of the City Secretary  
City of Denton  
Attn: Jesus Salazar  
215 E. McKinney St.  
Denton, Texas 76201

Re: Petitions for Release from the City of Denton's Extraterritorial Jurisdiction (the "Petitions") – Harold and Mary Peck Properties and Peck Investments, Ltd. Properties

Mr. Salazar:

Enclosed please find a copy of the above-described Petitions, pursuant to Chapter 42 of the Texas Local Government Code, as amended. Please reach out to Mindy L. Koehne at [mkoehne@coatsrose.com](mailto:mkoehne@coatsrose.com) or (972) 982-8461 with any question regarding the Petitions.

Very truly yours,



Victor Cristales

Enclosure

16000 N. DALLAS PARKWAY, SUITE 350, DALLAS, TEXAS 75248  
PHONE: (972) 788-1600 FAX: (972) 702-0662  
[coatsrose.com](http://coatsrose.com)

HOUSTON | AUSTIN | DALLAS | CINCINNATI  
CRISTALES, VICTOR MANUEL.000001\4887-5468-3554.v1

**PETITION FOR RELEASE FROM  
THE CITY OF DENTON'S EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF DENTON, TEXAS:

COMES NOW the undersigned (collectively, the "Petitioner"), acting pursuant to Chapter 42 of the Texas Local Government Code, as amended (the "Act"), respectfully petitions the City of Denton, Texas ("City") to release certain property located within the City's extraterritorial jurisdiction, as more particularly described in the attached Exhibit "A" (the "Property"). In support of same, Petitioner would respectfully show the following:

I.

The Property is located within the extraterritorial jurisdiction of the City of Denton, Texas in Denton County, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other municipality. Petitioner requests release from the extraterritorial jurisdiction of the City of Denton, Texas.

II.

The Property does not lie in an area:

- (i) within five (5) miles of the boundary of a military base, at which an active training program is conducted, as defined by Section 43.0117 of the Texas Local Government Code, as amended;
- (ii) that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county in which the population grew by more than fifty percent (50%) from the previous federal census in the federal census conducted in the year 2020 and has a population of greater than 240,000;
- (iii) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million and that is within fifteen (15) miles of the boundary of a military base, at which an active training program is conducted, and in a county with a population of more than two (2) million;
- (iv) designated as an industrial district under Section 42.044 of the Texas Local Government Code, as amended; or
- (v) subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code, as amended.

III.

The persons or entities (through authorized representatives) signing this Petition constitute a majority in value of the holders of title to the Property as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

IV.

The Petitioner, having met the petition requirements in § 42.104 of the Act, and Chapter 277 of the Election Code, as applicable, requests the City immediately release the Property from the City's extraterritorial jurisdiction pursuant to § 42.105(c) of the Act. Otherwise, the Property shall be released by operation of law pursuant to § 42.105(d) of the Act.

V.

This Petition will be filed with the City Secretary, City of Denton, Texas.

VI.

WHEREFORE, the Petitioner respectfully prays that this petition be filed with the City Secretary of the City of Denton, granted in all respects, and that the City Council of the City of Denton, Texas adopts an ordinance or resolution releasing the Property from the City's extraterritorial jurisdiction.

[SIGNATURE PAGE TO FOLLOW]

RESPECTFULLY SUBMITTED, on this the 18<sup>th</sup> day of January, 2024.

**PETITIONER:**

HAROLD PECK

By: [Signature]

Name: Harold Peck

Date of Signing: 1/18/24

Date of Birth: 12/20/1957

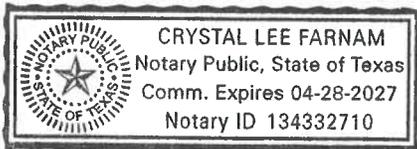
Resident Address: 2137 E. Hickory Hill  
Argyle, Tx 76226

THE STATE OF TEXAS           §  
COUNTY OF Denton           §

This instrument was acknowledged before me on this 18 day of January, 2024, by Harold Peck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

[Signature]  
Notary Public in and for the State of Texas

(NOTARY SEAL)



**PETITIONER:**

MARY PECK

By: Mary Peck

Name: Mary Peck

Date of Signing: 1/18/24

Date of Birth: 7/23/1959

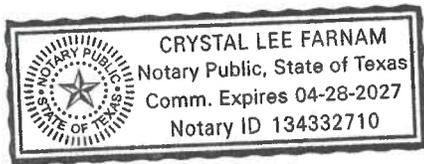
Resident Address: 2137 East Hickory Hill  
Argyle, Tx 76226

THE STATE OF TEXAS §  
COUNTY OF Denton §

This instrument was acknowledged before me on this 18 day of January, 2024, by Mary Peck, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

Crystal Lee Farnam  
Notary Public in and for the State of Texas

(NOTARY SEAL)



**EXHIBIT "A"**  
 Legal Description and Map of the Property



**MICHELLE FRENCH**  
 DENTON COUNTY  
 TAX ASSESSOR COLLECTOR  
 PO BOX 90223  
 DENTON, TEXAS 76202  
 940-349-3500



**2022 TAX STATEMENT**

<b>PROPERTY ACCOUNT NUMBER</b>
<b>38288DEN</b>

*Scan this code on your smartphone to pay your bill*

<b>PROPERTY OWNER</b>	<b>PROPERTY LEGAL DESCRIPTION</b>
000429 PECK HAROLD & MARY S PO BOX 151 ARGYLE, TX 76226-0151	A1536A T & PRR TR 23 .72 ACRES
	<b>SITUS:</b> HICKORY HILL RD
	<b>EXEMPTIONS:</b>
	<b>ASSESSMENT RATIO:</b> 100%

PROPERTY VALUES	
IMPROVEMENT VALUE	0
NON-HOMESITE IMPROVEMENT	0
LAND MARKET VALUE	25,000
MINERAL VALUE	0
PERSONAL PROPERTY	0
AG VALUE	0
<b>TOTAL MARKET VALUE</b>	<b>25,000</b>

JURISDICTION	EXEMPTIONS	TAXABLE VALUE	TAX RATE	BASE LEVY
DENTON CO ESD 1	0	25,000	0.093330	23.33
DENTON ISD	0	25,000	1.344600	336.15
DENTON COUNTY	0	25,000	0.217543	54.39

*Handwritten: Paid Cr # 1341 11/16/22*

**TOTAL AMOUNT DUE IF PAID ON OR BEFORE JANUARY 31, 2023**

<b>\$413.87</b>
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**Taxes are due upon receipt of statement. Payment options on back.**

*Return bottom portion with your payment in the enclosed envelope. Payments may take 7-10 days to post.*



**MICHELLE FRENCH**  
 DENTON COUNTY TAX ASSESSOR/COLLECTOR  
 P O BOX 90223  
 DENTON, TX 76202  
 (940) 349-3500

**2022+ Tax Statement**

Property Account Number:  
**122019DEN**

Statement Date: 11/07/2022  
 Owner: PECK HAROLD & MARY S  
 Mailing Address: PO BOX 151  
 ARGYLE TX 76226-0151

Property Location: 0002137 HICKORY HILL RD  
 Acres: 4.9816  
 Legal Description: A1020A PRITCHETT TR 54  
 4.9816 ACRES  
 OLD DCAD TR #11B

Exemptions: GENERAL HOMESTEAD, OVER 65

IMPROVEMENT VALUE	LAND MARKET VALUE	NON-HOMESITE IMPRV	NON-HOMESITE LAND	AG VALUE	MINERAL VALUE	PERSONAL PROPERTY	TOTAL MARKET VALUE
537,265	550,735	183,830	440,181	0	0	0	1,088,000
Taxing Entities		Exemption Amount	Taxable Value	Tax Rate Per \$100	Base Tax		
DENTON CO ESD 1		250,454	837,546	0.093330	781.68		
ARGYLE ISD		250,454	837,546	1.397600	11705.55		
DENTON COUNTY		260,454	827,546	0.217543	1800.27		
					<b>TOTAL BASE TAX</b>	<b>14,287.50</b>	
						<b>Total Amount Due</b>	<b>14,287.50</b>

*David  
 CK # 1341  
 11/6/22*

↓ Detach ↓



**MICHELLE FRENCH**  
 DENTON COUNTY  
 TAX ASSESSOR COLLECTOR  
 PO BOX 90223  
 DENTON, TEXAS 76202  
 940-349-3500



**2022 TAX STATEMENT**

<b>PROPERTY ACCOUNT NUMBER</b>
<b>64573DEN</b>

Scan this code on your smartphone to pay your bill

<b>PROPERTY OWNER</b>	<b>PROPERTY LEGAL DESCRIPTION</b>
000425 PECK HAROLD & MARY S PO BOX 151 ARGYLE, TX 76226-0151	A1020A PRITCHETT TR 53 16.28 ACRES OLD DCAD TR #11
	<b>SITUS:</b> HICKORY HILL RD
	<b>EXEMPTIONS:</b> Ag 1D1
	<b>ASSESSMENT RATIO:</b> 100%

PROPERTY VALUES	
IMPROVEMENT VALUE	0
NON HOMESITE IMPROVEMENT	0
LAND MARKET VALUE	1,524,687
MINERAL VALUE	0
PERSONAL PROPERTY	0
AG VALUE	1,026
<b>TOTAL MARKET VALUE</b>	<b>1,524,687</b>

JURISDICTION	EXEMPTIONS	TAXABLE VALUE	TAX RATE	BASE LEVY
DENTON CO ESD 1	1,523,661	1,026	0.093330	0.96
ARGYLE ISD	1,523,661	1,026	1.097000	14.34
DENTON COUNTY	1,523,661	1,026	0.217543	2.23

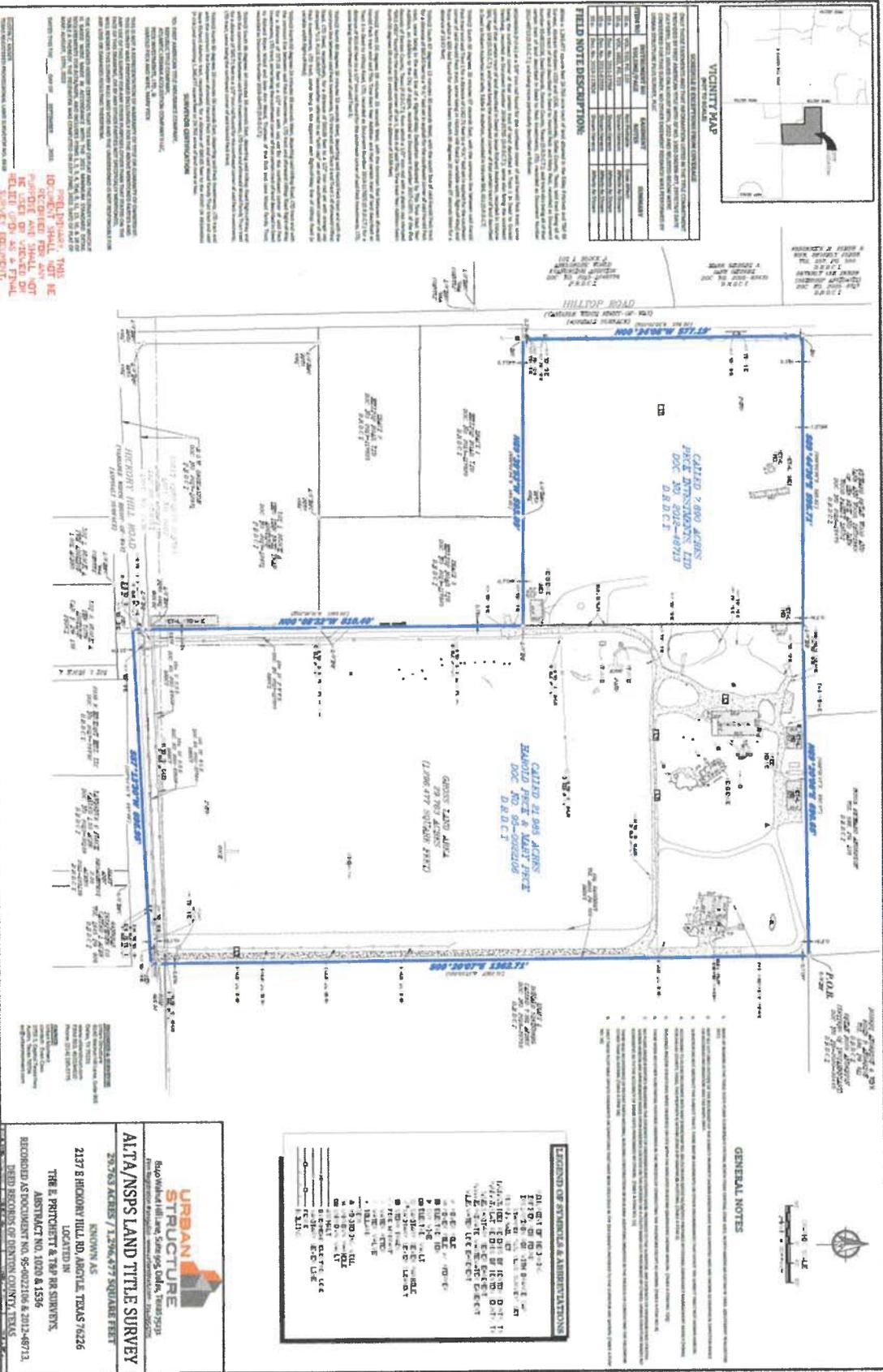
*Paid  
 per #1341  
 11/16/22*

TOTAL AMOUNT DUE IF PAID ON OR BEFORE JANUARY 31, 2023

**\$17.53**

**Taxes are due upon receipt of statement. Payment options on back.**

*Return bottom portion with your payment in the enclosed envelope. Payments may take 7-10 days to post.*



**GENERAL & EXPLANATORY NOTES**

THIS SURVEY WAS MADE BY THE SURVEYOR IN ACCORDANCE WITH THE TEXAS CONSTITUTION AND THE SURVEYING ACTS OF 1856, 1889, 1909, 1929, 1959 AND 1989. THE SURVEYOR HAS REVIEWED THE RECORDS OF THE PUBLIC RECORDS OFFICE OF DENTON COUNTY, TEXAS, AND HAS FOUND NO RECORDS OF ANY PREVIOUS SURVEY OF THIS LAND.

NO.	DESCRIPTION	ACRES	REMARKS
1	SECTION 10, T12N, R10E, S1E	360.00	SECTION 10, T12N, R10E, S1E
2	SECTION 11, T12N, R10E, S1E	360.00	SECTION 11, T12N, R10E, S1E
3	SECTION 12, T12N, R10E, S1E	360.00	SECTION 12, T12N, R10E, S1E
4	SECTION 13, T12N, R10E, S1E	360.00	SECTION 13, T12N, R10E, S1E
5	SECTION 14, T12N, R10E, S1E	360.00	SECTION 14, T12N, R10E, S1E
6	SECTION 15, T12N, R10E, S1E	360.00	SECTION 15, T12N, R10E, S1E
7	SECTION 16, T12N, R10E, S1E	360.00	SECTION 16, T12N, R10E, S1E
8	SECTION 17, T12N, R10E, S1E	360.00	SECTION 17, T12N, R10E, S1E
9	SECTION 18, T12N, R10E, S1E	360.00	SECTION 18, T12N, R10E, S1E
10	SECTION 19, T12N, R10E, S1E	360.00	SECTION 19, T12N, R10E, S1E
11	SECTION 20, T12N, R10E, S1E	360.00	SECTION 20, T12N, R10E, S1E
12	SECTION 21, T12N, R10E, S1E	360.00	SECTION 21, T12N, R10E, S1E
13	SECTION 22, T12N, R10E, S1E	360.00	SECTION 22, T12N, R10E, S1E
14	SECTION 23, T12N, R10E, S1E	360.00	SECTION 23, T12N, R10E, S1E
15	SECTION 24, T12N, R10E, S1E	360.00	SECTION 24, T12N, R10E, S1E
16	SECTION 25, T12N, R10E, S1E	360.00	SECTION 25, T12N, R10E, S1E
17	SECTION 26, T12N, R10E, S1E	360.00	SECTION 26, T12N, R10E, S1E
18	SECTION 27, T12N, R10E, S1E	360.00	SECTION 27, T12N, R10E, S1E
19	SECTION 28, T12N, R10E, S1E	360.00	SECTION 28, T12N, R10E, S1E
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22	SECTION 31, T12N, R10E, S1E	360.00	SECTION 31, T12N, R10E, S1E
23	SECTION 32, T12N, R10E, S1E	360.00	SECTION 32, T12N, R10E, S1E
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38	SECTION 47, T12N, R10E, S1E	360.00	SECTION 47, T12N, R10E, S1E
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41	SECTION 50, T12N, R10E, S1E	360.00	SECTION 50, T12N, R10E, S1E
42	SECTION 51, T12N, R10E, S1E	360.00	SECTION 51, T12N, R10E, S1E
43	SECTION 52, T12N, R10E, S1E	360.00	SECTION 52, T12N, R10E, S1E
44	SECTION 53, T12N, R10E, S1E	360.00	SECTION 53, T12N, R10E, S1E
45	SECTION 54, T12N, R10E, S1E	360.00	SECTION 54, T12N, R10E, S1E
46	SECTION 55, T12N, R10E, S1E	360.00	SECTION 55, T12N, R10E, S1E
47	SECTION 56, T12N, R10E, S1E	360.00	SECTION 56, T12N, R10E, S1E
48	SECTION 57, T12N, R10E, S1E	360.00	SECTION 57, T12N, R10E, S1E
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50	SECTION 59, T12N, R10E, S1E	360.00	SECTION 59, T12N, R10E, S1E
51	SECTION 60, T12N, R10E, S1E	360.00	SECTION 60, T12N, R10E, S1E
52	SECTION 61, T12N, R10E, S1E	360.00	SECTION 61, T12N, R10E, S1E
53	SECTION 62, T12N, R10E, S1E	360.00	SECTION 62, T12N, R10E, S1E
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57	SECTION 66, T12N, R10E, S1E	360.00	SECTION 66, T12N, R10E, S1E
58	SECTION 67, T12N, R10E, S1E	360.00	SECTION 67, T12N, R10E, S1E
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60	SECTION 69, T12N, R10E, S1E	360.00	SECTION 69, T12N, R10E, S1E
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62	SECTION 71, T12N, R10E, S1E	360.00	SECTION 71, T12N, R10E, S1E
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64	SECTION 73, T12N, R10E, S1E	360.00	SECTION 73, T12N, R10E, S1E
65	SECTION 74, T12N, R10E, S1E	360.00	SECTION 74, T12N, R10E, S1E
66	SECTION 75, T12N, R10E, S1E	360.00	SECTION 75, T12N, R10E, S1E
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68	SECTION 77, T12N, R10E, S1E	360.00	SECTION 77, T12N, R10E, S1E
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70	SECTION 79, T12N, R10E, S1E	360.00	SECTION 79, T12N, R10E, S1E
71	SECTION 80, T12N, R10E, S1E	360.00	SECTION 80, T12N, R10E, S1E
72	SECTION 81, T12N, R10E, S1E	360.00	SECTION 81, T12N, R10E, S1E
73	SECTION 82, T12N, R10E, S1E	360.00	SECTION 82, T12N, R10E, S1E
74	SECTION 83, T12N, R10E, S1E	360.00	SECTION 83, T12N, R10E, S1E
75	SECTION 84, T12N, R10E, S1E	360.00	SECTION 84, T12N, R10E, S1E
76	SECTION 85, T12N, R10E, S1E	360.00	SECTION 85, T12N, R10E, S1E
77	SECTION 86, T12N, R10E, S1E	360.00	SECTION 86, T12N, R10E, S1E
78	SECTION 87, T12N, R10E, S1E	360.00	SECTION 87, T12N, R10E, S1E
79	SECTION 88, T12N, R10E, S1E	360.00	SECTION 88, T12N, R10E, S1E
80	SECTION 89, T12N, R10E, S1E	360.00	SECTION 89, T12N, R10E, S1E
81	SECTION 90, T12N, R10E, S1E	360.00	SECTION 90, T12N, R10E, S1E
82	SECTION 91, T12N, R10E, S1E	360.00	SECTION 91, T12N, R10E, S1E
83	SECTION 92, T12N, R10E, S1E	360.00	SECTION 92, T12N, R10E, S1E
84	SECTION 93, T12N, R10E, S1E	360.00	SECTION 93, T12N, R10E, S1E
85	SECTION 94, T12N, R10E, S1E	360.00	SECTION 94, T12N, R10E, S1E
86	SECTION 95, T12N, R10E, S1E	360.00	SECTION 95, T12N, R10E, S1E
87	SECTION 96, T12N, R10E, S1E	360.00	SECTION 96, T12N, R10E, S1E
88	SECTION 97, T12N, R10E, S1E	360.00	SECTION 97, T12N, R10E, S1E
89	SECTION 98, T12N, R10E, S1E	360.00	SECTION 98, T12N, R10E, S1E
90	SECTION 99, T12N, R10E, S1E	360.00	SECTION 99, T12N, R10E, S1E
91	SECTION 100, T12N, R10E, S1E	360.00	SECTION 100, T12N, R10E, S1E

**FIELD NOTE DESCRIPTION:**

FIELD NOTES: The survey was made on the 15th day of August, 2012, at the office of the Surveyor. The survey was made by the Surveyor and the following persons: [List of names]. The survey was made in accordance with the Texas Surveying Act of 1856, 1889, 1909, 1929, 1959 and 1989. The survey was made by the Surveyor and the following persons: [List of names]. The survey was made in accordance with the Texas Surveying Act of 1856, 1889, 1909, 1929, 1959 and 1989.

**LEGEND OF SYMBOLS & ABBREVIATIONS:**

- 1/4" SECTION LINE
- 1/2" SECTION LINE
- 3/4" SECTION LINE
- 1" SECTION LINE
- 1 1/2" SECTION LINE
- 2" SECTION LINE
- 3" SECTION LINE
- 4" SECTION LINE
- 6" SECTION LINE
- 8" SECTION LINE
- 12" SECTION LINE
- 18" SECTION LINE
- 24" SECTION LINE
- 36" SECTION LINE
- 48" SECTION LINE
- 72" SECTION LINE
- 108" SECTION LINE
- 144" SECTION LINE
- 180" SECTION LINE
- 216" SECTION LINE
- 288" SECTION LINE
- 360" SECTION LINE
- 432" SECTION LINE
- 504" SECTION LINE
- 576" SECTION LINE
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**PETITION FOR RELEASE FROM  
THE CITY OF DENTON'S EXTRATERRITORIAL JURISDICTION**

THE STATE OF TEXAS §

COUNTY OF DENTON §

TO THE HONORABLE MAYOR AND CITY COUNCIL, CITY OF DENTON, TEXAS:

COMES NOW the undersigned (the "Petitioner"), acting pursuant to Chapter 42 of the Texas Local Government Code, as amended (the "Act"), respectfully petitions the City of Denton, Texas ("City") to release certain property located within the City's extraterritorial jurisdiction, as more particularly described in the attached Exhibit "A" (the "Property"). In support of same, Petitioner would respectfully show the following:

I.

The Property is located within the extraterritorial jurisdiction of the City of Denton, Texas in Denton County, Texas, and is not within the corporate limits or extraterritorial jurisdiction of any other municipality. Petitioner requests release from the extraterritorial jurisdiction of the City of Denton, Texas.

II.

The Property does not lie in an area:

- (i) within five (5) miles of the boundary of a military base, at which an active training program is conducted, as defined by Section 43.0117 of the Texas Local Government Code, as amended;
- (ii) that was voluntarily annexed into the extraterritorial jurisdiction that is located in a county in which the population grew by more than fifty percent (50%) from the previous federal census in the federal census conducted in the year 2020 and has a population of greater than 240,000;
- (iii) within the portion of the extraterritorial jurisdiction of a municipality with a population of more than 1.4 million and that is within fifteen (15) miles of the boundary of a military base, at which an active training program is conducted, and in a county with a population of more than two (2) million;
- (iv) designated as an industrial district under Section 42.044 of the Texas Local Government Code, as amended; or
- (v) subject to a strategic partnership agreement entered into under Section 43.0751 of the Texas Local Government Code, as amended.

III.

The persons or entities (through authorized representatives) signing this Petition constitute a majority in value of the holders of title to the Property as shown by the tax rolls and conveyances of record since the date of preparation of said county tax rolls.

IV.

The Petitioner, having met the petition requirements in § 42.104 of the Act, and Chapter 277 of the Election Code, as applicable, requests the City immediately release the Property from the City's extraterritorial jurisdiction pursuant to § 42.105(c) of the Act. Otherwise, the Property shall be released by operation of law pursuant to § 42.105(d) of the Act.

V.

This Petition will be filed with the City Secretary, City of Denton, Texas.

VI.

WHEREFORE, the Petitioner respectfully prays that this petition be filed with the City Secretary of the City of Denton, granted in all respects, and that the City Council of the City of Denton, Texas adopts an ordinance or resolution releasing the Property from the City's extraterritorial jurisdiction.

[SIGNATURE PAGE TO FOLLOW]

RESPECTFULLY SUBMITTED, on this the 18 day of January, 2024.

**PETITIONER:**

PECK INVESTMENTS, LTD.,  
a Texas limited partnership

By: Champion Investments, L.L.C.,  
a Texas limited liability company  
its General Partner

By: [Signature]

Name: Harold Peck

Title: President

Date of Signing: 01/18/2024

Date of Birth: 12/20/1957

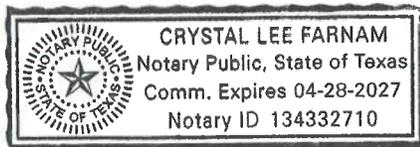
Resident Address: 2137 E Hickory Hill Rd  
Argyle TX 76226

THE STATE OF TEXAS           §  
COUNTY OF Denton           §

This instrument was acknowledged before me on this 18 day of January, 2024, by Harold Peck, President of Champion Investments, L.L.C., a Texas limited liability company, General Partner of Peck Investments, Ltd., a Texas limited partnership, on behalf of said entity.

[Signature]  
Notary Public in and for the State of Texas

(NOTARY SEAL)



**EXHIBIT "A"**  
 Legal Description and Map of the Property



**MICHELLE FRENCH**  
 DENTON COUNTY  
 TAX ASSESSOR COLLECTOR  
 PO BOX 90223  
 DENTON, TEXAS 76202  
 940-349-3500



*Scan this code on your smartphone to pay your bill*

**2022 TAX STATEMENT**

<b>PROPERTY ACCOUNT NUMBER</b>
<b>64565DEN</b>

<b>PROPERTY OWNER</b>	<b>PROPERTY LEGAL DESCRIPTION</b>
000317 PECK INVESTMENTS 2137 E HICKORY HILL RD ARGYLE, TX 76226-3126	A1020A PRITCHETT JR 57 2.58 ACRES OLD DCAD TR #11A(11) <i>Peck</i>
	<b>SITUS:</b> 11271 HILLTOP RD
	<b>EXEMPTIONS:</b>
	<b>ASSESSMENT RATIO:</b> 100%

PROPERTY VALUES	
IMPROVEMENT VALUE	0
NON HOMESITE IMPROVEMENT	6,549
LAND MARKET VALUE	235,078
MINERAL VALUE	0
PERSONAL PROPERTY	0
AG VALUE	0
<b>TOTAL MARKET VALUE</b>	<b>241,627</b>

JURISDICTION	EXEMPTIONS	TAXABLE VALUE	TAX RATE	BASE LEVY
DENTON CO ESD 1	0	241,627	0.083330	225.51
ARGYLE ISD	0	241,627	1.397600	3,376.98
DENTON COUNTY	0	241,627	0.217543	525.84

*Paid  
Ch # 1094  
11/6/22*

**TOTAL AMOUNT DUE IF PAID ON OR BEFORE JANUARY 31, 2023** **\$4,128.13**

**Taxes are due upon receipt of statement. Payment options on back.**

*Return bottom portion with your payment in the enclosed envelope. Payments may take 7-10 days to post.*



**MICHELLE FRENCH**  
 DENTON COUNTY  
 TAX ASSESSOR COLLECTOR  
 PO BOX 90223  
 DENTON, TEXAS 76202  
 940-349-3500



**2022 TAX STATEMENT**

<b>PROPERTY ACCOUNT NUMBER</b>
<b>64568DEN</b>

Scan this code on your smartphone to pay your bill

<b>PROPERTY OWNER</b>	<b>PROPERTY LEGAL DESCRIPTION</b>
000017 PECK INVESTMENTS 2137 E HICKORY HILL RD ARGYLE, TX 76226-3126	A1020A PRITCHETT TR 56 2.58 ACRES OLD DCAD TR #11A(1B) <i>pasture</i>
	<b>SITUS:</b>
	<b>EXEMPTIONS:</b>
	<b>ASSESSMENT RATIO:</b> 100%

PROPERTY VALUES	
IMPROVEMENT VALUE	0
NON-HOMESITE IMPROVEMENT	0
LAND MARKET VALUE	241,627
MINERAL VALUE	0
PERSONAL PROPERTY	0
AG VALUE	0
<b>TOTAL MARKET VALUE</b>	<b>241,627</b>

JURISDICTION	EXEMPTIONS	TAXABLE VALUE	TAX RATE	BASE LEVY
DENTON CO ESD 1	0	241,627	0.093330	225.51
ARGYLE ISD	0	241,627	1.397600	3,376.98
DENTON COUNTY	0	241,627	0.217543	525.64

*Paid  
ck # 1094  
11/6/22*

**TOTAL AMOUNT DUE IF PAID ON OR BEFORE JANUARY 31, 2023**

**\$4,128.13**

**Taxes are due upon receipt of statement. Payment options on back.**

Return bottom portion with your payment in the enclosed envelope. Payments may take 7-10 days to post.



MICHELLE FRENCH  
DENTON COUNTY  
TAX ASSESSOR COLLECTOR  
PO BOX 90223  
DENTON, TEXAS 76202  
940-349-3500



Scan this code on your smartphone to pay your bill

2022 TAX STATEMENT

<b>PROPERTY ACCOUNT NUMBER</b>
<b>64563DEN</b>

<b>PROPERTY OWNER</b>	<b>PROPERTY LEGAL DESCRIPTION</b>
000017 PECK INVESTMENTS 2137 E HICKORY HILL RD ARGYLE, TX 76226-3126	A1020A PRITCHETT TR 55 2.58 ACRES OLD DCAD TR #11A(1A) <i>PC15H11A</i>
<b>SITUS:</b>	
<b>EXEMPTIONS:</b>	
<b>ASSESSMENT RATIO:</b> 100%	

PROPERTY VALUES	
IMPROVEMENT VALUE	0
NON HOMESITE IMPROVEMENT	0
LAND MARKET VALUE	241,627
MINERAL VALUE	0
PERSONAL PROPERTY	0
AG VALUE	0
<b>TOTAL MARKET VALUE</b>	<b>241,627</b>

JURISDICTION	EXEMPTIONS	TAXABLE VALUE	TAX RATE	BASE LEVY
DENTON CO ESD 1	0	241,627	0.093330	225.51
ARGYLE ISD	0	241,627	1.397600	3,376.98
DENTON COUNTY	0	241,627	0.217543	525.64

*Paid  
ck # 1094  
11/6/22*

TOTAL AMOUNT DUE IF PAID ON OR BEFORE JANUARY 31, 2023

**\$4,128.13**

**Taxes are due upon receipt of statement. Payment options on back.**

Return bottom portion with your payment in the enclosed envelope. Payments may take 7-10 days to post.  
If you qualify your home for an age 65 and older or disabled person homestead exemption for school taxes, the school taxes on that home cannot increase as



2024  
Feb 05 10:19 AM

CERTIFIED MAIL



9414 7266 9904 2165 4359 20  
RETURN RECEIPT REQUESTED



9590 9266 9904 2165 4359 23



Office of the City Secretary  
City of Denton  
Attn: Jesus Salazar  
215 E. McKinney St.  
Denton, TX 76201

FIRST-CLASS



ZIP 75248  
02 7H  
0006026882  
\$ 010.16  
FEB 05 2024