

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING PROPOSED REVISIONS TO THE DENTON DEVELOPMENT CODE; SPECIFICALLY BE AMENDING SUBCHAPTER 4 – OVERLAY AND HISTORIC DISTRICTS, TO ESTABLISH SECTION 4.11, SOUTHEAST DENTON AREA PLAN OVERLAY DISTRICTS, INCLUDING THE SOUTHEAST DENTON RESIDENTIAL OVERLAY SUBDISTRICT (SEDRO), THE SOUTHEAST DENTON HEIGHT OVERLAY SUBDISTRICT (SEDHO), AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY SUBDISTRICT (SEDLWO), AND PROVIDING APPLICABILITY, DIMENSIONAL STANDARDS, DESIGN STANDARDS, ALLOWED USES, AND/OR USE-SPECIFIC STANDARDS FOR EACH DISTRICT. THE SOUTHEAST DENTON RESIDENTIAL OVERLAY SUBDISTRICT INCLUDES 375.94 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH; NORTH BRADSHAW STREET, EAST PRAIRIE STREET AND THE MKT RAILROAD TO THE WEST; SMITH STREET, KERLY STREET, AND MORSE STREET TO THE SOUTH; AND SOUTH WOODROW LANE TO THE EAST; THE SOUTHEAST DENTON HEIGHT OVERLAY SUBDISTRICT INCLUDES 39.77 ACRES GENERALLY BOUNDED BY EAST MCKINNEY STREET TO THE NORTH, EXPOSITION STREET TO THE WEST, EAST SYCAMORE STREET TO THE SOUTH, AND NORTH BRADSHAW STREET TO THE EAST; AND THE SOUTHEAST DENTON LIVE/WORK OVERLAY DISTRICT ENCOMPASSES 27.58 ACRES AND GENERALLY INCLUDES PROPERTIES ALONG THE NORTH AND SOUTH SIDES OF EAST PRAIRIE STREET BETWEEN OAKWOOD CEMETERY AND THE MKT RAILROAD, PROPERTIES ALONG THE WEST SIDE OF SKINNER STREET, PROPERTIES ALONG THE NORTH AND SOUTH SIDE OF ROBERTSON STREET SITUATED BETWEEN WYE STREET AND THE STREAM PEC 4 DRAINAGE CHANNEL, AND PROPERTIES ALONG THE EAST AND WEST SIDES OF COOK STREET NORTH OF WYE STREET IN THE CITY OF DENTON, DENTON COUNTY, TEXAS; ADOPTING AN AMENDMENT TO THE CITY'S OFFICIAL ZONING MAP; PROVIDING FOR A PENALTY IN THE MAXIMUM AMOUNT OF \$2,000.00 FOR VIOLATIONS THEREOF; PROVIDING A SEVERABILITY CLAUSE AND AN EFFECTIVE DATE. (DCA26-0002b)

WHEREAS, pursuant to Ordinance No. DCA18-0009q, the City Council of the City of Denton adopted the revised 2019 Denton Development Code, the (“DDC”); and

WHEREAS, the Southeast Denton Area Plan was adopted on July 23, 2024, following sixteen months of community engagement, with recommendations to establish overlay districts to protect existing neighborhood scale and character and achieve the goal to strengthen neighborhoods and housing affordability for the properties and areas legally described in “Exhibit A” attached hereto; and

WHEREAS, additional community engagement in Spring of 2025 provided staff with further direction on proposed amendments related to Southeast Denton Overlay Districts; and

WHEREAS, the City desires to amend the DDC to establish the Southeast Denton Overlay Districts to provide regulatory support for maintaining a consistent neighborhood scale and character; and

WHEREAS, the amendment to Subchapter 4 are consistent with the 2040 Comprehensive Plan's goal to achieve re-investment, revitalization, and redevelopment of key growth centers while also promoting development which enhances community character and functionality; and

WHEREAS, the amendments include the following:

Subchapter 4: Overlay and Historic Districts – to establish Section 4.11, creating a new Southeast Denton Overlay District and providing applicability, dimensional standards, design standards, allowed uses, and/or use-specific standards for each subdistrict:

- a. **Southeast Denton Residential Overlay (SEDRO)**. Establish standards to preserve the scale and design of existing residential neighborhoods.
- b. **Southeast Denton Height Overlay (SEDHO)**. Establish height limitations within the boundary to encourage compatible scale for commercial development near existing residential neighborhoods.
- c. **Southeast Denton Live-Work Overlay (SEDLWO)**. Establish land use and site design standards to allow for neighborhood scaled commercial opportunities to occur in a manner that limits barriers for small business owners and minimizes adverse impacts on existing residences.

WHEREAS, on April 8, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and postponed consideration [6-0] of the amendment to the Denton Development Code to allow for one additional community meeting; and

WHEREAS, on May 27, 2026, the Planning and Zoning Commission, in compliance with the laws of the State of Texas, gave the requisite notices by publication, held due hearings and recommended approval [7-0] of the amendment to the Denton Development Code with a modification to the Live/Work Overlay District to expand the permitted hours of operation to Sunday through Thursday: 6:00am-10:00pm; Friday through Saturday: 6:00am – 12:00am; and

WHEREAS, on June 16, 2026, the City Council likewise conducted a public hearing in accordance with local and state law and the City Council hereby finds that the Code amendments are consistent with the City's comprehensive plan, and the federal, state, and local law are in the best interests of the City of Denton; NOW, THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations contained in the preamble of this ordinance are incorporated herein by reference and found to be true.

SECTION 2. Subchapter 4 of the DDC is amended as set forth in "Exhibit B" which is attached and fully incorporated herein by reference.

SECTION 3. Any person, firm, partnership, or corporation violating any provision of this ordinance shall, upon conviction, be deemed guilty of a misdemeanor and shall be punished by a fine in a sum not exceeding \$2,000.00 for each offense. Each day that a provision of this ordinance is violated, shall constitute a separate and distinct offense.

SECTION 4. If any provision of this ordinance or the application thereof to any person or circumstance is held invalid by any court, such invalidity shall not affect the validity of the provisions or applications, and to this end the provisions of this ordinance are severable.

SECTION 5. That an offense committed before the effective date of this ordinance is governed by prior law and the provisions of the Denton Development Code of Ordinances, as amended, in effect when the offense was committed, and the former law is continued in effect for this purpose.

SECTION 6. In compliance with Section 2.09(c) of the Denton Charter, this ordinance shall become effective fourteen (14) days from the date of its passage, and the City Secretary is hereby directed to cause the caption of this ordinance to be published twice in the Denton Record Chronicle, a daily newspaper published in the City of Denton, Texas, within ten (10) days of the date of its passage.

The motion to approve this ordinance was made by _____ and seconded by _____, the ordinance was passed and approved by the following vote [___ - ___]:

| | <u>Aye</u> | <u>Nay</u> | <u>Abstain</u> | <u>Absent</u> |
|--|------------|------------|----------------|---------------|
| Mayor Gerard Hudspeth: | _____ | _____ | _____ | _____ |
| Jordan Villarreal, District 1: | _____ | _____ | _____ | _____ |
| Nick Stevens, District 2: | _____ | _____ | _____ | _____ |
| Suzi Rumohr, District 3: | _____ | _____ | _____ | _____ |
| Joe Holland, District 4: | _____ | _____ | _____ | _____ |
| Brandon Chase McGee, At Large Place 5: | _____ | _____ | _____ | _____ |
| Jill Jester, At Large Place 6: | _____ | _____ | _____ | _____ |

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

GERARD HUDSPETH, MAYOR

ATTEST:
KRISTI FOGLE, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY:  _____

Exhibit A

Residential Overlay District Legal Description

BEING a 328.28-acre tract of land situated in the City of Denton, Denton County, Texas, being partially situated in the H. Sisco Survey, Abstract Number 1184, A.HILL Survey, Abstract Number 623, J. Brock Survey, Abstract Number 55, WM Teague Survey, Abstract Number 1266, MEP & PRR Survey, Abstract Number 1471, S.C. HIRAM Survey, Abstract Number 616, and being more particularly described as follows:

BEGINNING at the intersection of Smith Street and Hill Street;

Thence South 00°46'56" West, a distance of 220.74 feet to a point for a corner;

Thence West, a distance of 342.75 feet to a point for a corner;

Thence North 00°57'48" East, a distance of 231.31 feet to a point for a corner;

Thence South 89°59'57" West, a distance of 590.71 feet to a point for a corner;

Thence North 03°58'46" West, a distance of 521.03 feet along the centerline of Clifton Street to the intersection of Clifton Street and Simmons Street to a point for a corner;

Thence North 88°50'59" West, a distance of 375.22 feet along the centerline of Simmons Street to the intersection of Simmons and Cook Street to a point for a corner.

Thence North 00°18'49" East, a distance of 407.45 feet along the centerline of Cook Street to the intersection of Cook Street and Ruth Street;

Thence North 79°19'49" West, a distance of 36 feet for a point for a corner, being the southeast corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk file number 2016-26027, Real Property Records, Denton County, Texas;

Thence North 49°25'48" West, a distance of 28.98 feet, to a point for a corner;

Thence South 89°38'46" West, a distance of 149.92 feet to a point for a corner;

Thence North 88°35'20" West, a distance of 149.91 feet to a point for a corner and being the southwest corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk file number 2016-26641, Real Property Records, Denton County, Texas;

Thence South 00°06'18" West, a distance of 9.50 feet, to a point for a corner, being the southeast corner of the CITY OF DENTON, tract as described in the deed recorded by Denton County Clerk File Number 2003-60444, Real Property Records, Denton County, Texas;

Thence South 89°54'29" West, a distance of 207.68 feet to a point for a corner in the centerline of Johnson Street;

Thence North 00°53'10" West, along the centerline of said Johnson Street a distance of 398.51 feet to a point for a corner being in the centerline of the Union Pacific Railroad;

Thence North 22°30'43" East, along said railroad centerline, a distance of 180.52 feet to a point for a corner;

Thence North 75°51'13" East, a distance of 1040.26 feet to a point for a corner;

Thence South 89°55'59" East, a distance of 461.31 feet to a point for a corner being in the Centerline of the Denton Area Transit Authority Rail Line;

Thence North 20°50'35" West, a distance of 61.60 feet to a point for a corner;

Thence North 20°50'34" West, a distance of 152.49 feet to a point for a corner;

Thence North 13°15'21" West, a distance of 208.08 feet to a point for a corner being the intersection of Pecan Creek and said railroad tract;

Thence Northerly along the centerline of Pecan Creek a distance of 57.51 feet to a point for a corner being the intersection of Pecan Creek and Skinner Street;

Thence North 00°06'50" West, along the centerline of Skinner Street, a distance of 407.21 feet to a point for a corner;

Thence North 89°52'00" East, a distance of 265.05 feet to a point for a corner being in the centerline of Maddox Street;

Thence South 88°35'49" East, a distance of 126.78 feet to a point for a corner being the southeast corner of the YELDELL, JESSIE tract as described in the deed recorded by Denton County Clerks File number 1997-57326, Real Property Records, Denton County, Texas;

Thence South 74°43'26" East, across the tract known as DALLAS AREA RAPID TRANSIT, recorded by Denton County Clerk's file Number 2010-43179, a distance of 106.92 feet to a point for a corner being the southwest corner of the FRANKLIN, TERSA D, tract as described in the deed recorded by Denton County Clerk's file Number 2011-70073;

Thence North 89°50'31" East, a distance of 224.36 feet to a point for a corner being in the centerline of Avenue S street;

Thence North 00°10'35" West, a distance of 18 ft to a point for a corner;

Thence South 89°48'54" East, a distance of 199.22 feet to a point for a corner, being the southeast corner of the CHANG, ANTHONY, tract as described in the deed recorded by Denton County Clerk's File Number 2003-18237, Real property Records, Denton County, Texas;

Thence North 00°47'51" West, a distance of 18.93 feet to a point for a corner, being the southwest corner of the BLUMENTHAL, HEIDMARIE, tract as described in the deed recorded by Denton County Clerk's file number 2022-115858, Real Property Records, Denton County, Texas;

Thence North $89^{\circ}59'44''$ East, a distance of 84.94 feet to a point for a corner, being the southwest corner of the GILMORE, ALEXANDER, tract as described as in the deed recorded by Denton County Clerk File Number 2011-47866, Real Property Records, Denton County, Texas;

Thence East, a distance of 73.67 feet to a point for a corner;

Thence North for a distance of 11.92 feet to a point for a corner;

Thence North $89^{\circ}51'47''$ East, a distance of 18.11 feet to a point for a corner;

Thence South $41^{\circ}56'05''$ East, across Lakey Street, a distance of 90.48, feet to a point for a corner;

Thence South $89^{\circ}52'11''$ East, a distance of 171.69 feet to a point for a corner, being the southeast corner of the ST. EMMANUEL BAPTIST CHURCH tract as described in the deed recorded by Denton County Clerk's File Number 1997-0031125, Real Property Records, Denton County, Texas;

Thence North $01^{\circ}44'29''$ East, a distance of 128.14 feet to a point for a corner, being the northeast corner of said ST. EMMANUEL BAPTIST CHURCH tract;

Thence North $06^{\circ}39'51''$ East, across E. Prairie Street, a distance of 50.42 feet to a point for a corner, being the southeast corner of the HILL ALLEY ST PROPERTIES INC. tract as described in the deed recorded by Denton County Clerk's File Number 22019-84190, Real Property Records, Denton County, Texas;

Thence North, a distance of 651.26 feet to a point for a corner being in the centerline of East Sycamore Street;

Thence South $89^{\circ}41'46''$ East, along the centerline of said East Sycamore Street, a distance of 623.65 feet to a point for a corner, being the intersection of East Sycamore Street and South Broadway Street;

Thence North $00^{\circ}01'38''$ East, a distance of 382.28 feet to a point for a corner;

Thence East, a distance of 229.11 feet to a point for a corner;

Thence North $76^{\circ}51'21''$ West, a distance of 147.52 feet to a point for a corner being in the centerline of Pecan Creek;

Thence North, a distance of 147.86 feet to a point for a corner;

Thence West, a distance of 30.53 feet to a point for a corner;

Thence North $00^{\circ}06'40''$ East, a distance of 130.06 feet for a point, being the northeast corner of the PBS PT, INC. tract as described in the deed recorded by Denton County Clerk's File number 2018-35185, Real Property Records, Denton County, Texas;

Thence North $01^{\circ}07'02''$ East, a distance of 33.23 feet to a point for a corner being the intersection of E. Hickory Street and N. Bradshaw Street;

Thence North 00°06'32" East, along the centerline of N. Bradshaw Street, a distance of 587.82 feet to a point for a corner being the intersection of N. Bradshaw Street and E. McKinney Street;

Thence North 89°46'26" East, along the centerline of E. McKinney Street, a distance of 1148.27 feet to a point for a corner being the intersection E. McKinney Street and N. Ruddell Street;

Thence South 75°04'22" East, a distance of 135.16 feet to a point for a corner, the northeast corner of the LANDEROS, PABLO, tract as described in the deed recorded by Denton County Clerk's File Number 2006-145563, Real Property Records, Denton County, Texas;

Thence South 00°00'23" West, a distance of 534.83 feet to a point for a corner;

Thence South 29°38'15" West, a distance of 30.60 feet to a point for a corner being in the centerline of N Ruddell Street;

Thence South 00°11'35" West, along the centerline of said N. Ruddell Street, a distance of 1,448.69 feet to a point for a corner being the intersection of S Ruddell Street and Pecan Creek;

Thence South 89°52'21" East, a distance of 1,587.82 feet to a point for a corner, being the in the centerline of S. Woodrow Lane;

Thence South 00°08'54" West, along the centerline of said S. Woodrow Lane, a distance of 1,929.11 feet to a point for a corner being the intersection of S. Woodrow Lane and Morse Street;

Thence North 69°02'34" West, a distance of 688.54 feet to a point for a corner;

Thence South 04°00'53" West, a distance of 38.37 feet to a point for a corner being the northeast corner of the CUENCA-LUGO, JUAN & TELLEZ, MARISOL CUENCA, tract as described in the deed recorded by Denton County Clerk's File Number 2016-696151, Real Property Records, Denton County, Texas;

Thence South 01°57'16" West, a distance of 845.89 feet to a point for a corner being the southeast corner of the RESICAP TEXAS OWNER LLC., as described in the deed recorded by Denton County Clerk's File Number 2021-91902, Real Property Records, Denton County, Texas;

Thence West, a distance of 303.92 feet to a point for a corner being the northeast corner of the CANTEX SHADY OAKS LLC., tract as described in the deed recorded by Denton County Clerk's File Number 2025-108404, Real Property Records, Denton County, Texas;

Thence South, a distance of 85.19 feet to a point for a corner being the southeast corner of the DEMPSEY, KATELYNN MAE, tract as described in the deed recorded by Denton County Clerk's File Number 2021-40760, Real Property Records, Denton County, Texas;

Thence North 78°26'43" West, a distance of 408.32 feet to a point for a corner being the northern corner of the MANUEL, LORETTA E, tract as described in the deed recorded by Denton County Clerk's File Number 1998-0069701, Real Property Records, Denton County, Texas;

Thence South 10°32'39" West, a distance of 431.99 feet to a point for a corner being in the centerline of Kerley Street;

Thence South 57°15'22" East, along the centerline of said Kerley Street, a distance of 367.08 feet to a point for a corner being the intersection of Kerley Street and Shady Oaks Drive;

Thence South 30°33'51" West, across said railroad tracks, a distance of 111.11 feet to a point for a corner;

Thence North 63°08'05" West, a distance of 2,328.06 feet to a point for a corner being in the centerline of Duncan Street;

Thence South 03°07'18" West, along said centerline of said Duncan Street, a distance of 582.08 feet to a point for a corner being the intersection of Duncan Street and Smith Street;

Thence North 89°41'17" West, along the centerline of said Smith Street, a distance of 691.54 feet to the POINT OF BEGINNING, Save and Except all areas of public roads, E. McKinney Street, Ruddell Street, Woodrow Lane, Morse Street, Kerley Street, Shady Oaks Drive, Duncan Street, Smith Street, Hill Street, Clifton Street, Simmons Street, Cook Street, Johnson Street, Wye Street, Roberston Street, Jackson Street, Skinner Street, Maddox Street, Avenue S, Lakey Street, Prairie Street, Sycamore Street, Hickory Street, Bradshaw Street, containing in all approximately 328.28 acres of land.

Height Limitation Overlay District Legal Description

BEING a 36.91-acre tract of land situated in the City of Denton, Denton County, Texas, in the H. Sisco Survey, Abstract No. 1184, Denton County, Texas, and being more particularly described as follows:

BEGINNING at point for a corner in the south boundary line of McKinney Street and being the northwest corner of the STARNES RENTALS LLC., tract as described in the deed recorded by Denton County Clerk file number 2005-42445, Real Property Records, Denton County, Texas;

Thence South 88°10'20" East, along the southern right of way of E McKinney Street, a distance of 678.88 feet to a point for a corner in the centerline of N Bradshaw Street;

Thence South 00°27'47" West, a distance of 587.82 feet to a point for a corner being the northeast corner of the PBS PT. INC., tract as described in the deed recorded by Denton County Clerk file number 2018-35185. Real Property Records, Denton County, Texas;

Thence East, a distance of 30.53 feet to a point for a corner;

Thence South 00°06'54" East, a distance of 156.42 feet to a point for a corner being in the centerline of Pecan Creek;

Thence South $81^{\circ}18'22''$ East, along the centerline of said Pecan Creek, a distance of 147 feet to a point for a corner of the CRUSTY TRAILER LLC., tract as described in the deed recorded by Denton County Clerk's file number 2020-49638, Real Property Records, Denton County, Texas;

Thence West, a distance of 229.11 feet to a point for a corner;

Thence South, a distance of 382.28 feet to a point for a corner in the centerline of E Sycamore Street;

Thence South $89^{\circ}58'10''$ West, along the centerline of said E. Sycamore Street, a distance of 623.65 feet for a point in a corner.

Thence South, a distance of 495.96 feet to a point for a corner, being the northeast corner of the HILL ALLEY ST PROPERTIES INC, tract as described in the deed recorded by Denton County Clerk's file number 2019-84190, Real Property Records. Denton County, Texas;

Thence, West a distance of 715.30 feet, to a point for a corner, being the northwest corner of the HILL ALLEY ST PROPERTIES INC, tract as described in the deed recorded by Denton County Clerk's file number 2015-81118 Real Property Records. Denton County, Texas;

Thence South, a distance of 99.02 feet for a point in a corner, being the northeast corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk's file number 2022-128567, Real Property Records. Denton County, Texas;

Thence West, a distance of 125.93 feet, to a point for a corner, being the northwest corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk's file number 2022-128567, Real Property Records. Denton County, Texas;

Thence South, a distance of 58.95 feet to a point for a corner being in the centerline of E Prairie Street.

Thence North $86^{\circ}28'59''$ West, along the centerline of E. Prairie Street, a distance of 754.12 feet to a point for a corner being intersection of E. Prairie Street and the Union Pacific Railroad.

Thence North $25^{\circ}19'28''$ East, along the centerline of said Union Pacific Railroad, a distance of 725.59 feet to a point for a corner being the intersection of said railroad and E. Sycamore Street;

Thence North $89^{\circ}56'47''$ East, along the centerline of said E. Sycamore Street, a distance of 1,281.54 feet to a point for a corner being the intersection of E. Sycamore Street and Exposition Street;

Thence North $00^{\circ}02'24''$ West, along the centerline of said Exposition Street, a distance of 716.3 feet to a point for a corner being the intersection of Exposition Street and E. Hickory Street;

Thence North $89^{\circ}48'55''$ East, along the centerline of said E Hickory St, a distance of 63.09 feet to a point for a corner being the intersection of E. Hickory Street and Exposition Street;

Thence North 00°27'59" West, along the centerline of said Exposition Street, a distance of 298.68 feet to a point for a corner being the intersection of Exposition Street and E. Oak Street;

Thence North 15°23'30" West, a distance of 46.29 to a point for a corner being the southeast corner of the NEU, BOBBY & NEU, Mary, tract as described in the deed recorded by Denton County Clerk's file number 2024-31465, Real Property Records, Denton County, Texas;

Thence North 00°07'22" East, a distance of 290.68 feet to the POINT OF BEGINNING, Save and Except all areas of public roads, E. McKinney Street, Bradshaw Street, Hickory Street, Sycamore Street, Prairie Street, Exposition Street, Oak Street, containing in all approximately 36.91 acres of land.

Live/Work Overlay District Legal Description

BEING a 27.58-acre tract of land situated in the City of Denton, Denton County, Texas, partially situated in the H. Sisco Survey, Abstract Number 1184, Denton County, Texas, and the A.HILL Survey, Abstract Number 623, and being more particularly described as follows:

BEGINNING at the intersection of E. Prairie Street and the Union Pacific Railroad;

Thence South 89°00'06" East, along the centerline of said E. Prairie Street, a distance of 754.12 feet to a point for a corner;

Thence North 00°57'02" East, a distance of 58.95 feet to a point in a corner, being the northwest corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk file number 2022-128567, Real Property Records, Denton County, Texas;

Thence East, a distance of 123.93 to a point for a corner being the northeast corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk file number 2022-128567, Real Property Records, Denton County, Texas;

Thence North, a distance of 99.02 feet to a point for a corner being the northwest corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk file number 2015-81118, Real Property Records, Denton County, Texas;

Thence East, a distance of 715.30 feet to a point for a corner being the northeast corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk file number 2019-84190, Real Property Records, Denton County, Texas;

Thence South, a distance of 129.28 feet to a point for a corner being the southeast corner of the HILL ALLEY ST PROPERTIES INC., tract as described in the deed recorded by Denton County Clerk file number 2019-84190, Real Property records, Denton County, Texas;

Thence South 06°39'51" West, across said E. Prairie Street, a distance of 50.42 feet to a point for a corner being the northeast corner of the ST EMMANUEL BAPTIST CHURCH, tract as

described in the deed recorded by Denton County Clerk file number 2097-0031125, Real Property Records, Denton County, Texas;

Thence South $01^{\circ}44'29''$ West, a distance of 128.14 feet to a point for a corner, being the Southeast corner of the ST EMMANUEL BAPTIST CHURCH, tract as described in the deed recorded by Denton County Clerk file number 2097-0031125, Real Property Records, Denton County, Texas;

Thence North $89^{\circ}52'1''$ West, a distance 171.69 feet, to a point for a corner;

Thence North $41^{\circ}56'05''$ West, a across Lakey Street, a distance of 90.48 feet to a point for a corner;

Thence South $89^{\circ}51'47''$ West, a distance of 18.11 feet to a point for a corner;

Thence West, a distance of 73.67 feet to a point for a corner being the southwest corner of the GILMORE, ALEXANDER, tract as described in the deed recorded by Denton County Clerk file number 2011-47866, Real Property Records, Denton County, Texas;

Thence South $00^{\circ}00'28''$ West, a distance of 11.92 feet to a point for a corner;

Thence South $89^{\circ}59'44''$ West, a distance of 84.94 feet to a point for a corner being the southwest corner of the BLUMENTHAL, HEIDEMARIE, tract as described in the deed recorded by Denton County Clerk file number 2022-115858, Real Property Records, Denton County, Texas;

Thence South $00^{\circ}47'51''$ East, a distance of 18.93 feet to a point for a corner being the southeast corner of the CHANG, ANTHONY, tract as described in the deed recorded by Denton County clerk file number 2009-18237, Real Property Records, Denton County, Texas;

Thence North $89^{\circ}48'54''$ West, a distance of 199.22 feet to a point for a corner being in the centerline of Avenue S;

Thence South $00^{\circ}10'36''$ East, along said center line of Avenue S a distance of 18 feet to a point for a corner;

Thence South $89^{\circ}5'31''$ West, a distance of 224.36 feet to a point for a corner of the FRANKLIN, TERESA D, tract as described in the deed recorded by Denton County clerk file number 2011-70073, Real Property records, Denton County, Texas;

Thence North $74^{\circ}43'26''$ West, across the DALLAS AREA RAPID TRANSIT tract, as described in the deed recorded by Denton County clerk file number 2010-43179, Real Property Records, Denton County, Texas a distance of 106.92 feet to a point for a corner;

Thence North $88^{\circ}35'49''$ West, a distance of 126.78 feet to a point for a corner, being the southwest corner of the YELDELL, JESSIE tract as described in the deed recorded by Denton County Clerks File number 1997-57326, Real Property Records, Denton County, Texas;

Thence South 89°52'00" West, a distance of 265.05 feet to a point for a corner in the centerline of Skinner Street;

Thence South 00°06'50" East, along the centerline of said Skinner Street, a distance of 407.21 feet to a point for a corner being the intersection of Skinner Street and Pecan Creek;

Thence along the centerline of Pecan Creek the following seven calls;

1. South 83°09'26" East, a distance of 121.39 feet;
2. South 67°08'41" East, a distance of 54.41 feet;
3. South 49°28'27" East, a distance of 73.58 feet;
4. South 45°16'37" East, a distance of 70.57 feet;
5. South 72°00'58" East, a distance of 96.81 feet;
6. North 89°40'08" East, a distance of 83.41 feet
7. North 76°58'23" East, a distance of 17.34 feet to a point in the centerline of said railroad tract;

Thence South 13°15'21" East, along said railroad tract a distance of 208.08 feet to a point for a corner;

Thence South 20°50'35" East, along said railroad tract a distance of 214.09 feet to a point for a corner;

Thence North 89°55'59" West, along and near the centerline of Wye Street a distance of 461.31 feet to a point for a corner;

Thence South 75°51'13" West, along and near said centerline of Wye Street a distance of 1,040.26 feet to a point for a corner;

Thence North 24°36'06" East, a distance of 1481.63 feet to the POINT OF BEGINNING, Save and Except all areas of public roads, Wye Street, Roberston Street, Skinner Street, Maddox Street, Avenue S, Lakey Street, Prairie Street, Sycamore Street, containing in all approximately 22.25 acres of land.

Exhibit B
(attach DDC Subchapter 4)