

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF DENTON, TEXAS ANNEXING APPROXIMATELY 15.011 ACRES OF LAND, GENERALLY LOCATED NORTH OF WEST UNIVERSITY DRIVE (US 380) AND APPROXIMATELY HALF A MILE WEST OF GOLDEN HOOF DRIVE TO THE CITY OF DENTON, DENTON COUNTY, TEXAS; PROVIDING FOR A CORRECTION TO THE CITY MAP TO INCLUDE THE ANNEXED LAND; AND PROVIDING FOR A SAVINGS CLAUSE AND AN EFFECTIVE DATE. (A25-0001c)

WHEREAS, pursuant to Subchapter C-3, Chapter 43, Texas Local Government Code, a municipality may annex an area if the property owner requests the annexation; and

WHEREAS, the property owner Double R DevCo, LLC (“Owner”) submitted a petition for voluntary annexation of approximately 16.524 acres of land in Denton County, Texas and described in **Exhibit A** and depicted on **Exhibit B** attached hereto and incorporated herein (“Property”); and

WHEREAS, the City of Denton and Owner have entered into a written Municipal Services Agreement for the provision of full municipal services to the Property to be annexed, in accordance with Tex. Loc. Gov’t. Code Sec. 43.0672, and said agreement was approved by the City Council on September 30, 2025; and

WHEREAS, on October 14, 2025, the City Council held a public hearing to provide persons interested in the annexation the opportunity to be heard and to adopt an ordinance annexing the area, pursuant to Sec. 43.0673 of the Tex. Loc. Gov’t. Code; and

WHEREAS, annexation proceedings were instituted for the Property upon the **first reading** of the ordinance at the City Council meeting on October 14, 2025; and

WHEREAS, this ordinance has been published in full one time in the official newspaper of the City of Denton after annexation proceedings were instituted, and 30 days prior to City Council taking final action, as required by Sec. 1.03 of the City Charter; and

WHEREAS, a **second reading** of the ordinance was conducted and final action on the annexation was taken at the City Council meeting on November 18, 2025; and

WHEREAS, the Denton City Council hereby deems it to be in the best interests of the citizens of the City of Denton to approve the annexation of the Property; NOW THEREFORE,

THE COUNCIL OF THE CITY OF DENTON HEREBY ORDAINS:

SECTION 1. The findings and recitations in the preamble of this ordinance are incorporated herein by reference.

SECTION 2. The real property described in Exhibit A and depicted on Exhibit B, attached hereto and incorporated herein by reference, is annexed into the City of Denton, Texas.

SECTION 3. A service agreement approved by Ordinance No. _____, is attached as Exhibit C and made a part hereof for all intents and purposes.

SECTION 4. The newly annexed property shall be included within the corporate limits of the City of Denton, Texas, thereby extending the City's corporate limits and granting to all inhabitants of the newly annexed property all of the rights and privileges of other citizens and bringing the inhabitants to all of the ordinances, resolutions, acts, and regulations of the City. A copy of this Ordinance shall be filed in the real property records of the Denton County Clerk and within the Denton County Appraisal District.

SECTION 5. The City Manager is hereby authorized and directed to immediately correct the map of the City of Denton by adding thereto the additional territory annexed by this Ordinance, indicating on the map the date of annexation and the number of this Ordinance, and the ETJ resulting from such boundary extensions.

SECTION 6. Should any paragraph, section, sentence, phrase, clause or word of this Ordinance be declared unconstitutional or invalid for any reason, the remainder of this Ordinance shall be affected thereby.

SECTION 7. This ordinance shall be effective immediately upon its passage.

AND IT IS SO ORDERED

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

	Aye	Nay	Abstain	Absent
Mayor Gerard Hudspeth:	_____	_____	_____	_____
Vicki Byrd, District 1:	_____	_____	_____	_____
Brian Beck, 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 _____, 2025.

GERARD HUDSPETH, MAYOR

ATTEST:
INGRID REX, INTERIM CITY SECRETARY

BY: _____

APPROVED AS TO LEGAL FORM:
MACK REINWAND, CITY ATTORNEY

BY: _____

EXHIBIT A
LEGAL DESCRIPTION

BEING a tract of land situated in the M. E. P. & P. RR. Co. Survey, Abstract No. 1470, City of Denton E.T.J., Denton County, Texas, and being a portion of a called 41.388 acre tract of land described as Multi-Family Tract in a deed to Double R DevCo, LLC, recorded in Instrument No. 2023-100095 of the Official Records of Denton County, Texas, and being more particularly described as follows:

COMMENCING at an aluminum TxDot right-of-way monument found on the northerly right-of-way line of U.S. Highway 380, a variable width right-of-way, for the southwest corner of said 41.388 acre tract, common to the southeast corner of a called 30.470 acre tract of land described in a deed to Larry L. Bailey and spouse, Patricia L. Bailey, recorded in Volume 5409, Page 4755 of the Deed Records of Denton County, Texas;

THENCE South 83°15'09" East, along the northerly right-of-way line of said U.S. Highway 380 and along the southerly line of said 41.388 acre tract, a distance of 599.40 feet to the **POINT OF BEGINNING** of the herein described tract of land;

THENCE departing the northerly right-of-way line of said U.S. Highway 380 and the southerly line of said 41.388 acre tract, and crossing said 41.388 acre tract, the following courses and distances:

North 06°44'51" East, a distance of 154.71 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°15'09" East, a distance of 39.62 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

North 06°44'49" East, a distance of 575.12 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°15'11" East, a distance of 332.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 52°43'28" East, a distance of 459.57 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 75°12'40" East, a distance of 345.75 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner;

South 83°15'11" East, a distance of 146.29 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for corner on the easterly line of said 41.388 acre tract, same being

on the westerly line of Hickory Grove, Phase 2, an addition to Denton County, Texas, according to the final plat thereof recorded in Document No. 2024-182 of the Plat Records of Denton County, Texas;

THENCE South 28°26'09" East, along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 2, a distance of 13.88 feet to a 5/8 inch iron rod with plastic cap stamped "KHA" set for the southwest corner of said Hickory Grove, Phase 2, common to the westernmost northwest corner of Hickory Grove, Phase 1B, an addition to the City of Denton, Denton County, Texas, according to the final plat thereof recorded in Document No. 2024-94 of the Plat records of Denton County, Texas, same being an angle point in the easterly line of said 41.388 acre tract;

THENCE South 06°44'51" West, continuing along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 1B, a distance of 11.84 feet to a point for corner;

THENCE North 83°28'14" West, departing the easterly line of said 41.388 acre tract and the westerly line of said Hickory Grove, Phase 1B, and crossing said 41.388 acre tract, a distance of 161.23 feet to a point for corner;

THENCE South 06°36'11" West, continuing across said 14.388 acre tract, a distance of 424.23 feet to a point for corner on the northerly right-of-way line of said U.S. Highway 380, same being on the southerly line of said 41.388 acre tract ;

THENCE North 83°15'09" West, continuing along the northerly right-of-way line of said U.S. Highway 380 and the southerly line of said 41.388 acre tract, a distance of 1,104.26 feet to the **POINT OF BEGINNING** and containing 15.011 acres (653,875 square feet) of land, more or less.

EXHIBIT B
LOCATION MAP

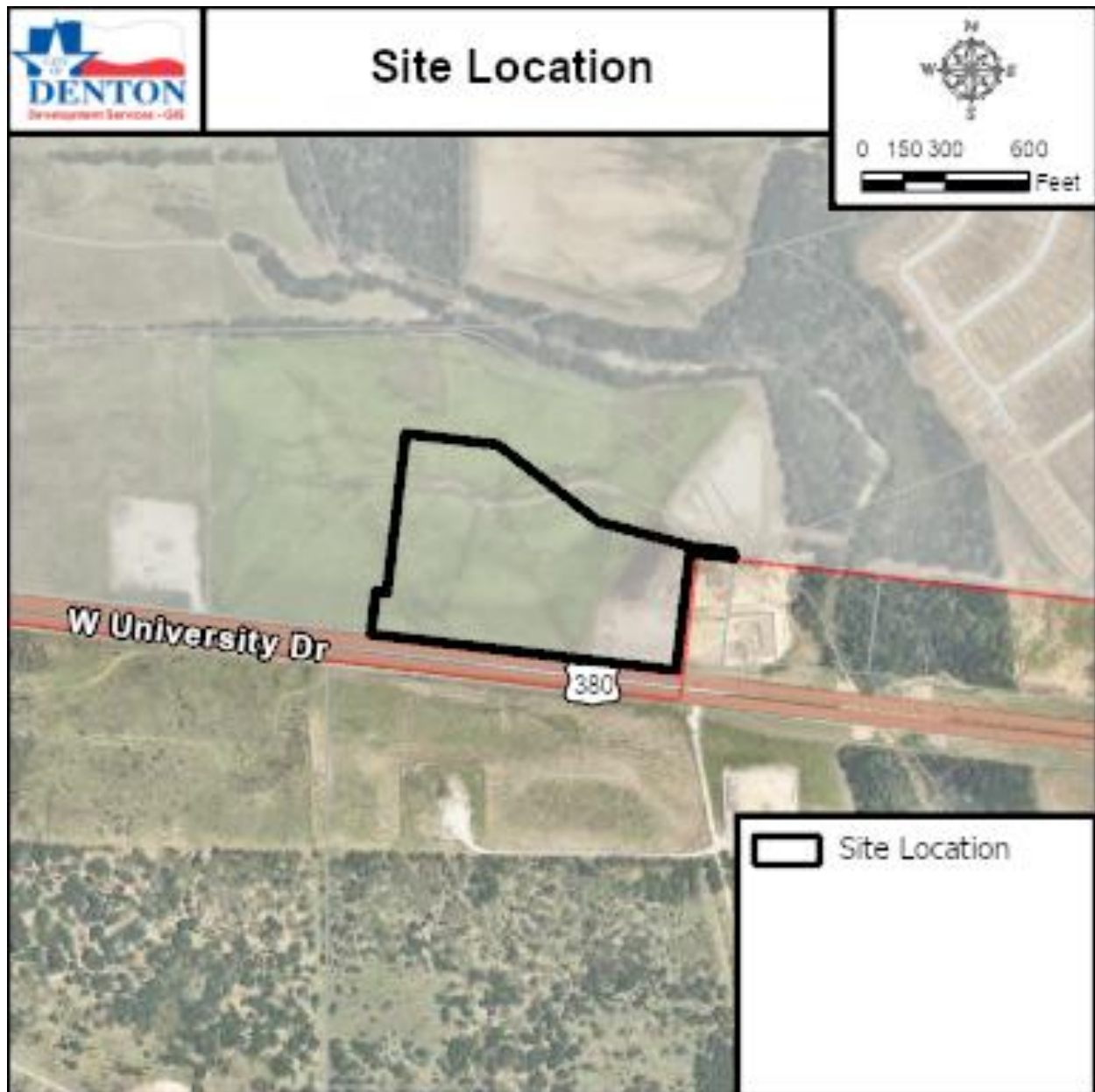


EXHIBIT C
MUNICIPAL SERVICES AGREEMENT

DRAFT