

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 15.011 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. A25-0001, 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 [\_\_\_ - \_\_\_]:

	<b>Aye</b>	<b>Nay</b>	<b>Abstain</b>	<b>Absent</b>
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;

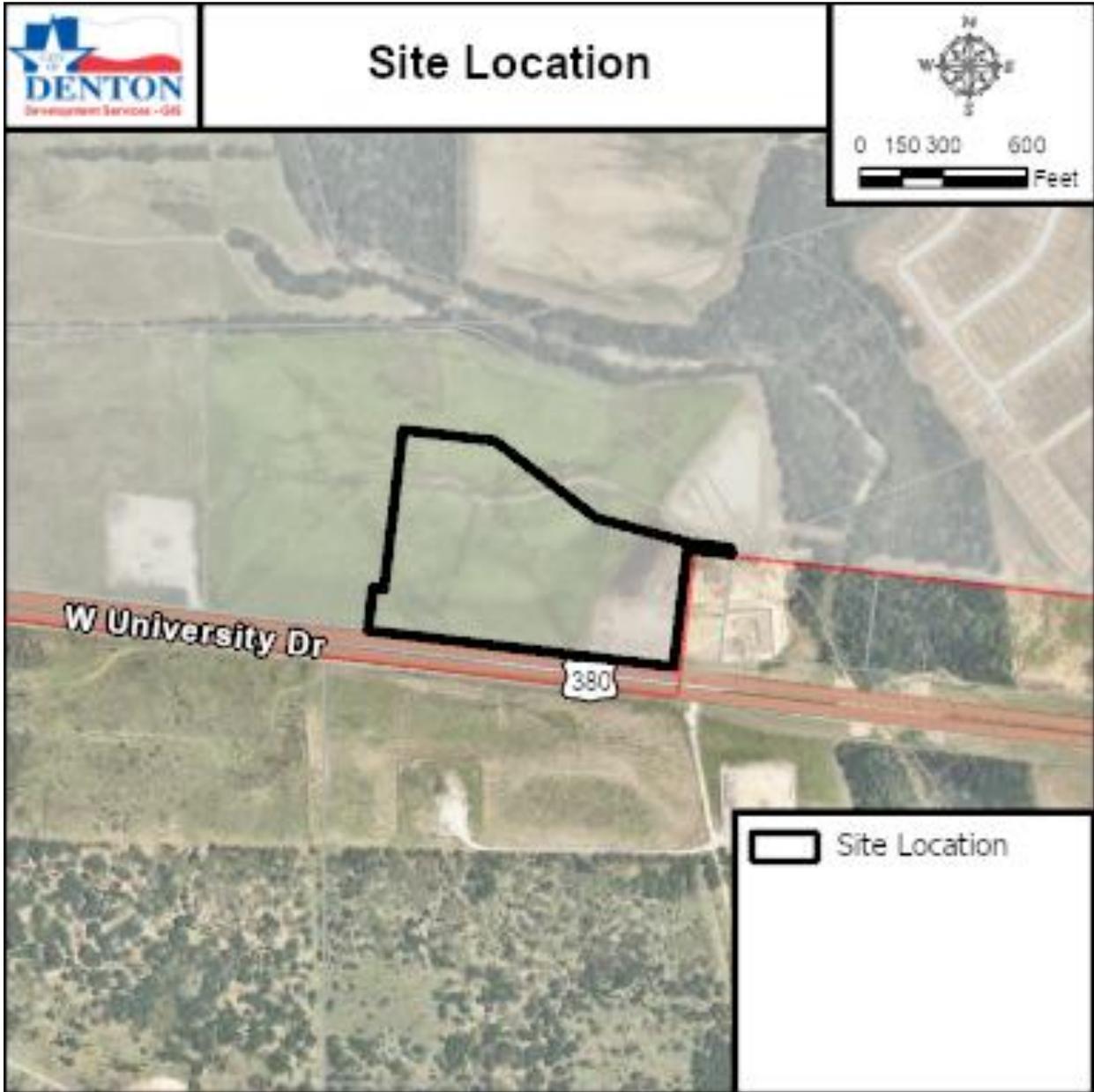
**THENCE** South 06°44'51" West, continuing along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 1B, a distance of 11.84 feet to a point for corner;

**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**

ORDINANCE NO. A25-0001

AN ORDINANCE OF THE CITY OF DENTON, TEXAS REGARDING A MUNICIPAL SERVICES AGREEMENT, PURSUANT TO TEX. LOC. GOV. CODE SEC. 43.0672, BETWEEN THE CITY OF DENTON AND DOUBLE R DEVCO, LLC FOR THE PROVISION OF CITY SERVICES TO 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; APPROVING A SCHEDULE OF ANNEXATION; AUTHORIZING THE CITY MANAGER TO EXECUTE THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (A25-0001)

WHEREAS, the property owners, Double R DevCo, LLC (hereafter referred to as "Owners"), has submitted a petition for voluntary annexation of approximately 15.011 acres of land in Denton County, Texas as described in **Exhibit A** attached hereto and incorporated herein ("Property"); and

WHEREAS, the City of Denton must first negotiate a written Municipal Services Agreement with the Owner of the real property subject to a petition for voluntary annexation, pursuant to Tex. Loc. Govt. Code Sec. 43.0672, that contains (1) the services that the City of Denton will provide on the effective date of the annexation and (2) a schedule that includes the period within which the City of Denton will provide each service that is not provided on the effective date of the annexation; and

WHEREAS, the City of Denton and the Owner have come to an agreement about the provision of full services to the Property following the annexation of the Property; and

WHEREAS, the City Council of the City of Denton finds it to be in the best interest of the citizens of Denton to enter into a Municipal Services Agreement with the Owner; 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.

SECTION 2. The Municipal Services Agreement ("Agreement"), made in accordance with applicable provisions of state law pertaining to annexation, is approved and attached hereto as **Exhibit B** and is made a part hereof for all intents and purposes.

SECTION 3. The City Manager, or designee, is hereby authorized to execute the Agreement and to carry out the duties and responsibilities of the City of Denton under the Agreement.

SECTION 4. The schedule of annexation attached hereto as **Exhibit C** is approved and adopted for this annexation.

SECTION 5. 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 not be affected thereby.

SECTION 6. This Ordinance shall be effective immediately upon its passage and approval.

The motion to approve this ordinance was made by Jill Jester and seconded by Brandon Chase McGee, the ordinance was passed and approved by the following vote [ 7 - 0 ]:

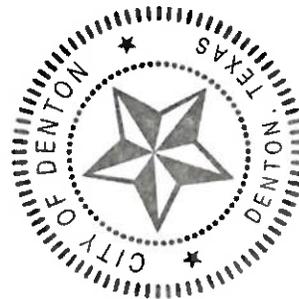
	Aye	Nay	Abstain	Absent
Gerard Hudspeth, Mayor:	<u>X</u>	_____	_____	_____
Vicki Byrd, District 1:	<u>X</u>	_____	_____	_____
Brian Beck, District 2:	<u>X</u>	_____	_____	_____
Suzi Rumohr, District 3:	<u>X</u>	_____	_____	_____
Joe Holland, District 4:	<u>X</u>	_____	_____	_____
Brandon Chase McGee, At Large Place 5:	<u>X</u>	_____	_____	_____
Jill Jester, At Large Place 6:	<u>X</u>	_____	_____	_____

PASSED AND APPROVED this, the 14th day of October, 2025.

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

ATTEST:  
 INGRID REX, INTERIM CITY SECRETARY

BY: Ingrid Rex



APPROVED AS TO LEGAL FORM:  
 MACK REINWAND, CITY ATTORNEY

BY: Mack Reinwand

**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;

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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**  
**MUNICIPAL SERVICES AGREEMENT**

## **MUNICIPAL SERVICES AGREEMENT**

This Municipal Service Agreement ("Agreement") is entered into this 14th day of October 2025, by and between the City of Denton, a Texas home-rule municipality ("City"), and the property owner, Double R DevCo, LLC (hereafter referred to as "Owner").

### **RECITALS:**

**WHEREAS**, Section 43.0671 of the TLGC permits the City to annex an area if each owner of land in an area requests the annexation;

**WHEREAS**, where the City elects to annex such an area, the City is required, pursuant to Section 43.0672 of the TLGC, to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation;

**WHEREAS**, the Owner owns the tract of land, totaling approximately 15.011 acres of land located in the City's extraterritorial jurisdiction, as described in Exhibit A and depicted in Exhibit B, incorporated herein by reference (the "Property"); and

**WHEREAS**, the Owner has filed a written petition with the City for voluntary annexation of the Property, identified as Annexation Case No. A25-0001 ("Annexation Case"); and

**WHEREAS**, Owner has acknowledged and consented to that certain Amended and Restated Development Agreement between D.R. Horton – Texas, Ltd, Forestar (USA) Real Estate Group, Inc., and the City of Denton, Texas recorded in the Denton County Real Property records on September 5, 2024 under document number 96249 (the "Development Agreement"); and

**WHEREAS**, the Property is subject to the Development Agreement and is described as MF Phase 1 Tract, a part of Tract D, within said Development Agreement; and

**WHEREAS**, pursuant to Section 3.1 of the Development Agreement, MF Phase 1 Tract was excluded from the DISTRICT on September 17, 2024 pursuant to the Certificate for Order recorded in the Denton County Real Property records on February 10, 2025 under Document Number 13135; and

**WHEREAS**, provision of City Services, including water and wastewater infrastructure is planned for and agreed to by the parties to the Development Agreement, and said provisions are thus incorporated into this Agreement; and

**WHEREAS**, the City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation; and

**WHEREAS**, the Annexation Case and execution of this Agreement are subject to approval by the Denton City Council.

**NOW THEREFORE**, in consideration of the mutual covenants, conditions, and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case. As of the effective date of the annexation, no construction activity has occurred on the Property, there are no existing residents of the Property, and no services of any kind are provided on the Property.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.
3. **BINDING DEVELOPMENT AGREEMENT.** The Property is subject to that certain Amended and Restated Development Agreement between D.R. Horton – Texas, Ltd, Forestar (USA) Real Estate Group, Inc., and the City of Denton, Texas recorded in the Denton County Real Property records on September 5, 2024 under document number 96249 (the “Development Agreement”). Pursuant to the Development Agreement, D.R. Horton – Texas, Ltd and Forestar (USA) Real Estate Group, Inc. are responsible for Public Infrastructure improvements, as defined in the Development Agreement. Those municipal services which rely on the Public Infrastructure improvements shall be provided when the Public Infrastructure near the Property is completed and accepted by the City. In the event of conflict between the Development Agreement and this Agreement, the Development Agreement will govern.
4. **MUNICIPAL SERVICES.** Commencing on the effective date of annexation, City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services available pursuant to the Development Agreement, and as discussed in Section 3, by any method or means by which the City makes such municipal services available to any other area of the City, including per the City's infrastructure extension policies, ordinances, and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.
  - A. **Police**  
Police protection from City’s Police Department shall be provided to the Property at a level consistent with current methods and procedures presently provided to areas with similar topography, land use, and population density, on the effective date of the ordinance. Some of these services include:
    1. Normal patrols and responses;
    2. Handling of complaints and incident reports;
    3. Special units, such as traffic enforcement, investigations and special weapons; and

4. Coordination with other public safety support agencies.

As development commences on the Property, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with other areas in the City having similar characteristics of topography, land use, and population density.

Upon ultimate development, police protection will be provided at a level consistent with other areas within the city limits having similar characteristics of topography, land use, and population density.

**B. Fire Protection**

The Denton Fire Department (DFD) will provide emergency and fire prevention services to the Property. These services include:

1. Fire suppression and rescue;
2. Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
3. Hazardous materials response and mitigation;
4. Emergency prevention and public education efforts;
5. Technical rescue response; and
6. Construction Plan Review and required inspections.

Fire protection from the City of Denton shall be provided to the Property at a level consistent with current methods and procedures presently provided to areas of the City of Denton having similar characteristics of topography, land use, and population density, on the effective date of the ordinance.

As development commences in the Property, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with other areas having similar characteristics of topography, land use, and population density. It is anticipated that fire stations planned to serve areas currently within the City of Denton, and the future station discussed in Section 7.2.b of the Development Agreement, will be sufficient to serve the Property.

Upon ultimate development, fire protection will be provided at a level consistent with other areas within the city limits having similar characteristics of topography, land use, and population density.

**C. Emergency Medical Service**

The Denton Fire Department (DFD) will provide the following emergency and safety services to the Property. These services include:

1. Emergency medical dispatch and pre-arrival First Aid instructions;

2. Pre-hospital emergency Advanced Life Support (ALS) response; and transport;
3. Medical rescue services.

Emergency Medical Services (EMS) from the City of Denton shall be provided to the Property at a level consistent with current methods and procedures presently provided to areas of the City of Denton having similar characteristics of topography, land use, and population density, on the effective date of the ordinance.

As development commences on the Property, sufficient EMS, including personnel and equipment will be provided to furnish these areas with the level of services consistent with other areas of the City having similar characteristics of topography, land use, and population density.

Upon ultimate development, EMS will be provided at a level consistent with other within the city limits having similar characteristics of topography, land use, and population density.

**D. Solid Waste**

The City of Denton is the sole provider and hauler for solid waste collection and disposal services within the city limits, including but not limited to, preconstruction activities, construction activities, and ultimately residential, multi-family, or commercial activities, and recycling services. Solid waste and recycling collection services will be provided to the Property immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to areas within the city having similar characteristics of topography, land use, and population density. Customers must initiate solid waste and recycling services with the City of Denton, pursuant to Chapter 24 of the Code of Ordinances.

**E. Wastewater Facilities**

The Property is located within the City of Denton Sewer Service Area as defined by Certificate of Convenience and Necessity (CCN) Number 20072, as issued by the Public Utility Commission (PUC).

As development commences on the Property, sanitary sewer mains will be extended in accordance with the provisions of the Development Agreement. For those provisions not covered by the Development Agreement, these documents will then be consulted: Denton Development Code, Water/Wastewater Criteria Manual, ordinances and regulations. Capacity shall be provided consistent with other areas having similar characteristics of topography, land use, and population density. The sanitary sewer infrastructure shall be compatible and consistent with the City's wastewater master plan.

**F. Water Facilities**

The Property is located within the City of Denton Water Service Area as defined by Certificate of Convenience and Necessity (CCN) Number 10195 as issued by the Public Utility Commission (PUC).

Connections to existing City of Denton water distribution mains for water service will be provided in accordance with the Denton Development Code, associated Water/Waste Water Criteria Manual, and existing City ordinances and policies. Upon connection to existing distribution mains, water service will be provided at rates established by city ordinance.

Water design and infrastructure will occur pursuant to the Development Agreement. Water service capacity shall be provided consistent with service to areas of the City having similar characteristics of topography, land use and population density. The water infrastructure shall be compatible and consistent with the City's water master plan.

**G. Roads and Streets**

Upon construction of the Public Infrastructure pursuant to the Development Agreement, road and street maintenance will be handled as follows.

Emergency street maintenance, defined as repairs necessary to prevent imminent damage or injury to the health or safety of the public or any person, as determined by the Director of Public Works, shall be provided within the Property upon the effective date of the annexation ordinance. Routine maintenance will be provided within the Property and will be scheduled as part of the City's annual program, in accordance with the current policies and procedures defined by ordinance, or otherwise established by the City Council.

Any construction or reconstruction will be considered within the Property on a Citywide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council.

Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs, in conformance with fiscal allotments by the City Council. If an existing sign remains, it will be reviewed and placed on the City's inventory listing for routine replacement, based upon an engineering study. New signs will be installed when necessary, based upon an engineering study.

Routine maintenance of road/street markings will be evaluated and scheduled within the yearly budgetary allotments by the City Council.

In accordance with the Development Agreement, the Property shall be subject to roadway impact fees based on the City's Fee Schedule.

**H. Drainage**

Connections to existing City of Denton drainage facilities will be provided in accordance with the Development Agreement, Denton Development Code, associated Stormwater Criteria Manual, and with existing City ordinances and policies, but only to the extent existing on-site drainage facilities are not compliant with the Denton Development Code. Drainage fees will be assessed at the rates established by city ordinance and will be charged

on the utility bill after annexation. All runoff, whether directly tied into the system or not, impacts the system and will be charged.

As new development occurs within the Property, drainage facilities will be extended or improved by the Owner as required to remain compliant with the Denton Development Code. Any cost participation shall be in accordance with the Denton Development Code, Stormwater Criteria Manual, and with existing City ordinances and policies. Drainage facilities extended by the City will have to be a Capital Improvement Project (CIP) project and bonds will need to be sold. Drainage capacity shall be provided consistent with other areas of the City having similar characteristics of topography, land use and population density.

**I. Electric**

The Property will be served with electricity distribution service in the most cost-effective manner; provided, however, that before Owner may enter into a contract with an electricity distribution service provider, (i) Owner shall provide the City with any and all bona fide offers that Owner has received from electricity distribution service providers that can legally serve the Property and (ii) the City shall have 30 business days to provide to Owner Denton Municipal Electric's ("DME") offer to provide distribution electricity service to the Property; and provided further, that if DME's offer is substantially similar to the most cost-effective offer from another distribution electricity service provider that can legally serve the Property, then Owner will obtain electricity distribution service from DME. The term "substantially similar" means that the terms of the offers provide the approximately the same level of service at approximately the same start-up cost to Owner. Electric rates applicable to customers within the Property will be pursuant to the then applicable DME rates as approved by the Denton City Council.

Such electricity service offers will be based upon the following terms:

1. The electricity distribution service provider will extend electric distribution facilities as necessary to serve full development of the Property. The electricity distribution service provider will evaluate the cost associated with service extension through the undeveloped area to determine if Aid-in-Construction is required. The electricity distribution service provider is responsible for installation of all primary-voltage electrical cables, transformers, switchgear, streetlight poles and LED streetlight fixtures, streetlight cables, multifamily residential services, and other necessary electric distribution and transmission system equipment in compliance with Electric Service Standards and Line Extension Policies currently in place at the time of development, whether onsite or offsite as necessary to provide adequate and reliable electric service to the Property.
2. Owner will provide all on-site public utility easements to the electricity distribution provider that are necessary to protect, install, safely operate and maintain the electric infrastructure, at no cost to the City. PUEs will be 8 feet in width adjacent to street rights-of-way in multifamily residential

areas, and 15 feet in width adjacent to Primary and Secondary Arterial rights-of-way (20 feet where duct banks are required). Easements will be conveyed through the platting process unless the electricity distribution service provider requests an easement be transferred by separate instrument. The provider agrees to joint trench installation of other franchised utilities such as telephone, cable tv, fiber optic cables, or other non-gas utilities within the designated public utility easements as long as those utilities are on an edge shelf of the trench and not placed directly above the electric facilities.

3. Existing overhead electric distribution lines, which are located in the public rights-of-way, will be relocated by the electricity distribution service provider at no cost to the Owner when development adjacent to the existing electric line requires the line to be relocated in order to accommodate the adjacent development as long as the relocation is also to an overhead position. If Owner requests the relocation be placed underground, then Owner shall be responsible for the difference in cost between the overhead relocation and the underground relocation as reasonably determined and demonstrated by the electricity distribution service provider. Existing overhead electric distribution lines not owned by the electricity distribution service provider will be relocated underground by the owner of the lines if so required to comply with the Denton Development Code.
4. Owner will comply with those City approved policies within the DME Electric Service Standards (ESS), as amended, that are available on the City website and uniformly applied within the City, including the specifications for street lighting.
5. All new distribution electric service within the Property shall be placed underground except for necessary above ground appurtenances such as streetlights, switchgear and transformers. The City shall have the right to inspect the electric facilities prior to placing such facilities into use.

**J. Parks, Playgrounds, Swimming Pools**

Residents of the Property may utilize all existing park and recreation facilities as of the effective date of this ordinance. The park dedication ordinance shall apply to the Property for residential development. In accordance with the Development Agreement, the Property shall be subject to park development fees based on the City's Fee Schedule.

In addition, park and recreation facilities shall be constructed based on park policies defined in the Parks, Recreation and Trails System Master Plan and other existing City ordinances and policies.

**K. Publicly Owned Facilities.** Any publicly owned facility, building, or service located within the Property, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Denton on the effective date of the annexation ordinance.

- L. **Permitting and Inspections.** Permitting and Inspections shall be obtained through the City of Denton, as outlined in the Code of Ordinances.
- M. **Other Services.** Other services that may be provided by the City of Denton, such as municipal and general administration, will be made available as of the effective date of the annexation. The City of Denton shall provide a level of services, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City of Denton having similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.
5. **UNIFORM LEVEL OF SERVICES IS NOT REQUIRED.** Nothing in this Agreement shall require City to provide a uniform level of full municipal services to each area of the City, including the Property, if different characteristics of topography, land use, and population density justify different levels of service.
6. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation Case is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
7. **EFFECTIVE DATE; TERM.** The effective date of this Agreement is the date of the annexation of the Property. This Agreement shall be valid for a term of ten (10) years from the Effective Date.
8. **VENUE AND GOVERNING LAW.** Venue shall be in the state courts located in Denton County, Texas or the United States District Court for the Eastern District of Texas. This Agreement shall be governed and construed in accordance with the laws and court decisions of the State of Texas.
9. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, City does not waive or surrender any of its governmental powers or immunities.
10. **SEVERABILITY.** In case any one or more of the provisions contained in this Agreement shall for any reason be held to be invalid, illegal, or unenforceable in any respect, such invalidity, illegality, or unenforceability shall not affect any other provision thereof and

this Agreement shall be considered as if such invalid, illegal, or unenforceable provision had never been contained in this Agreement.

11. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
12. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
13. **SUCCESSORS AND ASSIGNS.** The terms and conditions of this Agreement are binding upon the successors and assigns of the Parties to this Agreement and stand as obligations running with the land until satisfied in full, regardless of how the Property is developed.
14. **ENTIRE AGREEMENT; AMENDMENT.** This Agreement, together with the Development Agreement, constitutes the complete agreement of the parties to this Agreement and supersedes all prior written agreements between the parties. This Agreement shall not be amended unless executed in writing by both parties. The Parties stipulate that this Agreement does not constitute a permit for development under Chapter 245 of the Texas Local Government Code.

The parties have executed this Agreement on the date first above written.

**OWNER**

**CITY OF DENTON, TEXAS**

By: Double R DevCo, LLC

By: \_\_\_\_\_  
City Manager, Deputy City Manager, or  
Assistant City Manager

**THIS AGREEMENT HAS BEEN  
BOTH REVIEWED AND APPROVED**

**as to financial and operational  
obligations and business terms.**

Interim Director  
of Development  
Services  
Title

Charlie Rosendahl

Digitally signed by Charlie Rosendahl  
DN: c=US,  
e=Charlie.Rosendahl@cityofdenton.com,  
o=City of Denton, CN=Charlie Rosendahl  
Date: 2025.10.03 16:13:10-0500

Department

Date Signed: 10-03-2025

**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;

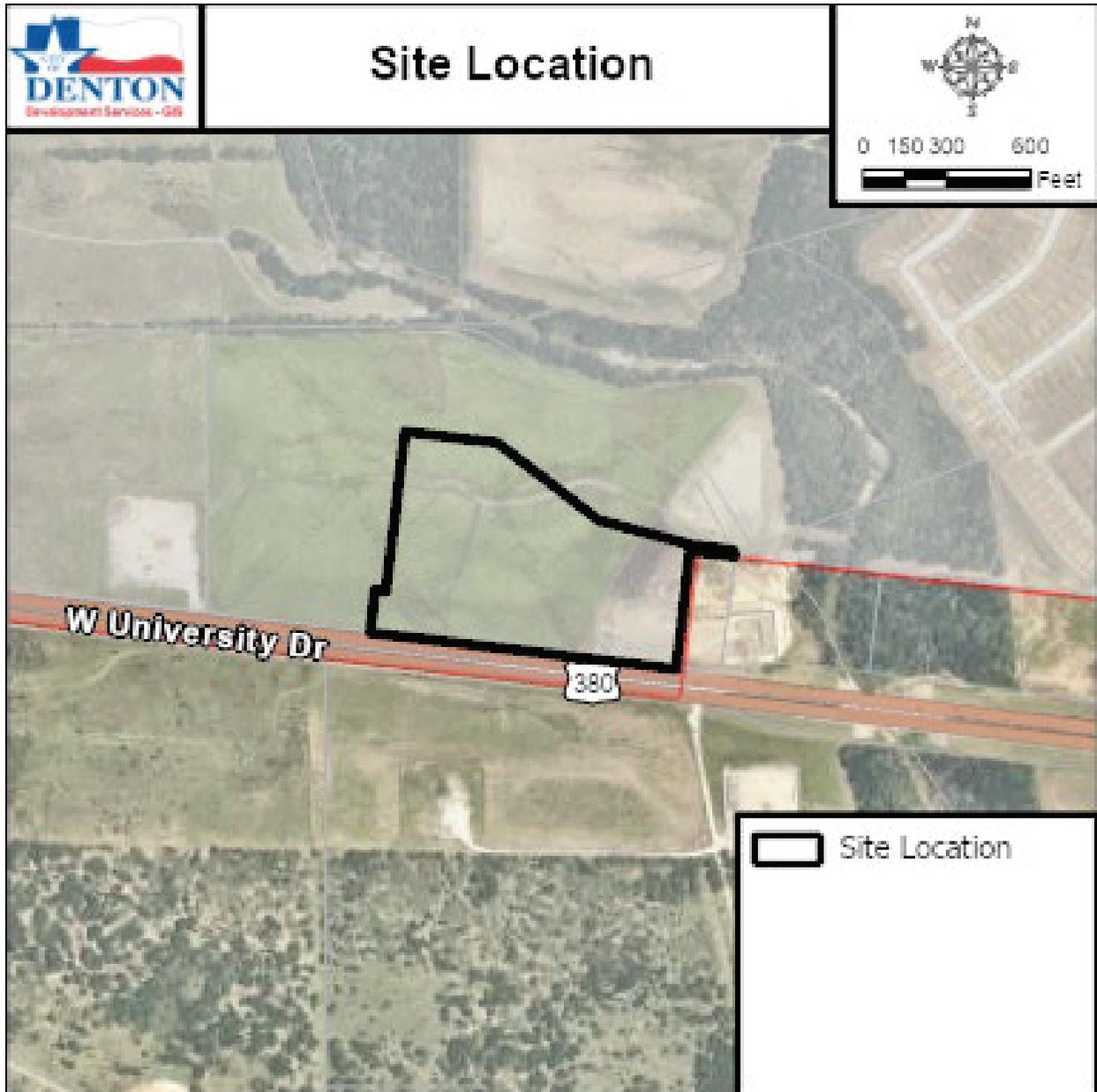
**THENCE** South 06°44'51" West, continuing along the easterly line of said 41.388 acre tract and along the westerly line of said Hickory Grove, Phase 1B, a distance of 11.84 feet to a point for corner;

**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  
ANNEXATION SCHEDULE**

Annexation

- 08/05/2025**    **Petition for Annexation submitted**
- 09/23/2025**    Deadline to submit notice to Denton Record Chronicle and City Website for publication before the 16<sup>th</sup> day before the public hearing on September 30, 2025 (*published on Sunday, September 28, 2025*)
- 09/25/2025**    Deadline to submit backup for posting of City Council Agenda for Regular Meeting on October 14, 2025
- 10/14/2025**    Annexation **Municipal Service Agreement** – IC (*Required prior to annexation per 43.0672*),  
Annexation **Public Hearing** – PH (*Only one public hearing is required per 43.0673*),  
AND  
**First Reading** of annexation ordinance – IC (*per City Charter*)
- 10/19/2025**    Publish Ordinance in the newspaper (*Charter Sec. 1.03; cannot be acted on for 30 days*)
- 11/18/2025**    CC by 4/5ths vote takes final action – IC (*Regular meeting*)  
**Second Reading** of annexation ordinance.  
**Adoption** of annexation ordinance (*30 days+ post publication per Charter Sec. 1.03*)

Post-Annexation Adoption Procedures:

1.    Notification to Comptroller
2.    Notification to DOJ
3.    File certified copy of ordinances with the Denton County Clerk
4.    File certified copy of ordinances with the Denton CAD
5.    Revise City Map
6.    Notify Utilities (Customer Service) [utilitybilling@cityofdenton.com](mailto:utilitybilling@cityofdenton.com)