

ORDINANCE NO. \_\_\_\_\_

AN ORDINANCE OF THE CITY OF DENTON, TEXAS ANNEXING APPROXIMATELY 4.47 ACRES OF LAND, GENERALLY LOCATED ON THE SOUTH SIDE OF HARTLEE FIELD ROAD, APPROXIMATELY 580 FEET EAST OF EAST SHERMAN DRIVE, INTO 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. (A25-0002c)

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 Denton Double Down, LLC (“Owner”) submitted a petition for voluntary annexation of approximately 4.47 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 November 18, 2025; and

WHEREAS, on November 18, 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 November 18, 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 January 13, 2026; 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 [\_\_\_\_ - \_\_\_\_]:

|                                        | <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 \_\_\_\_\_, 2026.

\_\_\_\_\_  
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 Samuel McCracken Survey, Abstract No. 817, within the ETJ of the City of Denton, Denton County, Texas and being a part of a called 10.996 acre tract of land described in Special Warranty Deed with Vendor's Lien, recorded in Instrument No. 2024-5140, Official Public Records, Denton County, Texas, and being part of a called 10.02 acre tract of land described in Warranty Deed to Evans Family Trust, recorded in Instrument No. 2010-12301 of said Official Public Records, and being more particularly described as follows:

**BEGINNING** at point for the southeast corner of said 10.996 acre tract and the northeast corner of a called 25.4848 acre tract of land described in Special Warranty Deed to Denton Striker LLC, recorded in Instrument No. 2023-57872 of said Official Public Records, and being the northeast corner of a called 9.015 acre tract of land described in City of Denton Ordinance No. 84-106 (Northing: 7145166.10, Easting: 2395260.05);

**THENCE** North 89°35'37" West, with the south line of said 10.996 acre tract and the north line of said 25.4848 acre tract and the north line of said 9.015 acre tract, a distance of 484.42 feet to a point for the northwest corner of said 9.015 acre tract, in the east line of a called 196.7 acre tract of land described as "Tract 4" in City of Denton Ordinance No. 74-36;

**THENCE** North 29°10'13" East, departing said north line of the 25.4848 acre tract, with said east line of Tract 4, passing at a distance of 641.47 feet the north line of said 10.996 acre tract and the south line of said 10.02 acre tract, and the approximate centerline of Hartlee Field Road, and continuing over and across said 10.02 acre tract, with said east line of Tract 4 for a total distance of 669.99 feet;

**THENCE** departing said east line of Tract 4, continuing over and across said 10.02 acre tract, the following courses and distances:

South 89°35'37" East,, a distance of 179.40 feet to a point for corner;

South 02°06'05" West, passing at a distance of 25.01 feet the north line of said 10.996 acre tract and the south line of said 10.02 acre tract, and the approximate centerline of Hartlee Field Road, and continuing with the east line of said 10.996 acre tract for a total distance of 587.58 feet to the **POINT OF BEGINNING** and containing 194,937 square feet or 4.475 acres of land.

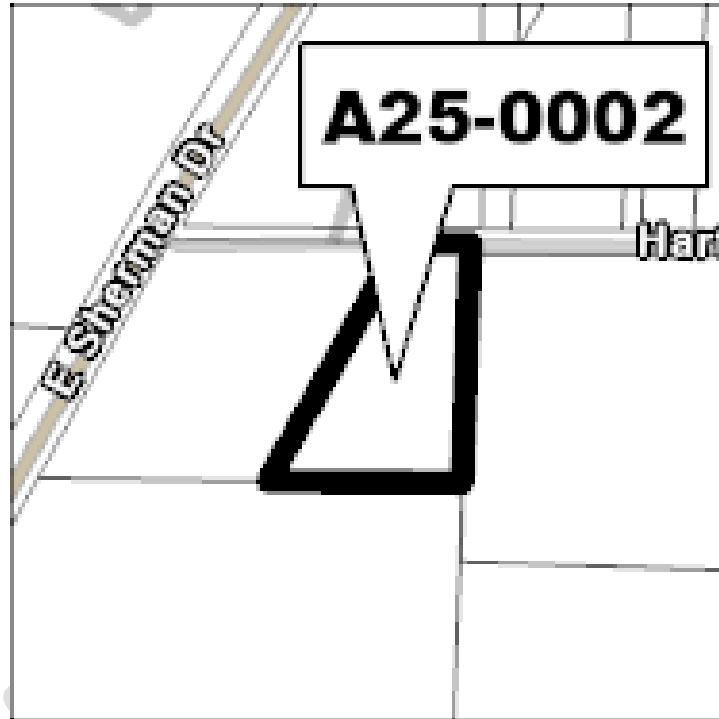
Bearing system based on the State Plane Coordinate System of 1983, Texas North Central Zone (4202), North American Datum of 1983 (2011).

The distance dimensions and coordinates shown are ground/surface values based on the Texas Coordinate System of 1983, North Central Zone (4202), North American Datum of 1983, U.S.

Survey Feet (sFT), scaled from base point 0,0 using a Project Combined Factor (PCF) of 1.000150630a

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**EXHIBIT B  
LOCATION MAP**



**EXHIBIT C**  
**MUNICIPAL SERVICES AGREEMENT**

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