



\*VG-373-2025-129946\*

Denton County  
Juli Luke  
County Clerk

**Instrument Number:** 129946

Real Property Recordings

ORDINANCE

Recorded On: November 18, 2025 03:33 PM

Number of Pages: 16

**" Examined and Charged as Follows: "**

Total Recording: \$85.00

**\*\*\*\*\* THIS PAGE IS PART OF THE INSTRUMENT \*\*\*\*\***

Any provision herein which restricts the Sale, Rental or use of the described REAL PROPERTY because of color or race is invalid and unenforceable under federal law.

**File Information:**

Document Number: 129946  
Receipt Number: 20251118000547  
Recorded Date/Time: November 18, 2025 03:33 PM  
User: Melissa K  
Station: Station 43

**Record and Return To:**

TOWN OF ARGYLE  
308 DENTON STREET EAST  
ARGYLE TX 76226



STATE OF TEXAS  
COUNTY OF DENTON

I hereby certify that this Instrument was FILED In the File Number sequence on the date/time printed hereon, and was duly RECORDED in the Official Records of Denton County, Texas.

Juli Luke  
County Clerk  
Denton County, TX

**ORDINANCE NO. 2025-38**

**AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS, ANNEXING THE HEREINAFTER DESCRIBED TERRITORY OF APPROXIMATELY 2.0040 ACRES LOCATED 8595 SH 377; AND EXTENDING THE BOUNDARY LIMITS OF SAID CITY SO AS TO INCLUDE THE DESCRIBED PROPERTY WITHIN THE CITY LIMITS, AND GRANTING TO ALL THE INHABITANTS OF THE PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING THE INHABITANTS BY ALL OF THE ORDINANCES, RESOLUTIONS, ACTS AND REGULATIONS OF THE CITY; PROVIDING INSTRUCTIONS FOR FILING THIS ORDINANCE AND FOR CORRECTING THE OFFICIAL MAP AND BOUNDARIES OF SAID CITY; APPROVING A MUNICIPAL SERVICES AGREEMENT; PROVIDING SEVERABILITY AND CUMULATIVE CLAUSES; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Argyle, Texas (“City”) is authorized, pursuant to Chapter 43 of the Texas Local Government Code to annex territory upon request of the owner and to extend the corporate limits of the City, subject to state law; and

**WHEREAS**, the Town has received the request of Argyle Development, LLC to annex the property located at 85954 SH 377 and further described below (the Property”); and

**WHEREAS**, the City desires to annex the Property; and

**WHEREAS**, all of the Property described herein is contiguous to and within the exclusive extraterritorial jurisdiction of the City; and

**WHEREAS**, all required notices, public hearing, and all requirements for such annexation have been provided, held, and met in accordance with applicable law; and

**WHEREAS**, in accordance with Chapter 43 of the Texas Local Government Code, a written Services Agreement for the area to be annexed was negotiated and executed prior to the annexation date and incorporated herein; and

**WHEREAS**, the Council finds and determines that annexation of the property hereinafter described is in the best interests of the citizens of the City and the owners and residents of the area.

**NOW, THEREFORE BE IT ORDAINED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS:**

SECTION 1. Findings. It is hereby officially determined that the findings and recitations contained above in the preamble of this ordinance are true and correct and are incorporated herein by reference.

SECTION 2. Annexation. That the following described territory, to wit:

**Lot 2R-1 and Lot 3, Block A, Carwash Argyle Addition, according to the map or plat thereof recorded in the Real Property Records, Denton County, Texas**

be and the same is hereby annexed into the Town of Argyle, Denton County, Texas, and that the boundary limits of the Town, be and the same are hereby extended to include the above-described territory within the limits of the Town, and that same shall hereafter be included within the territorial limits of said Town and said land and the inhabitants thereof shall be hereafter entitled to all rights and privileges of all other citizens of the Town, and shall be bound by the ordinances, resolutions, acts and regulations of the Town.

SECTION 3. Service Agreement. A written Services Agreement has been negotiated and prepared in accordance with applicable provisions of state law pertaining to annexation and is attached hereto as Exhibit A and is hereby incorporated herein by reference and adopted as part of this ordinance, and the same shall govern the delivery of municipal services to the annexed territory.

SECTION 4. Official Map. The official map and boundaries of the Town, previously adopted, are amended to include the Property as part of the Town. The Town Secretary is directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the Town to add the annexed Property as required by applicable law.

SECTION 5. Severability Clause. It is hereby declared by the Council that if any of the sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance should be declared unconstitutional or otherwise invalid for any reason, such event shall not affect any remaining sections, paragraphs, sentences, clauses, phrases, words, or provisions of this ordinance.

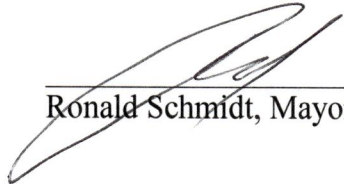
SECTION 6. Cumulative Clause. This ordinance shall be cumulative of all provisions of ordinances of the City except where the provisions of this ordinance are in direct conflict with the provisions of such ordinances, in which event the conflicting provisions of such ordinances are hereby repealed.

SECTION 7. Public Meeting. It is hereby officially found and determined that the meeting at which this ordinance was passed was open to the public as required by law.

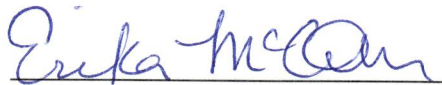
SECTION 8. Filing Instructions. The Town Secretary is hereby directed to file a certified copy of this ordinance with the County Clerk of Denton County, Texas, and with other appropriate officials and agencies as required by state and federal law.

SECTION 9. Effective Date. This ordinance shall be in full force and effect immediately upon its passage and approval by the Town Council of the Town of Argyle, Texas.

**PASSED AND APPROVED BY THE TOWN COUNCIL OF THE TOWN OF ARGYLE, TEXAS,** this 20th day of October, 2025.

  
\_\_\_\_\_  
Ronald Schmidt, Mayor

**ATTEST:**

  
\_\_\_\_\_  
Erika McComis, Town Secretary



**EXHIBIT A**

**NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.**

STATE OF TEXAS           §  
  §  
COUNTY OF DENTON       §

**CHAPTER 43 TEXAS LOCAL GOVERNMENT CODE  
MUNICIPAL SERVICES AGREEMENT**

This Municipal Services Agreement (“Agreement”) is entered into pursuant to Section 43.0672 of the Texas Local Government Code by and between the Town of Argyle, Texas (the “Town”) and the undersigned property owner(s) (the “Owner”). The term “Owner” includes all owners of the Property. Town and Owner may be referred individually as a “Party” and collectively referred to as the “Parties.”

**WHEREAS**, the Owner owns a parcel of real property (the “Property”) in Denton County, Texas, located at 8595 SH 377, and being all that certain lot, tract or parcel of land being approximately 2.0040 acres, Denton County, Texas and more particularly described below; and

**WHEREAS**, the Parties desire to enter into this Agreement pursuant to Section 43.0672 of the Texas Local Government Code in order to address the provision of municipal services to be offered to the Property on the date of annexation, and a schedule that includes the period within which the Town will provide any municipal service that is not provided on the effective date of annexation, as shown in Exhibit A attached hereto; and

**WHEREAS**, the Owner and the Town acknowledge that this Agreement is binding upon the Town and the Owner and their respective successors and assigns for the term (defined below) of this Agreement; and

**WHEREAS**, this Agreement is to be recorded in the Real Property Records of Denton County.

**NOW, THEREFORE**, in consideration of the mutual covenants contained herein, the Parties hereto agree as follows:

**Section 1.** The Town acknowledges and agrees that it shall provide the municipal services listed in Exhibit A to the Property pursuant to Chapter 43 of Texas Local Government Code upon annexation of the Property.

**Section 2.** The Owner acknowledges that each and every owner of the Property must sign this Agreement in order for the Agreement to take full effect, and **the Owner who signs this Agreement covenants and agrees, jointly and severally, to indemnify, hold harmless, and defend the Town against any and all legal claims, by any person claiming an ownership**

**interest in the Property who has not signed the Agreement**, arising in any way from the Town's reliance on this Agreement.

**Section 3.** The Owner agrees and stipulates that such annexation of the Property is voluntary, and the Owner has submitted a petition for such annexation to the Town. Furthermore, the Owner hereby waives any and all vested rights and claims that they may have under Section 43.002(a)(2) and Chapter 245 of the Texas Local Government Code that would otherwise exist by virtue of any actions Owner has taken. Owner acknowledges and stipulates that this Agreement is not a permit, as defined in Texas Local Government Code, Section 245.001(1), required by the Town.

**Section 4.** The Parties acknowledge and agree that nothing in this Agreement shall require the Town to provide a uniform level of full municipal services to each area of the Town, including the annexed Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of municipal service. Furthermore, the Parties acknowledge and agree that this Agreement will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation process.

**Section 5.** The Owner acknowledges that the Town's codes, ordinances, regulations and policies ("Regulations") that apply throughout the Town, including the Property, may be reviewed at Town Hall and online and shall apply to all such regulations in development of the Property.

**Section 6.** This Agreement shall be valid for a term of ten (10) years. Renewal of the Agreement shall be at the discretion of the Town Council and must be approved by ordinance. The Owner agrees that the non-emergency services may be amended without the written consent or knowledge of the Owner if the Town Council determines at a public hearing that changed conditions or subsequent occurrences make this Agreement unworkable or obsolete. Furthermore, the Owner acknowledges and agrees that the Town Council may amend the services provided under this Agreement without the written consent of the Owner in order to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances existing pursuant to the Local Government Code or other Texas or Federal laws that make this Agreement unworkable, obsolete or unlawful.

**Section 7.** Any notice provided or permitted to be given under this Agreement must be in writing and may be served by depositing same in the United States mail, addressed to the Party to be notified, postage pre-paid and registered or certified with return receipt requested, or by delivering the same in person to such Party via facsimile or a hand delivery service, Federal Express or any courier service that provides a return receipt showing the date of actual delivery of same to the addressee thereof. Notice given in accordance herewith shall be effective upon receipt at the address of the addressee. For purposes of notice, the addresses of the Parties shall be as follows:

To Town:

Town of Argyle  
Attn: Town Manager  
308 Denton Street  
P.O. Box 609  
Argyle, TX 76226

With Copy to:

Brenda N. McDonald  
3717 Stoney Creek  
Fort Worth, Texas 76116

To Owner:

Argyle Development, LLC  
2464 Manana Dr.  
Suite A  
Dallas, TX 75220-1231

**Section 8.** A certified copy of this Agreement shall be recorded in the real property records of Denton County, Texas, and this Agreement shall constitute a covenant that runs with the Property.

**Section 9.** If a court of competent jurisdiction determines that any covenant of this Agreement is void or unenforceable, including the covenants regarding involuntary annexation, then the remainder of this Agreement shall remain in full force and effect.

**Section 10.** This Agreement may be enforced by any Owner or the Town by any proceeding at law or in equity. Failure to do so shall not be deemed a waiver to enforce the provisions of this Agreement thereafter. Notwithstanding the preceding terms of this section, the Town does not waive immunity from suit or liability. Owner acknowledges and agrees that the only recourse against the Town breach or default of the Agreement is disannexation for failure to provide services pursuant to Chapter 43 of the Texas Local Government Code.

**Section 11.** Owner and Town acknowledge and expressly agree that no subsequent change in the law regarding annexation shall affect the enforceability of this Agreement or the Town's ability to annex the properties covered herein pursuant to the terms of this Agreement.

**Section 12.** The validity of this Agreement and any of its terms and provisions, as well as the rights and duties of the Parties, shall be governed by the laws of the State of Texas; and venue for any action concerning this Agreement shall be only in Denton County, Texas.

**Section 13.** This Agreement may be separately executed in individual counterparts and, upon execution, shall constitute one and same instrument.

**Section 14.** This Agreement shall survive its termination to the extent necessary for the implementation of the provisions of Sections 2, 3, 4 and 10 herein.

**Section 15.** This Agreement embodies the complete agreement of the Parties hereto, superseding all oral or written, previous and contemporary agreements between the Parties and relating to the matters in this Agreement and except as otherwise provided herein, cannot be modified without written agreement of the Parties to be attached to and made a part of this Agreement.

**Section 16.** The determinations recited and declared in the preambles to this Agreement are hereby incorporated herein as part of this Agreement.

**Section 17.** All exhibits to this Agreement are incorporated herein by reference for all purposes wherever reference is made to the same.

Entered into this 25<sup>th</sup> day of September, 2025.

SIGNATURES ON FOLLOWING PAGE(S)

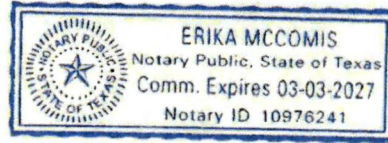
**TOWN OF ARGYLE**

By: \_\_\_\_\_  
Name: Ronald Schmidt  
Title: Mayor  
Date: 9-22-2025


THE STATE OF TEXAS           §  
  §  
COUNTY OF DENTON           §

This instrument was acknowledged before me on 22 September, 2025, by **Ronald Schmidt**, Mayor of the Town of Argyle, Texas on behalf of said Town.

Erika McComis  
Notary Public in and for the State of TEXAS



**OWNER: ARGYLE DEVELOPMENT, LLC**  
a Texas limited liability company

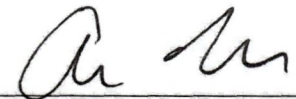
  
\_\_\_\_\_  
Adrian Smartt, Manager

STATE OF TEXAS

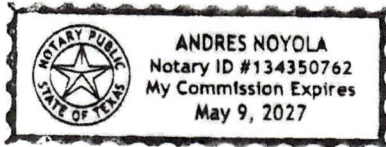
§  
§  
§

COUNTY OF Dallas

This instrument was acknowledged before me on the 4 day of November, 2025,  
by Adrian Smartt, Manager of Argyle Development, LLC.

  
\_\_\_\_\_  
Notary Public in and for the State of Texas

(SEAL)



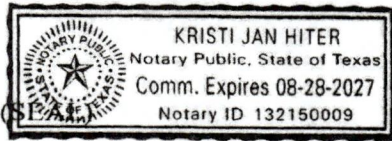
**OWNER: ARGYLE DEVELOPMENT, LLC**  
a Texas limited liability company

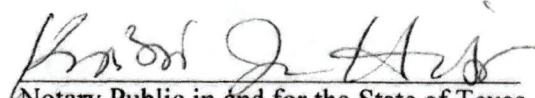


\_\_\_\_\_  
Jamie Johnson, Manager

STATE OF TEXAS                   §  
   §  
COUNTY OF Denton           §

This instrument was acknowledged before me on the 25<sup>th</sup> day of September, 2025,  
by Jamie Johnson, Manager of Argyle Development, LLC.



  
\_\_\_\_\_  
Notary Public in and for the State of Texas

## EXHIBIT A

### Municipal Service Plan

#### A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code (“LGC”), Section 43.0672. Municipal facilities and services to the annexed area will be provided or made available on behalf of the Town of Argyle (the “Town”) in accordance with the following plan. Unless, otherwise indicated, the Town will provide the following services to the annexed property within two and one-half years unless certain services cannot be reasonably provided within that time and the Town proposes a schedule to provide services within four and one-half years. The Town shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the Town with similar topography, land use, and population density.
- 2) For purposes of this service plan, to “provide” services includes having services provided by any method or means by which the Town provides municipal services to any other areas of the Town, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services.

#### B) EMERGENCY SERVICES

- 1) Police Protection
  - a) Police protection from the Town of Argyle Police Department shall be immediately provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
    - i) Routine patrol and responses;
    - ii) Dispatch responses to emergency and non-emergency service calls;
    - iii) Handling of complaints and incident reports;
    - iv) Special units, such as traffic enforcement and investigations;
    - v) Coordination with other public safety support agencies; and
    - vi) Animal control services.
  - b) As development commences in these areas, enough police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of the areas.
  - c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the town limits.
- 2) Fire Protection and Emergency Medical Services
  - a) Denton County Emergency Services District No. 1 will continue to provide emergency medical services and fire prevention services to the annexed area. These services include, but are not limited to:
    - i) Fire suppression and rescue;

## **EXHIBIT A**

- ii) Pre-hospital medical services including triage, treatment and transport by American Medical Response (“AMR”), fire engines, trucks and ambulances;
  - iii) Hazardous materials response and mitigation;
  - iv) Emergency prevention and public education efforts;
  - v) Technical rescue response; and
  - vi) Constriction Plan Review and required inspections.
- b) Fire protection and emergency medical services shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the Town on the effective date of the annexation ordinance.
  - c) As development commences in these areas, sufficient, fire protection and emergency medical services, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of the areas. It is anticipated that fire stations planned to service areas currently with the Town will be sufficient to serve the annexed area.
  - d) Upon ultimate development, fire protection and emergency medical services will be provided at a level consistent with similarly situated areas within the town limits.

### **C) SOLID WASTE**

- 1) The Town will provide fee-based residential waste collection services to the Property, contracting with a provider. Notification to the provider to expand the service area will be made upon council approval of the annexation.

### **D) SANITARY SEWER**

- 1) The Town of Argyle is the holder of the Certificate of Convenience and Necessity (“CCN”) to serve the Property. Sanitary sewer service to the area will be provided by the holder of the CCN.

### **E) WATER FACILITIES**

- 1) Argyle Water Supply Corporation is the holder of the Certificate of Convenience and Necessity (“CCN”) to serve the Property. Water service to the area will be provided by the holder of the CCN.

### **F) ROAD AND STREETS**

- 1) Maintenance of roads and streets, including street lighting, if any, will be maintained by the Town of Argyle.

### **G) CODE ENFORCEMENT & INSPECTION SERVICES**

- 1) Code enforcement services will be available on the effective date of annexation. Code enforcement services include the response, investigation and potential abatement of property maintenance issues, nuisance issues, sanitation issues, illegal signs, abandoned or inoperable vehicles and other zoning violations.
- 2) Upon the effective date of annexation, the Town will provide building permits and inspection services to the Property. This service will be made available to the Property on the same basis and at the same level of service as similar facilities throughout the Town.

## EXHIBIT A

### **H) PLANNING AND ZONING SERVICES**

- 1) The Planning and zoning jurisdiction of the Town will extend to this area upon the effective date of the annexation ordinance. Town planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the Town's Zoning Ordinance and Comprehensive Plan. All certificates of occupancy issued for the first 12 months following execution of this Agreement will be processed in accordance with the rules applicable in the Extraterritorial Jurisdiction of the Town.

### **I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS**

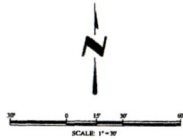
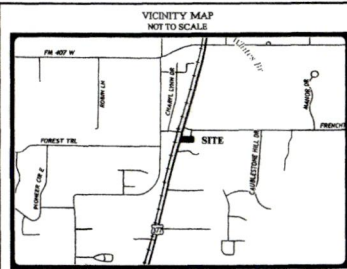
- 1) Residents within the annexed area may utilize all existing park and recreation facilities, on the effective date of this ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current town limits and residents from areas being considered for annexation.

### **J) PUBLICLY OWNED FACILITIES**

- 1) The Town is not aware of any publicly owned facilities, buildings or services associated with the Property for purposes of operation and maintenance.

### **K) OTHER SERVICES**

- 1) Other services that may be provided by the Town, such as municipal and general administration will be made available on the effective date of the annexation. The Town shall provide levels of service, infrastructure, and infrastructure maintenance, enforcement of all zoning ordinances, building codes, and miscellaneous penal ordinances including but not limited to regulation of animals, roads and streets, fireworks, alcoholic beverages, firearms, littering and dumping that are comparable to the levels of services available in other parts of the Town with similar topography, land use, and population density similar to those reasonably contemplated or projected in the area.



STATE OF TEXAS  
COUNTY OF DENTON

This is to certify that I, Mark N. Peoples, a Registered Professional Land Surveyor of the State of Texas, have plotted the subdivision from an actual survey on the ground, and that this plat correctly represents that survey made by me or under my direction and supervision.

Mark N. Peoples, R.P.L.S.  
No. 6447

STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared Mark N. Peoples, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21<sup>st</sup> day of March 2021

*Apr J. Coll*

Notary Public in and for the State of Texas



STATE OF TEXAS  
COUNTY OF DENTON

WHEREAS Argyle Carwash, LLC on the owners of a 1.444 acre tract of land situated in the G. Cardinas Survey, Abstract Number 216, being all of Lot 2, Block A of Car Wash Argyle Addition, an addition to the Town of Argyle, as recorded in Instrument Number 2019-341, Plat Records, Denton County, Texas and being described in Argyle Carwash, LLC by Warranty Deed recorded in Instrument Number 2020-119574, Deed Records, Denton County, Texas and being more particularly described by metes and bounds as follows: (Bearings and Distances as taken on the Texas State Coordinate System, Texas North Central Zone (4202) National Datum of 1983 (NAD83) (US Foot) with a combined scale factor of 1.000150630);

COMMENCING from a 1/2 inch rebar found for an interior "set" corner of Lot 1, Block A of said Car Wash Argyle Addition, same being a point on the east right-of-way line of US Highway 377 (Variable Width right-of-way);

THENCE North 17 degrees 49 minutes 44 seconds East, with the west line of said Lot 2, same being the east right-of-way line of said US Highway 377, a distance of 15.76 feet to a 1/2 inch rebar capped "ASC" found for the northeast corner of said Lot 3, same being the southeast corner of said Lot 2, and being THE POINT OF BEGINNING;

THENCE North 13 degrees 49 minutes 44 seconds East, with the east right-of-way line of said US Highway 377, same being the west line of said Lot 2, a distance of 144.46 feet to a 1/2 inch rebar capped "ASC" found for the northeast corner of said Lot 2, same being the southwest corner of Lot 1, Block A of said Car Wash Argyle Addition;

THENCE South 89 degrees 46 minutes 02 seconds East, departing the east right-of-way line of said US Highway 377, with the north line of said Lot 1, a distance of 429.70 feet to a 1/2 inch rebar capped "ASC" found for the northeast corner of said Lot 4, Block A of said Car Wash Argyle Addition;

THENCE South 00 degrees 43 minutes 05 seconds East, with the west line of said Lot 4, a distance of 140.43 feet to a 1/2 inch rebar capped "ASC" found for the southeast corner of said Lot 2, same being the northeast corner of said Lot 3;

THENCE North 89 degrees 46 minutes 02 seconds West, departing the west line of said Lot 4, with the north line of said Lot 2, a distance of 465.99 feet to THE POINT OF BEGINNING and containing 62,880 square feet or 1.444 acres of land, more or less.

OWNERS CERTIFICATE

NOW, THEREFORE, KNOW ALL MEN BY THESE PRESENTS THAT I, ARGYLE CAR WASH, LLC, owner, acting herein by and through its duly authorized officers, do hereby certify that the plat designating the hereinbefore described property as CAR WASH ARGYLE ADDITION, LOTS 2R and 2R1, BLOCK A, an addition to the Denton County in the Town of Argyle ETJ and do hereby dedicate to the public use forever the metes and bounds shown thereon and do hereby reserve the easements strips shown on this plat for the mutual use and accommodation of garbage collection agencies and all public utilities desiring to use or using same. Any public utility shall have the right to remove and keep removed all or part of any buildings, fence trees, shrubs or other improvements or growths which in any way endanger or interfere with the construction, maintenance or efficiency of its respective system on any of these easement strips and any public utility shall at all times have the right of signs and signs to and from such upon the said easement strips for the purpose of constructing, reconstructing, inspecting, and permitting without the necessity at any time of procuring the permission of anyone. This plat approved subject to all planning ordinances, rules, regulations, and resolutions of the Town of Argyle, Texas.

WITNESS OUR HANDS at Denton County, Texas, this 21<sup>st</sup> day of March 2021

BY: *Argyle Car Wash, LLC*  
Authorized Representative  
OWNER  
Title

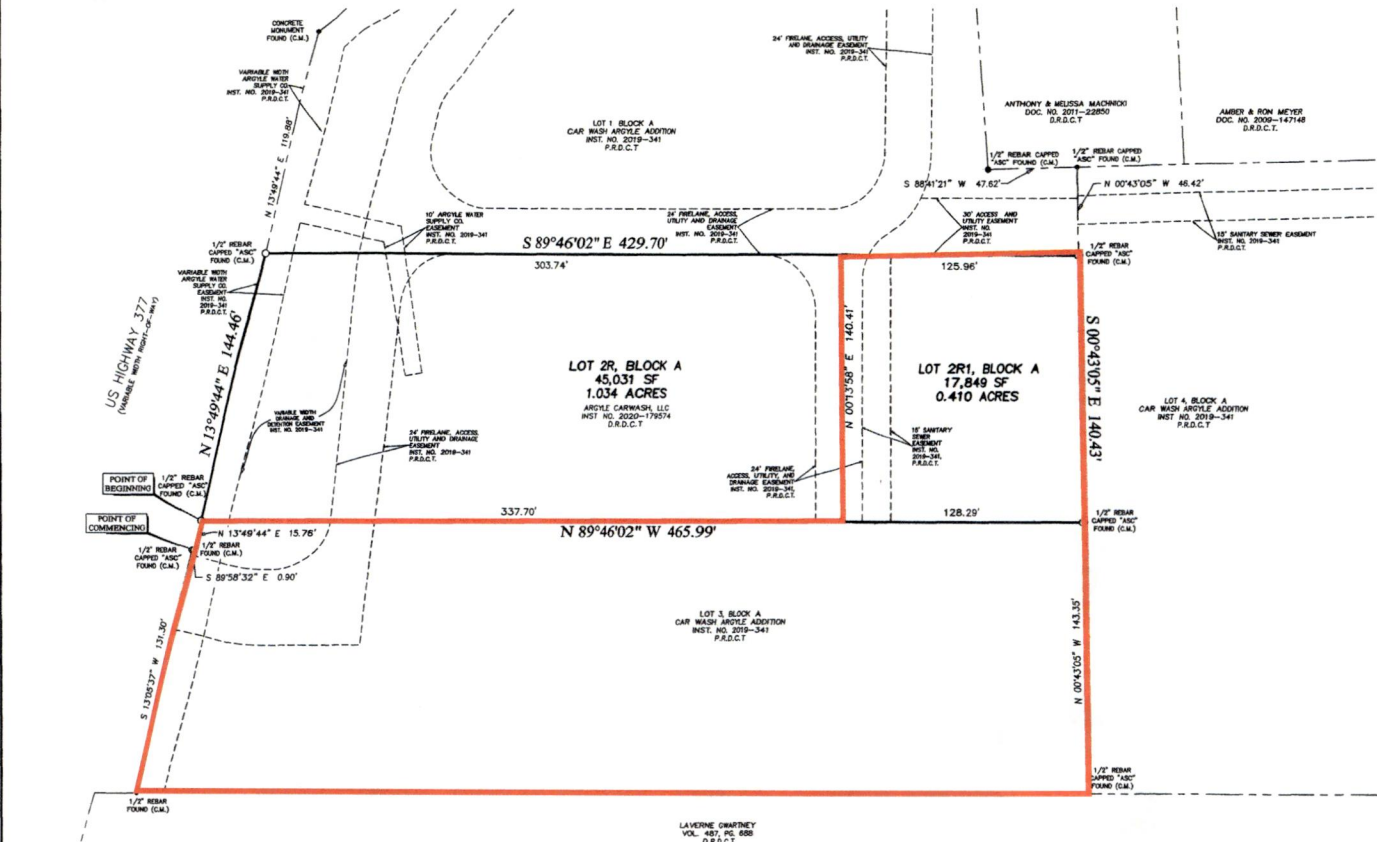
STATE OF TEXAS  
COUNTY OF DENTON

BEFORE ME, the undersigned authority, a Notary Public in and for the State of Texas, on this day personally appeared *Argyle Car Wash, LLC*, known to me to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that she executed the same for the purposes and consideration therein expressed.

GIVEN UNDER MY HAND AND SEAL OF OFFICE this 21<sup>st</sup> day of March 2021

*Apr J. Coll*

Notary Public in and for the State of Texas



- SURVEYOR'S NOTES**
- Bearings and distances are based on Texas State Plane Coordinate System, Texas North Central Zone 4202 North American Datum of 1983 (NAD 83) (U.S. Foot) with a combined scale factor of 1.000150630.
  - This property lies within Zone "X" Unshaded of the Flood Insurance Rate Map for Denton County, Texas and Incorporated Areas, map no. 48121CD0502, dated April 18, 2011, with scaled map location and graphic plotting.
  - Notice: Selling a portion of this addition by metes and bounds is a violation of City subdivision ordinance and state planning statute and is subject to fines and withholding of utilities and building certificates.
  - The purpose of this plat is to record lot into 2 recorded lots.

APPROVED BY THE TOWN OF ARGYLE DEVELOPMENT SERVICES DEPARTMENT

Community Development Director: *[Signature]*

Town Secretary: *[Signature]*

Date of Approval: *3/21/21*

**LEGEND OF ABBREVIATIONS**

- D.R.D.C.T. DEED RECORDS, DENTON COUNTY, TEXAS
- O.P.R.D.C.T. OFFICIAL PUBLIC RECORDS, DENTON COUNTY, TEXAS
- P.R.D.C.T. PLAT RECORDS, DENTON COUNTY, TEXAS
- R.O.W. RIGHT OF WAY
- RS 1/2 INCH CAPPED REBAR STAMPED "ASC" SET
- C.M. CONTROLLING MONUMENT
- SF SQUARE FEET

OWNERS DEVELOPER  
ARGYLE CARWASH LLC  
4310 GLENCOE ROAD  
CORNWELL, TEXAS 75066

**WINDROSE**  
LAND SURVEYING | PLATTING

108 HALL STREET, SUITE 200 | LEWISVILLE, TX 75047 | 214.217.2644  
PHONE RECEPTION NO. 972.881.1 | WWW.WINDROSEPLATTING.COM

DEAN@WINDROSE.COM DATE: 01/27/2021 CHECKED BY: ALP JOB NO. 026618-110101

Point of Contact:  
Graydon Calabas  
972-370-8571  
graydon.calabas@windroseplatt.com  
Last Revision Date: 02/26/2021

**FINAL PLAT**  
**CAR WASH ARGYLE ADDITION**  
**Lots 2R and 2R1, Block A**  
Being a Replat of  
Lot 2, Block A Car Wash Argyle Addition  
an addition to the Town of Argyle ETJ, as recorded in  
Instrument Number 2019-341, P.R.D.C.T.  
Being Situated in the  
G. Cardinas Survey  
Abstract No. Abstract No. 216  
Town of Argyle ETJ, Denton County, Texas

FOR DENTON COUNTY USE ONLY

Filed for Record  
in the Official Records of:  
Denton County  
On: 02/25/2021 2:37:58 PM  
in the PLAT Records  
FILED PLAT CAR WASH ARG  
De Number: 2021 - 121  
Number of Pages: 1  
Amount: \$0.00  
Operator: 102520080793  
By: ET

FOR DENTON COUNTY USE ONLY

**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Denton Co. Tax Office  
 P.O. Box 90223  
 Denton, TX. 76202-5223



90 9402 8639 3244 0865 57

Number (Transfer from service label)

4589 0710 5270 2117 7421 06

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

X

*[Handwritten Signature]*

Agent

Addressee

B. Received by (Printed Name)

*[Handwritten Name]*

C. Date of Delivery

*[Handwritten Date]*

D) Is delivery address different from item 1?  Yes

Yes

If YES, enter delivery address below:

No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

Priority Mail Express®

Registered Mail™

Registered Mail Restricted Delivery

Signature Confirmation™

Signature Confirmation Restricted Delivery

USPS TRACKING#



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-10

9590 9402 8639 3244 0865 57

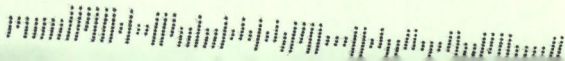
United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•



Town of Argyle  
Attn: Erika McComis, Town Secretary  
PO Box 609  
Argyle, Texas 76226

25-060909



**SENDER: COMPLETE THIS SECTION**

- Complete items 1, 2, and 3.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Denton Co. Appraisal Dist.  
 P.O. Box 2816  
 Denton, TX 76202-2816



9590 9402 8639 3244 0865 33

2. Article Number (Transfer from service label)

9589-0710-5270-217-7420-85

**COMPLETE THIS SECTION ON DELIVERY**

A. Signature

 Agent Addressee

B. Received by (Printed Name)

C. Date of Delivery

11-21-25

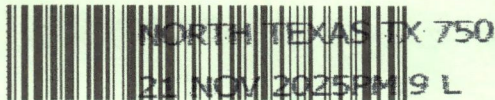
 D. Is delivery address different from item 1?  Yes  
 If YES, enter delivery address below:  No

3. Service Type

- Adult Signature
- Adult Signature Restricted Delivery
- Certified Mail®
- Certified Mail Restricted Delivery
- Collect on Delivery
- Collect on Delivery Restricted Delivery
- Insured Mail
- Insured Mail Restricted Delivery (over \$500)

- Priority Mail Express®
- Registered Mail™
- Registered Mail Restricted Delivery
- Signature Confirmation™
- Signature Confirmation Restricted Delivery

USPS TRACKING #



First-Class Mail  
Postage & Fees Paid  
USPS  
Permit No. G-

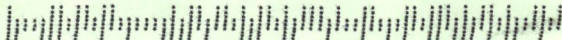
9590 9402 8639 3244 0865 33

United States  
Postal Service

• Sender: Please print your name, address, and ZIP+4® in this box•



Town of Argyle  
Attn: Erika McComis, Town Secretary  
PO Box 609  
Argyle, Texas 76226



TEXAS COMPTROLLER *of* PUBLIC ACCOUNTS

P.O. Box 13528 • AUSTIN, TX 78711-3528



December 10, 2025

Ms. Erika McComis  
Town Secretary  
Town of Argyle  
PO Box 609  
Argyle, TX 76226

Dear Ms. McComis:

We have received Argyle annexation ordinance no. 2025-38 and the map indicating the property annexed into the Town of Argyle.

Our office needs additional time to implement city sales and use tax in the annexed area. Therefore, the effective date to begin collection of this tax will be April 1, 2026.

If you have any questions or need more information, please call me toll free at 1-800-531-5441, ext. 51907. My direct number is 512-475-1907.

Sincerely,

A handwritten signature in blue ink that reads "Josh Hastie".

Josh Hastie  
Revenue Accounting Division  
Tax Allocation Section



TEXAS COMPTROLLER OF PUBLIC ACCOUNTS

January 23, 2026

Argyle Crime Control and Prevention District  
P.O. Box 609  
Argyle, TX 76226-0609

Dear Sir or Madam:

This is to inform you that the Town of Argyle has annexed what was previously unincorporated territory within Denton County. As a result, the .25% Argyle Crime Control and Prevention District sales and use tax will become effective in the annexed area on April 1, 2026.

Enclosed for your reference are maps that indicate the area annexed by ordinance no. 2025-38.

If you have any questions or need more information, please call me toll free at 1-800-531-5441, extension 66088 or email at [roman.rios@cpa.texas.gov](mailto:roman.rios@cpa.texas.gov).

Sincerely,

A handwritten signature in black ink, appearing to read "Roman Rios".

Roman Rios  
Revenue Accounting Division  
Tax Allocation Section

Enclosure

