

Exhibit "B"

CITY OF MANSFIELD ANNEXATION SERVICE PLAN

AREA TO BE ANNEXED: See Attached Boundary Description, attached as Exhibit "A."

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

1. POLICE PROTECTION

The City of Mansfield, Texas will provide police protection to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Mansfield, Texas, with similar topography, land use and population within the newly annexed area. Defined (capitalized) terms are the same as those defined in the Development Agreement and Agreement Regarding Services to Annexed Area, by and between the City of Mansfield, Texas, a home rule municipal corporation of the State of Texas (the "City"), and Larry D. Stagner and wife, Teresa D. Stagner ("Owner") dated _____ (the "Agreement").

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Mansfield, Texas will provide fire protection and Johnson County, or its designated provider, will provide ambulance service to the newly annexed tract at the same or similar level of service now being provided to other areas of the City of Mansfield, Texas, with similar topography, land use and population with the City.

3. SOLID WASTE COLLECTION

At the present time, the City of Mansfield, Texas, is using a designated, specified contractor for collection of solid waste and refuse within the city limits. Upon payment of any required deposits and the agreement to pay lawful service fees and charges, solid waste collection will be provided to citizens in the newly annexed area to the extent that the City's contractor has access to the area to be serviced. At the discretion of the property owner, the property may continue to be served by a private contractor for up to two (2) years from the date of annexation.

4. MAINTENANCE OF WATER AND WASTEWATER FACILITIES

Any and all water or wastewater facilities owned or maintained by the City of Mansfield, Texas, at the time of the proposed annexation shall continue to be maintained by the City of Mansfield, Texas. Any and all water or wastewater facilities which may be acquired subsequent to the annexation of the proposed area shall be maintained by the City of Mansfield, Texas, to the extent of its ownership.

5. MAINTENANCE OF ROADS AND STREETS

Any and all public roads, streets or alleyways which have been dedicated to the City of Mansfield, Texas, or which are owned by the City of Mansfield, Texas, shall be maintained to the same degree and extent that other roads, streets and alleyways are maintained in areas with similar topography, land use and population density. Any and all lighting of roads, streets and alleyways which may be positioned in a right-of-way, roadway or utility company easement shall be maintained by the applicable utility company servicing the City of Mansfield, Texas, pursuant to the rules, regulations and fees of such utility.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

The City Council of the City of Mansfield, Texas, is not aware of the existence of any public parks, playgrounds or swimming pools now located in the area proposed for annexation. In the event any such parks, playgrounds or swimming pools do exist and are public facilities, the City of Mansfield, Texas, will maintain such areas to the same extent and degree that it maintains parks, playgrounds and swimming pools and other similar areas of the City now incorporated in the City of Mansfield, Texas.

7. MAINTENANCE OF MUNICIPALLY OWNED FACILITY, BUILDING OR MUNICIPAL SERVICE

The City Council of the City of Mansfield, Texas, is not aware of the existence of any municipally owned facility, building or other municipal service now located in the area proposed for annexation. In the event any such municipally owned facility, building or municipal service does exist and are public facilities, the City of Mansfield, Texas, will maintain such areas to the same extent and degree that it maintains publicly owned facilities, buildings or municipal services of the City now incorporated in the City of Mansfield, Texas.

CAPITAL IMPROVEMENTS

1. GENERAL

a. The City policy for extending water and wastewater service is to extend service on an as required basis when development applications or subdivision plats are submitted to the City in accordance with the City's subdivision, development ordinances and utility connection policies.

b. Landowners may be required to fund capital improvements necessary to provide service in a manner consistent with law. Nothing in this plan shall be interpreted to require a landowner within the newly annexed area to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code, unless otherwise agreed to by the landowner.

2. POLICE PROTECTION, FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

The City Council of the City of Mansfield, Texas finds and determines it to be unnecessary to acquire or construct any capital improvement for the purposes of providing police protection, fire protection, or emergency medical services. The City Council finds and determines that it has at the present time adequate facilities to provide the same type, kind and level of protection and service which is presently being administered to other areas already incorporated in the City of Mansfield, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of fire, police and emergency services provided within the corporate limits of the City.

3. WATER FACILITIES

The Developer will extend water facilities to the Project for connection according to the City's utility policies at the developer's cost at such time the developer deems it necessary. The developer of the Project agrees to provide water stubs to the Remainder and Homestead at time of development. These stubs will be capped for future use, and connected upon agreement between Owner of Homestead and Remainder properties, and utility provider.

4. WASTEWATER FACILITIES

The Developer will extend wastewater facilities to the Project for connection according to the City's utility policies at the developer's cost at such time the developer deems it necessary. The developer of the Project agrees to provide sanitary sewer stubs to the Remainder and Homestead at time of development. These stubs will be capped for future use, and connected upon agreement between Owner of Homestead and Remainder properties, and utility provider.

5. ROADS AND STREETS

The City Council of the City of Mansfield, Texas, finds and determines it to be unnecessary to acquire or construct road or street lighting in the area to be annexed to provide the same degree of road and street lighting as is provided in areas of similar topography, land use and population density within the present corporate limits of the City. Maintenance of properly dedicated roads and streets will be consistent with the maintenance provided by the City to other roads and streets in areas of similar topography, land use and subdevelopment of the annexed property. Developers will be required pursuant to the ordinances of the City of Mansfield, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Mansfield, Texas, for the properly dedicated street. City participation in capital expenditures will be in accordance with city policies.

SPECIFIC FINDINGS

The City Council of the City of Mansfield, Texas finds and determines that this proposed Service Plan will not provide any fewer services, and it will not provide a lower level of service in the area proposed to be annexed than were in existence in the proposed area at the time immediately preceding the annexation process.

Because of the differing characteristics of topography, land utilization and population density, the service levels which may ultimately be provided in the newly annexed area may differ somewhat from services provided other areas of the City of Mansfield, Texas. These differences are specifically dictated because of differing characteristics of the property and the City of Mansfield, Texas will undertake to perform consistent with this contract so as to provide the newly annexed area with the same type, kind and quality of service presently enjoyed by the citizens of the City of Mansfield, Texas who reside in areas of similar topography, land utilization and population.

APPROVED ON THIS ____ DAY OF _____, 2018.

City of Mansfield, Texas

Mayor

ATTEST:

City Secretary

AGREED:

Teresa Stagner

Larry Stagner

Exhibit "A"
[Attach Map of Annexation Areas]

EXHIBIT "A"
ANNEXATION DESCRIPTION
36.144 ACRES

BEING A 36.144 ACRE TRACT OF LAND SITUATED IN THE EDWARD WEST SURVEY, ABSTRACT NO. 917, JOHNSON COUNTY, TEXAS, AND BEING ALL OF A 6.62 ACRE TRACT AND 8.58 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 3329, PAGE 492 AND INSTRUMENT NO. 2014-7586, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND ALL OF A 2.01 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 3721, PAGE 700, SAID PUBLIC RECORDS, AND BEING A PORTION OF A 21.011 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 2314, PAGE 779, SAID PUBLIC RECORDS. SAID 36.144 ACRE TRACT, WITH REFERENCE BEARING OF BEING GRID NORTH, TEXAS STATE PLANE COORDINATES, NORTH CENTRAL ZONE, NAD83 (NAD83 (2011) EPOCH 2010), DETERMINED BY GPS OBSERVATIONS, CALCULATED FROM DENTON CORS ARP (PID-DF8986) AND ARLINGTON RRP2 CORS ARP (PID-DF5387), WITH A COMBINED SCALE FACTOR IS 1.000120000, DISTANCES ARE SURFACE AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 1/2-INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID 21.011 ACRE TRACT AND BEING THE NORTHEAST CORNER OF A 3.908 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 1711, PAGE 604, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS, AND BEING THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 516 (ELLIS STREET), BEING A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE, NORTH 59 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG THE COMMON LINE OF SAID 21.011 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 635.49 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BALLARD" FOUND FOR THE NORTHWEST CORNER OF AFORE SAID 2.01 ACRE TRACT;

THENCE, NORTH 59 DEGREES 55 MINUTES 11 SECONDS EAST, ALONG THE COMMON LINE OF SAID 2.01 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 250.00 FEET TO A 1/2-INCH IRON ROD FOUND FOR THE NORTHEAST CORNER OF SAID 2.01 ACRE TRACT AND BEING THE NORTHWEST CORNER OF A 9.75 ACRE TRACT CONVEYED TO EAGLE FORD LAND PARTNERS, L.P. AS RECORDED IN BOOK 2171, PAGE 559, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, SOUTH 29 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 347.20 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BALLARD" FOUND;

THENCE, ALONG THE COMMON LINE OF AFORE SAID 21.011 ACRE TRACT AND SAID 9.75 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES;

SOUTH 29 DEGREES 55 MINUTES 50 SECONDS EAST, A DISTANCE OF 531.60 FEET TO A POINT FOR CORNER, FROM WHICH A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "KHA" FOUND BEARS, NORTH 19 DEGREES 01 MINUTES 13 SECONDS WEST, A DISTANCE OF 3.01 FEET;

NORTH 59 DEGREES 37 MINUTES 04 SECONDS EAST, A DISTANCE OF 484.90 FEET TO A 1/2-INCH IRON ROD FOUND AT THE COMMON CORNER OF SAID 21.011 ACRE

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AND 9.75 ACRE TRACTS AND BEING IN THE WESTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 623 (HARDY ROAD), A PRESCRIPTIVE RIGHT-OF-WAY;

THENCE, SOUTH 30 DEGREES 22 MINUTES 56 SECONDS EAST, ALONG THE COMMON LINE OF SAID 21.011 ACRE TRACT AND SAID RIGHT-OF-WAY LINE, A DISTANCE OF 99.97 FEET TO A PK-NAIL WITH SHINER STAMPED "BALLARD" FOUND FOR THE COMMON CORNER OF SAID 21.011 ACRE TRACT AND THE REMAINDER OF A 23.88 ACRE TRACT CONVEYED TO A.V. BALL AS RECORDED IN BOOK 970, PAGE 199, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY, TEXAS;

THENCE, SOUTH 59 DEGREES 35 MINUTES 33 SECONDS WEST, DEPARTING SAID RIGHT-OF-WAY LINE, ALONG THE COMMON LINE OF SAID 21.011 ACRE AND 23.88 ACRE TRACTS, A DISTANCE OF 349.38 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BALLARD" FOUND AT THE NORTHWESTERLY CORNER OF AFORESAID 8.58 ACRE TRACT;

THENCE, OVER AND ACROSS SAID 23.88 ACRE TRACT, ALONG THE NORTHERLY LINE OF SAID 8.58 ACRE TRACT THE FOLLOWING COURSES AND DISTANCES;

SOUTH 55 DEGREES 02 MINUTES 21 SECONDS EAST, A DISTANCE OF 284.27 FEET TO A 4-INCH WOOD POST FOUND;

SOUTH 32 DEGREES 32 MINUTES 41 SECONDS EAST, A DISTANCE OF 183.19 FEET TO A 4-INCH WOOD POST FOUND;

NORTH 61 DEGREES 05 MINUTES 52 SECONDS EAST, A DISTANCE OF 224.25 FEET TO A 1/2-INCH IRON ROD WITH PLASTIC CAP STAMPED "BALLARD" FOUND IN AFORESAID WESTERLY RIGHT-OF-WAY LINE;

THENCE, SOUTH 30 DEGREES 24 MINUTES 43 SECONDS EAST, ALONG THE COMMON LINE OF SAID 8.58 ACRE TRACT AND WESTERLY RIGHT-OF-WAY LINE, A DISTANCE OF 126.22 FEET TO 1/2-INCH IRON ROD FOUND DAMAGED;

THENCE, SOUTH 59 DEGREES 56 MINUTES 53 SECONDS WEST, DEPARTING SAID RIGHT-OF-WAY LINE, AND ALONG THE EASTERLY LINE OF SAID 8.58 ACRE TRACT, A DISTANCE OF 953.45 FEET TO A 1/2-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BARNEY" FOUND FOR THE COMMON CORNER OF SAID 8.58 ACRE TRACT AND AFORESAID 6.62 ACRE TRACT;

THENCE, SOUTH 60 DEGREES 03 MINUTES 01 SECONDS WEST, ALONG THE EASTERLY LINE OF SAID 6.62 ACRE TRACT, A DISTANCE OF 412.68 FEET TO 1/2-INCH IRON ROD FOUND IN THE COMMON LINE OF SAID 23.88 ACRE TRACT AND A 23.83 ACRE TRACT CONVEYED TO ADAM ZDUNIEWYCZ AS RECORDED IN BOOK 2417, PAGE 562, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS;

THENCE, NORTH 30 DEGREES 16 MINUTES 48 SECONDS WEST, ALONG SAID COMMON LINE AND SOUTHWESTERLY LINE OF SAID 6.62 ACRE TRACT, A DISTANCE OF 570.28 FEET TO A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "JACOBS" SET FOR THE COMMON CORNER OF SAID 6.62 ACRE AND 23.83 ACRE TRACTS, AND AFOREMENTIONED 21.011 ACRE TRACT AND A 11.02 ACRE TRACT CONVEYED TO LARRY D. STAGNER AND WIFE, TERESA STAGNER AS RECORDED IN BOOK 1711, PAGE 612, OFFICIAL PUBLIC RECORDS, JOHNSON COUNTY TEXAS;

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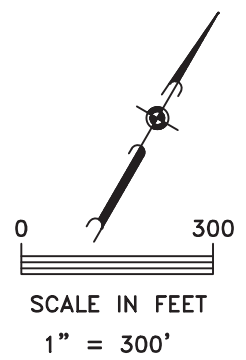
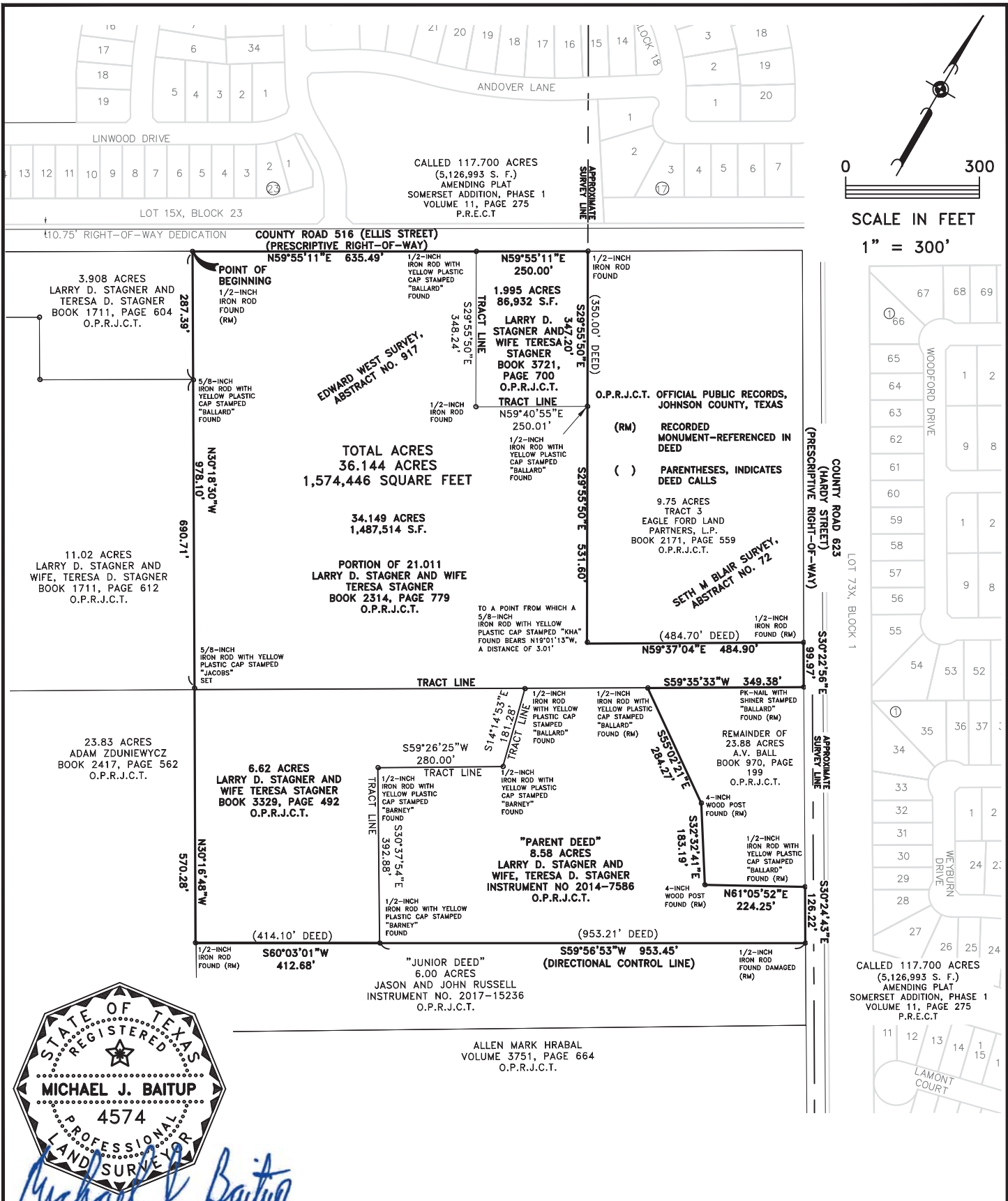
THENCE, NORTH 30 DEGREES 18 MINUTES 30 SECONDS WEST, ALONG THE COMMON LINE OF SAID 21.011 ACRE AND 11.02 ACRE TRACTS, IN PASSING AT A DISTANCE OF 690.71 FEET A 5/8-INCH IRON ROD WITH YELLOW PLASTIC CAP STAMPED "BALLARD" FOUND FOR THE COMMON CORNER OF SAID 11.02 ACRE TRACT AND AFORESAID 3.908 ACRE TRACT, IN ALL A TOTAL DISTANCE OF 978.10 FEET TO THE **POINT OF BEGINNING** AND CONTAINING A CALCULATED AREA OF 1,574,446 SQUARE FEET OR 36.144 ACRES OF LAND.

Michael J. Baitup

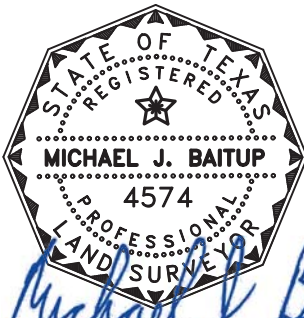
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TXBPLS Firm # 10152300

FEBRUARY 22, 2018





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Michael J. Baitup

SHEET 4 OF 4	DATE: 2/22/18
	SCALE: 1" = 300'
	DRAWN BY: ATP
	CHECKED BY: MEK

EXHIBIT A
ANNEXATION BOUNDARY

SITUATED IN THE
EDWARD WEST SURVEY ABSTRACT NO. 917 AND
THE SETH M BLAIR SURVEY, ABSTRACT NO. 72,
JOHNSON COUNTY, TEXAS

JACOBS®

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