CITY OF MANSFIELD
ANNEXATION SERVICE PLAN

For a certain 158 tract of land situated in Johnson County, Texas, and being a tract of land located in M.D. Dickey Survey, Abstract No. 195, Johnson County, Texas and the Thomas J. Hanks Survey, Abstract No. 1109, Johnson County, Texas, being Tract 1 and a portion of Tract 2 described in deed to M.R. Development Corporation, recorded in County Clerk's Document No. D205288816, Deed Records, Tarrant County, Texas, more fully described on Exhibit "A" attached.

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.

2. FIRE PROTECTION AND AMBULANCE SERVICE

Fire and ambulance service will be provided by the Mansfield Fire Department 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 of the City of Mansfield, Texas. 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.

4. MAINTENANCE OF WATER AND WASTE WATER FACILITIES

Any and all water or waste water facilities owned or maintained by the City of Mansfield, Texas, within the annexed area at the time of the proposed annexation shall continue to be maintained by the City of Mansfield, Texas. Any and all water or waste water 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 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 and development ordinances.

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 at the present time adequate facilities exist 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 AND WASTEWATER FACILITIES

The Developer whose signature is affixed hereto agrees to extend water and wastewater facilities according to the City's adopted water and wastewater policies and procedures.

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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 _____, 2015.

City of Mansfield, Texas

_____
David Cook, Mayor

ATTEST:

_____
Susana Marin, Interim City Secretary

Developer

By: _____
Adlai Pennington, President
MKP Development LLC