

## **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 Micah Adkison and Bryan Adkison ("Owner") dated \_\_\_\_\_ (the “Agreement”).

##### **2. FIRE PROTECTION AND AMBULANCE SERVICE**

The City of Mansfield, Texas will provide fire protection and 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.

##### **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.

## 6. 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 adjacent properties at time of development. These stubs will be capped for future use. City participation in capital expenditures will be in accordance with city policies.

### 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 adjacent properties at time of development. These stubs will be capped for future use.

### 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 sub-development of the annexed property. Developers will be required pursuant to the ordinances of the City of Mansfield, Texas, to provide compliant access, 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 streets. City participation in capital expenditures will be in accordance with city policies.

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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 \_\_\_\_\_, 2019.

City of Mansfield, Texas

\_\_\_\_\_  
**David L. Cook**, Mayor

ATTEST:

\_\_\_\_\_  
**Susana Marin**, City Secretary

AGREED:

\_\_\_\_\_  
Micah Adkison

\_\_\_\_\_  
Bryan Adkison

## LEGAL DESCRIPTION

BEING all that parcel of land situated in Johnson County, Texas, being a part of the M. D. Dickey Survey, Abstract No. 195, being a part of that called 75 acre tract of land described in deed to Bryan T. Adkison recorded in County Clerk's Document Number D211091035, Deed Records Tarrant County, Texas, and being further described as follows:

BEGINNING at a one-half inch iron rod found at the most westerly northwest corner of said 75 acre tract of land and being in the easterly right-of-way line of Lillian Road (a variable width right-of-way);

THENCE North 26 degrees 23 minutes 57 seconds East, 355.93 feet along the northwesterly line of said 75 acre tract of land and along the easterly right-of-way line of Lillian Road;

THENCE South 89 degrees 59 minutes 36 seconds East, 1,311.62 feet to a point for corner;

THENCE South 29 degrees 28 minutes 26 seconds East, 385.03 feet to a point in the south line of said 75 acre tract of land;

THENCE South 59 degrees 49 minutes 58 seconds West, 1,424.39 feet to a one-half inch iron rod found at the southwest corner of said 75 acre tract of land;

THENCE North 30 degrees 17 minutes 42 seconds West, 848.16 feet to the POINT OF BEGINNING and containing 25.02 acres of land.

"This document was prepared under 22 TAC 663.23, does not reflect the results of an on the ground survey, and is not to be used to convey or establish interests in real property except those rights and interests implied or established by the creation or reconfiguration of the boundary of the political subdivision for which it was prepared."



