

EXHIBIT B

MUNICIPAL SERVICES AGREEMENT BETWEEN THE CITY OF ANGLETON, TEXAS AND THOTTIYIL GROUP LLC

This Municipal Services Agreement ("Agreement") is entered into on th day of , 2026 by and between the City of Angleton, Texas, a home-rule municipality of the State of Texas, ("City") and Thottiyil Group LLC, a Texas limited liability company ("Owner").

RECITALS

The parties agree that the following recitals are true and correct and form the basis upon which the parties have entered into this Agreement.

WHEREAS, the City is currently classified as a home-rule municipality for purposes of annexation under the Texas Local Government Code ("LGC");

WHEREAS, Section 43.0672 of the LGC permits the City to annex an area if each owner of land in an area requests the annexation;

WHEREAS, where the City elects to annex such an area, the City is required to enter into a written agreement with the property owner(s) that sets forth the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, Owner owns certain parcels of land situated in Angleton, Texas, which consists of approximately 5.2 acres of land in the City's extraterritorial jurisdiction, such property being more particularly described and set forth in Exhibit A attached and incorporated herein by reference ("Property");

WHEREAS, Owner has filed a written request with the City for full-purpose annexation of the Property;

WHEREAS, City and Owner desire to set out the City services to be provided for the Property on or after the effective date of annexation;

WHEREAS, the Annexation Case and execution of this Agreement are subject to approval by the Angleton City Council; and

NOW THEREFORE, in exchange for the mutual covenants, conditions and promises contained herein, City and Owner agree as follows:

1. **PROPERTY.** This Agreement is only applicable to the Property, which is the subject of the Annexation Case.
2. **INTENT.** It is the intent of the City that this Agreement provide for the delivery of full, available municipal services to the Property in accordance with state law, which may be accomplished through any means permitted by law.

3. MUNICIPAL SERVICES.

- a. Commencing on the effective date of annexation, the City will provide the municipal services set forth below. As used in this Agreement, “providing services” includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances, rules, regulations, and policies.

- i. Fire

Existing Services: Fire suppression is provided by the Angleton Volunteer Fire Fighters Association, who has an agreement with Brazoria County.

Services to be Provided: Fire suppression will be available by the Employees and Angleton Volunteer Fire Fighters Association, who has an agreement with the City of Angleton. Fire prevention and fire code enforcement activities will be provided by the Fire Marshal's office as needed. Fire cause and origin determination will be provided by the Fire Marshal's office.

- ii. Police

Existing Service: Brazoria County Sheriff's Department.

The City's Police Department will provide protection and law enforcement services.

- iii. Emergency Medical Services - The City's Fire Department and EMS will provide emergency medical services.
 - iv. Planning, Zoning, Codes, and Building Compliance – Existing Services: None
The City's Development Services will provide comprehensive planning, land development, land use, and building review and inspection services in accordance with all applicable laws, rules, and regulations.

Code Compliance – The City's Code Compliance Department will provide education, enforcements, and abatement relating to code violations within the Property

- v. Publicly Owned Parks, Facilities, and Buildings

1. Residents of the Property will be permitted to utilize all existing publicly-owned and available parks, facilities (including, community service facilities, libraries, swimming pools, etc.), and buildings throughout the City. The existing private parks, facilities, and buildings will be unaffected by the annexation and remain the responsibility of the OWNER.
 2. In the event the City acquires any other parks, facilities, or buildings necessary for City services within the Property, the appropriate City department will provide maintenance and operations of the same.

- vi. Streets - The City's Public Works Department will maintain all public accepted streets that are in constructed compliance with City standards, and streetlights over which the City has jurisdiction. The City will provide regulatory signage

services in accordance with the City policies and procedures and applicable laws. All private drives shall be maintained at the expense of the owner and operator.

vii. Storm Water Management

Existing Services: Angleton Drainage District

Services to be Provided: Developers will provide storm water drainage at their expense in accordance with the requirements of Angleton Drainage District and inspections by City Engineer at time of completion. Further expansion will require additional detention to compensate for lack of detention on existing area. A letter of no objection shall be provided to the City of Angleton.

viii. Existing Services: Angleton Drainage District

Services to be Provided: Developers will provide storm water drainage at their expense in accordance with the requirements of Angleton Drainage District and inspections by City Engineer at time of completion. Further expansion will require additional detention to compensate for lack of detention on existing area.

ix. Water Service

Existing Services: In accordance with the Impact Fee Zone a bore is necessary under Hwy 523 to existing 12-inch water line to extend line to the north side of 523 to reach the property. After which, City Water Services are to be provided for: Property owner shall be responsible for the cost of extending water lines to his/her property. After any required water line is constructed by property owner in accordance with all applicable codes, ordinances and departmental policies and final inspection has been completed and approved by the City. City water service will then be provided to the area.

The owner shall extend at least a 12" water line service line across his property frontage to the west, so that the abutting property can tie to it as required.

x. Wastewater

1. Regarding the City wastewater sanitary sewer system, the owner must connect at the Owner's expense. Once connected to the City's wastewater sanitary sewer mains, the sanitary sewage service will be provided by the City at rates established by City ordinances for such service. The owner has option to seek sanitary sewage service from the City based on desire of owner and will be required to connect to both City water and sanitary sewage service in accordance with the terms of this service agreement.

xi. **IMPACT FEES – Proposed 7 ELEVEN**

Per the Development Impact Fee Study:

Convenience Store 2" meter – 8 ESUs

Irrigation 1" meter – 0 ESU's

Total ESU's = 8

xii.

With our 2" domestic service meter, the impact fee should be

Water Impact Fee – 8 ESU's x \$3,809.74 = \$30,477.92

Wastewater Impact Fee – 8 ESU's x \$6,668.55 = \$53,348.40

Total = \$83,826.32

xiii. Solid Waste Services – The City will provide solid waste collection services in accordance with existing City ordinances and policies, except where prohibited by law.

- b. It is understood and agreed that the City is not required to provide a service that is not included in this Agreement.
 - c. Owner understands and acknowledges that the City departments listed above may change names or be re-organized by the City Manager. Any reference to a specific department also includes any subsequent City department that will provide the same or similar services.
 - d. All existing property facilities and infrastructure shall be deemed 'grandfathered' and are exempt from compliance with City of Angleton code enforcement standards. As such, they shall not be subject to any requirement to conform to updated or revised municipal codes or regulations as a result of annexation
5. **AUTHORITY.** City and Owner represent that they have full power, authority and legal right to execute, deliver and perform their obligations pursuant to this Agreement. Owner acknowledges that approval of the Annexation is within the sole jurisdiction of the City Council. Nothing in this Agreement guarantees favorable decisions by the City Council.
6. **SEVERABILITY.** If any part, term, or provision of this Agreement is held by the courts to be illegal, invalid, or otherwise unenforceable, such illegality, invalidity, or unenforceability will not affect the validity of any other part, term or provision, and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.
8. **INTERPRETATION.** The parties to this Agreement covenant and agree that in any litigation relating to this Agreement, the terms and conditions of the Agreement will be interpreted according to the laws of the State of Texas. The parties acknowledge that they are of equal bargaining power and that each of them was represented by legal counsel in the negotiation and drafting of this Agreement.
9. **GOVERNING LAW AND VENUE.** Venue shall be in the state courts located in Brazoria County, Texas construed in conformity with the provisions of Texas Local Government Code Chapter 43.
10. **NO WAIVER.** The failure of either party to insist upon the performance of any term or provision of this Agreement or to exercise any right granted hereunder shall not constitute a waiver of that party's right to insist upon appropriate performance or to assert any such right

on any future occasion.

11. **GOVERNMENTAL POWERS.** It is understood that by execution of this Agreement, the City does not waive or surrender any of its governmental powers or immunities.

12. **COUNTERPARTS.** This Agreement may be executed in any number of counterparts, each of which shall be deemed an original and constitute one and the same instrument.
13. **CAPTIONS.** The captions to the various clauses of this Agreement are for informational purposes only and shall not alter the substance of the terms and conditions of this Agreement.
14. **AGREEMENT BINDS SUCCESSORS AND RUNS WITH THE LAND.** This Agreement is binding on and inures to the benefit of the parties, their successors, and assigns. The term of this Agreement constitutes covenants running with the land comprising the Property and is binding on the Owner.
15. **ENTIRE AGREEMENT.** This Agreement constitutes the entire agreement between the parties and supersedes all prior oral and written agreements between said parties. This Agreement shall not be amended unless executed in writing by both parties.

Executed as of the day and year first above written to be effective on the effective date of annexation of the Property.

CITY OF ANGLETON

Thottiyil Group, LLC

By: _____
John Wright, Mayor

By: _____
Name: _____
Title: _____

Attest:

City Secretary

Approvals:
M&C _____
Ordinance No. _____

State of Texas §
County of Brazoria §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by John Wright, Mayor of the City of Angleton, a Texas home rule municipality.

By: _____

Notary Public, State of Texas

State of Texas §
County of _____ §

This instrument was acknowledged before me on the ____ day of _____, 20__,
by _____, _____ of [Name of individual signing, title (if
any)] on behalf of said Thottiyil Group [insert name of company or individual where
applicable].

By: _____

Notary Public, State of Texas