

ORDINANCE

AN ORDINANCE OF THE CITY OF BURLESON, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF BURLESON; PROVIDING FOR THE ANNEXATION OF A 236.36 ACRE TRACT OF LAND (ANNEXATION AREA), OUT OF THE H.R. MCCLURE SURVEY, ABSTRACT NO. 587, DESCRIBED IN THE DEEDS RECORDED IN DOCUMENTS NO. 2021-36960, 2021-36997, AND 2022-5271, JOHNSON COUNTY, TEXAS, (D.R.J.C.T), RELATED TO PREVIOUSLY APPROVED DEVELOPMENT AGREEMENTS. SAID ANNEXATION AREA IS LOCATED IN THE EXCLUSIVE EXTRATERRITORIAL JURISDICTION OF THE CITY OF BURLESON; PROVIDING THAT THE TERRITORY ANNEXED SHALL BEAR ITS PRO RATA PART OF TAXES; PROVIDING THAT THE INHABITANTS THEREOF SHALL HAVE ALL THE PRIVILEGES OF ALL THE CITIZENS OF BURLESON, TEXAS; PROVIDING THAT THIS ORDINANCE SHALL AMEND EVERY PRIOR ORDINANCE IN CONFLICT HERewith; PROVIDING THAT THIS ORDINANCE SHALL BE CUMULATIVE OF ALL PRIOR ORDINANCES NOT IN DIRECT CONFLICT; PROVIDING FOR SEVERABILITY AND NAMING AN EFFECTIVE DATE.

WHEREAS, the City of Burleson, Texas is a home rule city acting under its charter adopted by the electorate pursuant to Article XI, Section 5 of the Texas Constitution and Chapter 9 of the Local Government Code; and

WHEREAS, the proposed annexation of the territory hereinafter described was requested by petition letter, shown herein as Exhibit "B" and submitted executed March 21, 2022, by Sanjit Bhattacharya, owner of the annexation area; and

WHEREAS, the first and final public hearing before the City Council of the City of Burleson, Texas, wherein all interested persons were provided an opportunity to be heard on the proposed annexation of the territory hereinafter described, was held in the City Council Chambers at the City Hall Building, 141 W. Renfro Street in Burleson, Texas, on November 14, 2022; and

WHEREAS, notice of such first and final public hearing was published in a newspaper having general circulation in the City of Burleson, Texas, and in the hereinafter described territory, and posted on the City of Burleson's internet web site, on October 30, 2022, which date was not more than twenty (20) days nor less than ten (10) days prior to the date of said such first public hearing; and

WHEREAS, written notice of the proposed annexation was provided to the Burleson Independent School District, 1160 SW Wilshire Blvd., Burleson, Texas, 76028 on November 1, 2022, which date was not more than twenty (20) days nor less than ten (10) days prior to the date of the first public hearing; and

WHEREAS, all of the Annexation Area described herein is adjacent to and within the exclusive extraterritorial jurisdiction of the City of Burleson, Texas; and

WHEREAS, a Service Plan is as Exhibit “C”; and

WHEREAS, the hereinafter described territory contains 236.36 acres of land, more or less; and

WHEREAS, the City Council of the City of Burleson finds it to be in the best interest of the citizens of Burleson to enter into the municipal services agreement described herein; and

WHEREAS, the City Council may consider and approve certain ordinances or ordinance amendments at only one meeting in accordance with Section 2-4 of the Code of Ordinances of the City of Burleson; and

WHEREAS, the City Council finds that this ordinance may be considered and approved in only one meeting because the provisions of this ordinance concern changes to the boundaries of the City via annexation.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF BURLESON, TEXAS:

SECTION 1 ANNEXATION

That all portions of the following tract (the “Annexation Area”) located in Johnson County, Texas, comprising a total of 236.36 acres of land, more or less, is hereby annexed into the City of Burleson as a part of the city for all municipal purposes, and the city limits are extended to include such Annexation Area located in the H.R. McClure Survey, Abstract No. 587, described in the deeds recorded in documents No. 2021-36960, 2021-36997, and 2022-5271, Johnson County, Texas, (D.R.J.C.T), being described and depicted in Exhibit “A” and incorporated into this Ordinance.

SECTION 2 RIGHTS AND DUTIES OF OWNERS AND INHABITANTS IN NEWLY ANNEXED AREA

That the owners and inhabitants of the Annexation Area are entitled to all of the rights and privileges of all other citizens and property owners of the City of Burleson, and are bound by all acts, ordinances, and all other legal action now in full force and effect and all those which may be subsequently adopted.

SECTION 3 OFFICIAL MAP

That Ordinance C-594-06(A0709), the official map and boundaries of the City, previously adopted, is hereby amended to include the Annexation Area as a part of the City of Burleson, Texas. The City 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 territory annexed as required by law.

SECTION 4 FILING CERTIFIED COPY

That the City Secretary is directed to file or cause to be filed a certified copy of this ordinance in the office of the county clerk of Johnson County, Texas.

SECTION 5 SERVICE PLAN

That attached hereto, marked as Exhibit "C" and incorporated herein for all purposes incident hereto, is a Service Plan providing for the extension of municipal services into the Annexation Area, which was made available at the public hearings for inspection by and explanation to the inhabitants of the area to be annexed.

SECTION 6 INCORPORATION OF RECITALS

That the findings and recitals set forth above in the preamble of this ordinance are incorporated into the body of this ordinance as if fully set forth herein.

SECTION 7 CUMULATIVE CLAUSE

That this ordinance shall be cumulative of all provisions of ordinances of the City of Burleson, Texas, 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 8 SEVERABILITY CLAUSE

That should any section or part of this ordinance be held unconstitutional, illegal or invalid, or the application thereof, the unconstitutionality, illegality, invalidity or ineffectiveness of such section or part shall in no way affect, impair or invalidate the remaining portion or portions thereof, but as to such remaining portions, the same shall be and remain in full force and effect.

**SECTION 9
AREAS EXCEPTED FROM ANNEXATION**

That should this ordinance for any reason be ineffective as to any part of the area hereby annexed to the City of Burleson, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to the remainder of such Annexation Area. The City Council hereby declares it to be its purpose to annex into the City of Burleson every part of the area described in Section 1 of this ordinance, regardless of whether any part of such described area is hereby not effectively annexed to the City. Provided, further, that if there is included within the general description of territory set out in Section 1 of this ordinance to be hereby annexed into the City of Burleson any lands or area which are presently part of and included within the limits of the City of Burleson, or which are presently part of and included within the limits of any other City, Town or Village, or which are not within the City of Burleson's jurisdiction to annex, the same is hereby excluded and excepted from the territory to be annexed hereby as fully as if such excluded and excepted area were expressly described herein.

**SECTION 10
EFFECTIVE CLAUSE**

That this ordinance shall become effective immediately upon its passage and publication as required by law.

PASSED AND APPROVED:

First and Final Reading: the _____ day of _____, 20_____.

Chris Fletcher, Mayor

(City Seal)

ATTEST:

Amanda Campos, City Secretary

Approved as to form & legality:

City Attorney

Exhibit A

LEGAL DESCRIPTION:

A TRACT OF LAND SITUATED IN THE H.R. McCLURE SURVEY, ABSTRACT NO. 587, JOHNSON COUNTY, TEXAS, BEING ALL OF THAT CERTAIN 26.852 ACRE TRACT OF LAND AND ALL OF THAT CERTAIN 26.756 ACRE TRACT OF LAND CONVEYED TO STK DEVELOPMENTS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-36960 DEED RECORDS, JOHNSON COUNTY, TEXAS (D.R.J.C.T.), TOGETHER WITH ALL OF THAT CERTAIN 148.704 ACRE TRACT OF LAND AND ALL OF THAT CERTAIN 11.539 ACRE TRACT OF LAND CONVEYED TO STK DEVELOPMENTS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2021-36997, D.R.J.C.T., AND TOGETHER WITH ALL OF THAT CERTAIN 12.512 ACRE TRACT OF LAND CONVEYED TO STK DEVELOPMENTS, LLC, IN THAT DEED RECORDED IN INSTRUMENT NO. 2022-5271, D.R.J.C.T., AND BEING MORE PARTICULARLY DESCRIBED BY METES AND BOUNDS AS FOLLOWS:

BEGINNING AT A 5/8" IRON ROD FOUND IN THE SOUTHEASTERLY RIGHT-OF-WAY LINE OF FARM TO MARKET HIGHWAY NO. 917 (80' R-O-W) AT THE MOST WESTERLY CORNER OF SAID 26.852 ACRE TRACT;

THENCE N 61°03'15" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY LINE OF SAID 26.852 ACRE TRACT, A DISTANCE OF 959.71 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" AT THE MOST NORTHERLY CORNER OF SAID 26.852 ACRE TRACT AND THE MOST WESTERLY CORNER OF SAID 26.756 ACRE TRACT;

THENCE N 61°00'57" E ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND NORTHWESTERLY LINE OF SAID 26.756 ACRE TRACT, A DISTANCE OF 55.31 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" AND THE BEGINNING OF A NON-TANGENT CURVE TO THE LEFT WITH A RADIUS OF 5769.65 FEET, WHOSE LONG CHORD BEARS N 60°05'43" E, 219.42 FEET;

THENCE CONTINUING ALONG SAID SOUTHEASTERLY RIGHT-OF-WAY LINE AND SAID NORTHWESTERLY LINE WITH SAID NON-TANGENT CURVE TO THE LEFT THROUGH A CENTRAL ANGLE 02°10'45", AN ARC LENGTH OF 219.43 FEET TO A 1/2" IRON ROD SET WITH CAP STAMPED "RPLS 5544" AT THE MOST NORTHEASTERLY CORNER OF SAID 26.756 ACRE TRACT;

THENCE S 29°12'55" E ALONG THE NORTH LINE OF SAID 26.756 ACRE TRACT, A DISTANCE OF 616.36 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 58°59'36" E CONTINUING ALONG THE NORTH LINE OF SAID 26.756 ACRE TRACT, A DISTANCE OF 1247.75 FEET TO A 60D NAIL FOUND IN THE SOUTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO WILLIAM E. GOODSPEED, JR. IN THAT DEED RECORDED IN VOLUME 1854, PAGE 983, D.R.J.C.T., AT THE MOST NORTHEASTERLY CORNER OF SAID 26.756 ACRE TRACT;

THENCE S 28°01'30" E ALONG SAID SOUTHWESTERLY LINE AND THE NORTHEASTERLY LINE OF SAID 26.756 ACRE TRACT, A DISTANCE OF 527.17 FEET TO A 80D NAIL FOUND AT THE MOST SOUTHERLY CORNER OF SAID GOODSPEED TRACT;

THENCE ALONG THE SOUTHERLY LINE OF SAID GOODSPEED TRACT N 79°29'04" E, A DISTANCE OF 675.25 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AT THE NORTHEASTERLY CORNER OF SAID 152.58 ACRE TRACT;

THENCE LEAVING SAID SOUTHERLY LINE S 08°05'17" E ALONG THE EASTERLY LINE OF SAID 148.704 ACRE TRACT, A DISTANCE OF 1350.94 FEET TO A 1/2 INCH IRON ROD FOUND AT THE NORTHWESTERLY CORNER OF SAID 12.512 ACRE TRACT;

THENCE N 80°52'29" E ALONG THE NORTH LINE OF SAID 12.512 ACRE TRACT, A DISTANCE OF 2127.98 FEET PASSING A 3/8" IRON ROD FOUND FOR A TOTAL DISTANCE 2152.88 TO A PK NAIL SET IN COUNTY ROAD 810 (VARIABLE R-O-W);

THENCE ALONG SAID COUNTY ROAD 810, ALONG THE EASTERLY LINE OF SAID 12.512 ACRE TRACT AND THE EASTERLY LINE OF SAID 11.539 ACRE TRACT S 30°24'26" E, A DISTANCE OF 532.83 FEET TO A PK NAIL SET AT THE SOUTHEASTERLY CORNER OF SAID 11.539 ACRE TRACT;

THENCE LEAVING SAID COUNTY ROAD 810 ALONG THE SOUTHERLY LINE OF SAID 11.539 ACRE TRACT S 82°21'21" W, AT A DISTANCE OF 24.77 FEET PASSING A 3/8 INCH IRON ROD FOUND, FOR A TOTAL DISTANCE 2414.71 FEET TO A 1/2 INCH IRON ROD FOUND;

THENCE ALONG THE EASTERLY LINE OF SAID 148.704 ACRE TRACT S 05°21'07" E, A DISTANCE OF 822.15 FEET TO A 1/2 INCH IRON ROD FOUND IN THE NORTHWESTERLY LINE OF A TRACT OF LAND CONVEYED TO JANELLA B. SCOTT IN THAT DEED RECORDED IN VOLUME 2491, PAGE 332, D.R.J.C.T. AT THE MOST EASTERLY CORNER OF SAID 148.704 ACRE TRACT;

THENCE ALONG SAID NORTHWESTERLY LINE AND THE SOUTHEASTERLY LINE OF SAID 148.704 ACRE TRACT S 60°00'52" W, A DISTANCE OF 2039.98 FEET TO A 3/4 INCH IRON ROD FOUND IN THE NORTHEASTERLY LINE OF LOT 12, BLOCK 2, DEVONSHIRE VILLAGE, ACCORDING TO THAT PLAT RECORDED IN VOLUME 9, PAGE 232, PLAT RECORDS, JOHNSON COUNTY, TEXAS (P.R.J.C.T.), FOR THE MOST SOUTHERLY CORNER OF SAID 148.704 ACRE TRACT;

THENCE ALONG THE SOUTHWESTERLY LINE OF SAID 148.704 ACRE TRACT AND ALONG THE NORTHEASTERLY LINE OF SAID BLOCK 2, AND ALONG THE NORTHEASTERLY LINE OF BLOCK 1, HUNTINGTON MANOR, ACCORDING TO THAT PLAT RECORDED IN VOLUME 9, PAGE 609, P.R.J.C.T., N 29°28'32" W, A DISTANCE OF 2518.50 FEET TO A 1/2" IRON ROD SET WITH A CAP STAMPED "RPLS 5544" AT THE MOST WESTERLY CORNER OF SAID 148.704 ACRE TRACT;

THENCE N 29°35'33" W ALONG THE SOUTHWESTERLY LINE OF SAID 26.852 ACRE TRACT, A DISTANCE OF 122.43 FEET TO A 5/8" IRON ROD FOUND;

THENCE N 32°01'35" W CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID 26.852 ACRE TRACT, A DISTANCE OF 291.87 FEET TO A 1/2" IRON ROD FOUND;

THENCE N 31°39'56" W CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID 26.852 ACRE TRACT, A DISTANCE OF 170.20 FEET TO A 3/8" IRON ROD FOUND;

THENCE N 29°36'24" W CONTINUING ALONG THE SOUTHWESTERLY LINE OF SAID 26.852 ACRE TRACT, A DISTANCE OF 644.41 FEET TO THE POINT OF BEGINNING, AND CONTAINING 226.363 ACRES OF LAND, MORE OR LESS.

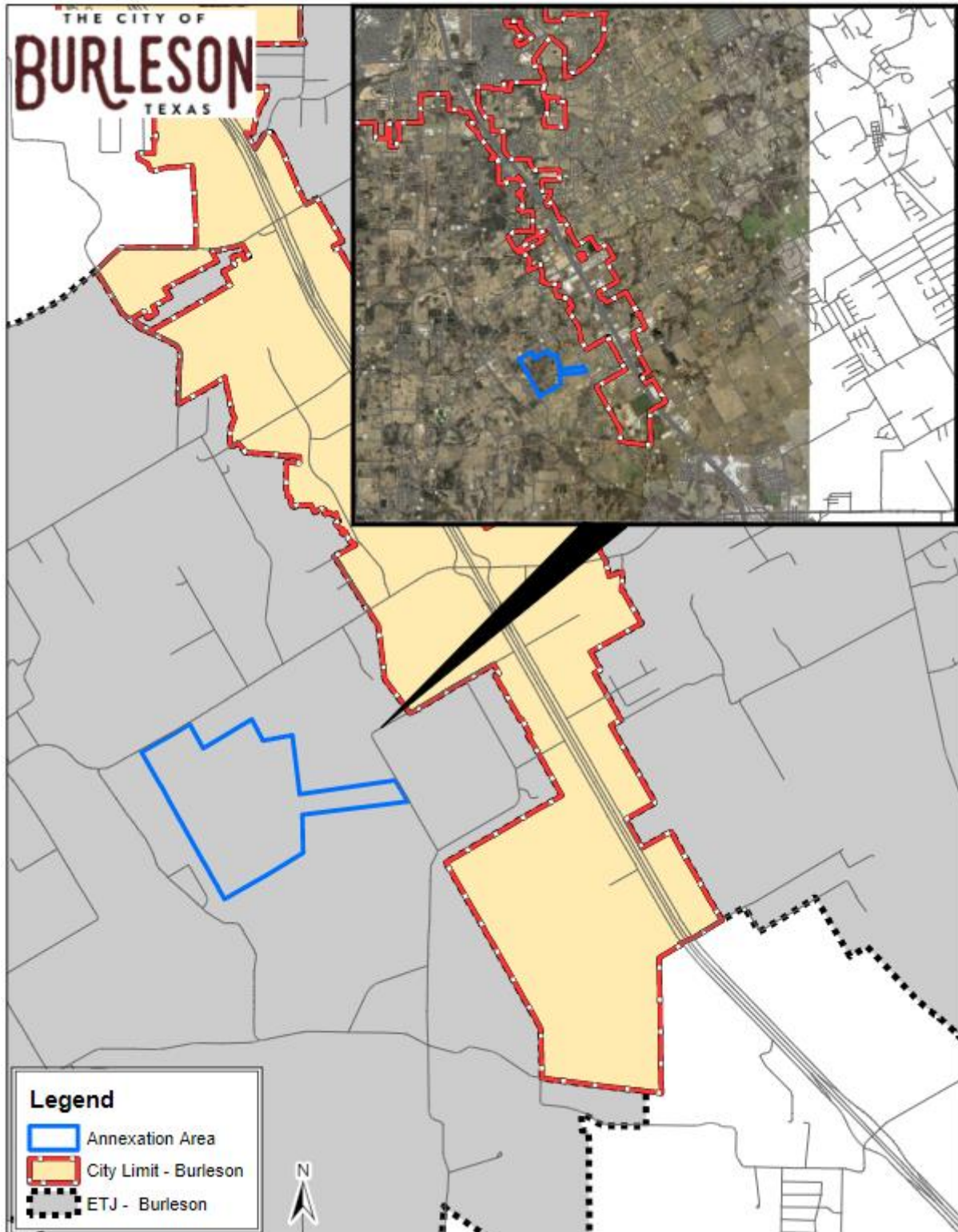


Exhibit "B"

STK Developments LLC

817 Irish Lane
Edmond, OK 73003
Office (405) 562-1195
Fax (405) 562-1208

March 21, 2022

**RE: Voluntary Annexation Request
THE RESERVE ADDITION, a Proposed Single-family Gated Community
5828 Conveyor Drive, Burleson, TX 76031**

Dear City Council,

As the owner of the above referenced property, I would like the City of Burleson to consider my request for annexation. The property in question is located at **5828 Conveyor Drive, Burleson, TX 76031**. See attached legal description Exhibit A.

The property is currently undeveloped. The size of the tract is **236.36 acres**. The reason for this annexation request is as a condition of a developer's agreement and to subdivide the property for single family residential uses. The Owner as listed on Deed is:

STK DEVELOPMENTS, LLC, an Oklahoma Limited Liability Company

Any additional information may be obtained by contacting **Mark C. Webb, P.E., Webb Consulting Group, Inc.** at (214) 606-4822. Should anyone need to do a verbal verification of this letter feel free to reach out to me at (580) 284-4768.

Sincerely,



Sanjit Bhattacharya
Owner/Manager of STK Developments, LLC

Exhibit “C”

AGREEMENT FOR CITY OF BURLESON ANNEXATION SERVICE PLAN FOR

Property Subject to Plan: A 236.36 acre tract out of the H.R. McClure Survey, Abstract No. 587, described in the deeds recorded in documents No. 2021-36960, 2021-36997, and 2022-5271, JOHNSON COUNTY, TEXAS, (D.R.J.C.T).

This Agreement is entered into between the City of Burleson and **Sanjit Bhattacharya**, (“Owners”) pursuant to Section 43.0672 of the Texas Local Government Code. The parties agree to the provision of services set forth below.

Municipal services to the Annexation Area will be furnished by or on behalf of the City of Burleson, Texas, at the following levels and in accordance with the following service plan programs:

I. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE ANNEXATION

The City will provide the following services in the Annexation Area on the effective date of the annexation, unless otherwise noted.

1. POLICE PROTECTION

The City of Burleson, Texas will provide police protection to the Annexation Area at the same or similar level of service now being provided to other areas of the City of Burleson, Texas, with similar topography, land use and population density. The need for additional service will be assessed periodically as new development occurs within the Annexation Area based on population growth, predicted future growth, call volume and response times.

2. FIRE PROTECTION AND AMBULANCE SERVICE

The City of Burleson, Texas will provide, or cause to be provided, fire protection and ambulance service to the Annexation Area at the same or similar level of service now being provided to other areas of the City of Burleson, Texas, with similar topography, land use and population density. The need for additional service will be assessed periodically as new development occurs within the Annexation Area based on population growth, predicted future growth, call volume and response times.

3. SOLID WASTE COLLECTION

The City of Burleson, Texas provides, or causes to provide, solid waste and refuse collection services within the city limits of the City of Burleson, 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 areas to the extent that the annexed lot or tract is adjacent to public right-of-way. Persons using the services of a privately owned solid waste management service provider prior to the effective date of annexation may continue to use such services until the second anniversary of the annexation in accordance with Section 43.056 (n) and (o), Local Government Code, State of Texas.

4. MAINTENANCE OF WATER AND WASTE WATER FACILITIES

Any and all water or waste water facilities owned or maintained by the City of Burleson, Texas, at the time of annexation shall continue to be maintained by the City of Burleson, 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 Burleson, Texas, to the extent of its ownership. The newly annexed existing water mains at their existing locations shall be available for point of use extension based upon the current City's standard water extension policies now existing or as may be amended.

5. MAINTENANCE OF ROADS AND STREETS

Any and all roads, streets or alleyways which have been dedicated to the public, and which are owned by the City of Burleson, 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 Burleson, Texas, pursuant to the current rules, regulations and fees of the City of Burleson, Texas.

6. MAINTENANCE OF PARKS, PLAYGROUNDS AND SWIMMING POOLS

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

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

The City Council of the City of Burleson, Texas is not aware of the existence of any publicly owned municipal facility, building or other municipal service now located in the area proposed for annexation. In the event any such publicly owned municipal facility, building or municipal service does exist and are public facilities, the City of Burleson,

Texas, will maintain such areas to the same extent and degree that it maintains publicly owned municipal facilities, buildings or municipal services of the City now incorporated in the City of Burleson, Texas.

II. PROGRAM FOR PROVIDING ADDITIONAL SERVICES

In addition to the services identified above, the following services will be provided in the Annexation Area on the effective date of the annexation, unless otherwise noted:

1. LIBRARY SERVICES

Any residents of the Annexation Area will be eligible to receive library services from the Burleson Public Library commencing on the effective date of the annexation.

2 MUNICIPAL ADMINISTRATION

The City of Burleson, Texas will provide general municipal administration and administrative services commencing on the effective date of the annexation.

3. ENFORCEMENT OF CODES AND ORDINANCES

Enforcement of the City's ordinances and regulatory codes will be provided within the Annexation Area on the effective date of the annexation. The City's health, environmental, building, plumbing, mechanical, electrical, and all other codes will be enforced within the Annexation Area beginning with the effective date of the annexation. The City's zoning ordinance, subdivision regulations, design standards manual and related ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel.

4. INSPECTION SERVICES

All inspection services furnished by the City of Burleson, Texas, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the annexation.

III. CONSTRUCTION OF CAPITAL IMPROVEMENTS

In addition to the services listed above, the City of Burleson, Texas will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City no later than two and one-half (2-½) years after the effective date of the annexation except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service. If full municipal services cannot be reasonably provided within the aforementioned time period, the City of Burleson, Texas will propose a schedule for providing said services within a period of four and one-half (4-½) years after the effective date of the annexation, and/or upon commencement of development of a land subdivision within the Annexation

Area, whichever occurs later.

1. GENERAL

- a. The City policy for extending water and waste water 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 SERVICE.

The City Council of the City of Burleson, 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 service. 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 Burleson, Texas, with the same or similar topography, land use and population density, without reducing by more than a negligible amount the level of police, fire and emergency medical services provided within the corporate limits of the City. The need for construction of new facilities will be assessed periodically as new development occurs within the Annexation Area based on population growth, predicted future growth, call volume and response times.

3. WATER FACILITIES AND SERVICES

The area to be annexed is currently served by another water provider with a Certificate of Convenience and Necessity. If further development occurs that warrants extension or expansion of the City's water main, such extension or expansion will be implemented in accordance with the City's utility policies and Water and Wastewater Master Plan. Upon connection to existing mains, water will be provided at rates established by the water service provider.

4. WASTE WATER SERVICES

Current plans for development of the Annexed Area do not warrant extension of wastewater lines. The City of Burleson, Texas will undertake to provide waste water mains for points of connection for serviceable extensions, and/or contract with other

utilities to provide service, for the establishment of water and wastewater service within the Annexation Area pursuant to the City's standard wastewater extension policies now in existence or as may be amended by the City Council. Upon connection to existing mains, waste water services will be provided at rates established by the City.

5. ROADS AND STREETS

The City of Burleson, Texas, with cooperative effort of the City's designated utility company, will undertake to provide the same degree of road and street lighting as provided in areas of similar topography, land use and population density within the present corporate limits of the City of Burleson, Texas. 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 population density to the annexed property. Developers will be required, pursuant to the ordinances of the City of Burleson, Texas, to provide internal and peripheral streets and to construct those streets in accordance with the specifications required by the City of Burleson, Texas.

F. MAINTENANCE OF PARKS, PLAYGROUNDS, AND SWIMMING POOLS, AND THE MAINTENANCE OF ANY OTHER PUBLICLY OWNED FACILITY, BUILDING OR SERVICE.

To the extent that it becomes necessary due to development demands, population growth, and a bona fide need, the City Council of the City of Burleson, Texas, will undertake to provide any such facility which it deems necessary to adequately provide for the health and safety of the citizens of the newly incorporated area based upon the standard considerations of topography, land use and population density.

IV. SPECIFIC FINDINGS

The City Council of the City of Burleson, Texas, finds and determines that this Service Plan will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City with the same or similar topography, land use and population density, and it will not provide a lower level of service in the area proposed to be incorporated than were in existence at the time immediately preceding the effective date of annexation.

Agreed to on this _____ day of _____, 2022. **(City Seal)**

City of Burleson, Texas

Mayor

Attest:_____
City Secretary

Agreed to on this _____ day of _____, 2022.

By: _____
Sanjit Bhattacharya

STATE OF TEXAS §
 §
COUNTY OF _____ §

Before me on this day personally appeared _____ through
_____ (description of identity card or other document) to be the person
whose name is subscribed to the foregoing instrument and acknowledged to me that
he/she executed the same for the purposes and consideration therein expressed.

[Notary Seal]

Notary Public, State of Texas