

EXHIBIT B
SERVICES AGREEMENT
CITY OF FAIR OAKS RANCH, TEXAS

SERVICES AGREEMENT FOR THE ANNEXATION
OF A +/- 344.6 ACRE TRACT ON AMMANN ROAD

Upon annexation of the area identified in the attached Exhibit A (the "Property"), the City of Fair Oaks Ranch will provide City services to the Property utilizing methods by which it extends services to any other equivalent area of the City and in accordance with the terms and provisions of this Agreement.

SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF ANNEXATION

1. Police Protection

The City of Fair Oaks Ranch, Texas and its Police Department will provide police protection to the Property at the same or similar level of service being provided to other areas of the City with like topography, land use and population density as those found within the newly annexed areas. The Police Department will have the responsibility to respond to all dispatched calls for service or assistance within the newly annexed areas.

2. Fire Protection and Emergency Medical Services

The City of Fair Oaks Ranch, Texas will provide fire protection and emergency response services through that contract to the Property at the same or similar level of service being provided to other areas of the City, with like topography, land use and population density as those found within the Property.

The City of Fair Oaks Ranch, Texas will provide EMS services through that contract to the Property at the same or similar level of service being provided to other areas of the City, with like topography, land use and population density as those found within the Property.

3. Water and Wastewater Services

All the Property is within the water service area of Fair Oaks Ranch Utilities owned by the City. Water services will be provided to the Property at the same or similar level of service being provided to other areas of the City with like topography, land use and population density as those found within the Property. Connection to the existing water system will be provided at the request of the individual customer in accordance with Utility Policies and Connection Fee ordinance in effect at the time the water is requested. The cost of installation of water mains and appurtenances will be borne by the developer in accordance with the City of Fair Oaks Ranch Unified Development Code and other ordinances.

The Property is not within the service area for the City of Fair Oaks Ranch wastewater system. If the area is added to the system in the future, wastewater services will be available to the Property at the same or similar level of service being provided to other

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SERVICES AGREEMENT FOR THE ANNEXATION OF THE AMMANN RD PROPERTY

areas of the City, with like topography, land use and population density as those found within the newly annexed areas. If the area is added to the system in the future connection to future wastewater system will be provided at the request of the individual customer in accordance with Utility Policies and Connection Fee ordinance in effect at the time the wastewater service is requested. Currently, wastewater service to the area will be provided by on-site treatment facilities provided by each individual property owner.

4. Solid Waste Collection & Recycling

The City contracts for solid waste collection and recycling services through Frontier Waste Solutions. Solid waste collection and recycling services will be provided to the annexed areas through the City's existing facilities or through franchise agreements with private services at the same or similar level of service being provided to other areas of the City with like topography, land use and density as those found within the newly annexed areas.

5. Maintenance of Roads and Streets

The City will provide for maintenance of public streets and alleys that have been dedicated or will be dedicated and accepted by the City in the future as described in Section 3.03 (b) "Dedication of Authorized Improvements to the City" of the approved Development Agreement (city Resolution 2025-26). Any private roads will remain under the ownership of the property owner or homeowners' association.

6. Open Space

The City will hold an easement interest in the open space which includes parks, trails, and recreational areas dedicated for community and public use while all operations and maintenance responsibilities of the dedicated open space shall be the responsibility of the appropriate HOA.

7. Other Services

The City of Fair Oaks Ranch, Texas finds and determines that other municipal services currently provided to other areas of the City will be made available after the effective date of annexation at the same or similar level of service being provided to other areas of the City with similar topography, land use and density as those found within the Property.

LEVEL OF SERVICE

Nothing in this agreement shall require the City to provide a uniform level of full municipal services to each area of the City, including the Property, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service.

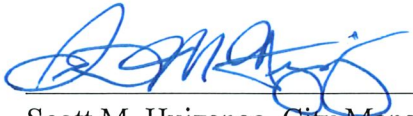
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SERVICES AGREEMENT FOR THE ANNEXATION OF THE AMMANN RD PROPERTY

Agreed to on this the 19th day of June, 2025 by the following parties subject to acceptance by the City Council of the City of Fair Oaks Ranch.

City of Fair Oaks Ranch:

Property Owner:

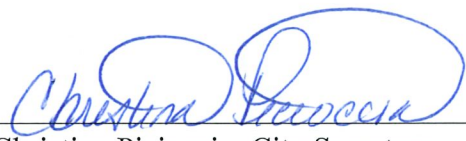


Scott M. Huizenga, City Manager



Scott Teeter, Bitterblue, Inc.

Attest:



Christina Picioccio, City Secretary