

**AN ORDINANCE OF THE CITY OF GRAND PRAIRIE, TEXAS, ADOPTING THE ANNEXATION OF CERTAIN TERRITORY LOCATED IN THE EXTRATERRITORIAL JURISDICTION OF THE CITY OF GRAND PRAIRIE, TEXAS, TO WIT: BEING AN APPROXIMATELY 1432.123 ACRE TRACT OF LAND IN ELLIS COUNTY, TEXAS, AND BEING MORE PARTICULARLY DESCRIBED AND GRAPHICALLY DEPICTED IN EXHIBIT “A”, SUCH TRACT IS GENERALLY LOCATED SOUTH OF 287 INCLUDING LAND SITUATED IN THE J. STEWART SURVEY, ABSTRACT NO. 961, CUADRILLA IRRIGATION CO. SURVEY, ABSTRACT NO. 262, R. WYATT SURVEY, ABSTRACT NO. 1280, B. CANFIELD SURVEY, ABSTRACT NO. 197, L. KELSEY SURVEY ABSTRACT NO 593, AND ALL ADJACENT RIGHTS-OF-WAY INTO THE CITY OF GRAND PRAIRIE, TEXAS; PROVIDING FOR INCORPORATION OF PREMISES, AMENDING OF THE OFFICIAL CITY MAP, AND ACKNOWLEDGING A SERVICE PLAN; REQUIRING THE FILING OF THIS ORDINANCE WITH THE COUNTY CLERK; PRESCRIBING FOR EFFECT ON TERRITORY, GRANTING AS APPROPRIATE TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS AND BINDING SAID INHABITANTS BY ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF THE CITY OF GRAND PRAIRIE, TEXAS; PROVIDING CUMULATIVE REPEALER, SEVERABILITY AND SAVINGS CLAUSES; PROVIDING FOR ENGROSSMENT AND ENROLLMENT; AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the City of Grand Prairie is a Home Rule Municipality located in Dallas, Tarrant, and Ellis County, Texas, created in accordance with the provisions of the Texas Local Government Code and operating pursuant to the enabling legislation of the State of Texas and the Grand Prairie City Charter (the (“City”)); and

**WHEREAS**, following receipt of a request from each owner (the “Owners”) of the Property (defined below) requesting annexation, a public hearing was conducted in accordance with Section 43.0673 of the Texas Local Government Code, on the 7th day of May, 2024, in the City of Grand Prairie Council Chambers, to consider the annexation of the property being more particularly described and depicted in Exhibit “A”, attached hereto and incorporated as if fully set forth herein (the “Property”); and

**WHEREAS**, any and all required written notices and offers were timely sent to all property owners and others entitled to same; and

**WHEREAS**, the notice of the public hearing was published in a newspaper of general circulation within the City of Grand Prairie, Texas and the area to be annexed, on the 24th day of April, 2024, such date being not more than twenty (20) days nor less than ten (10) days prior to the public hearing; and

**WHEREAS**, the Ordinance was first published in a newspaper of general circulation in the City on April 24, 2024;

**WHEREAS**, all City of Grand Prairie charter requirements and required statutory notices pursuant to Chapter 43 of the Texas Local Government Code have been accomplished, including posting on the City’s internet website; and

**WHEREAS**, the City Council of the City of Grand Prairie, Texas has determined that the Property is located in the extraterritorial jurisdiction of the City of Grand Prairie, Texas; and

**WHEREAS**, the City Council of the City of Grand Prairie, Texas has investigated into, has determined and officially finds that no part of the Property is within the extraterritorial jurisdiction of any other incorporated city or town; and

**WHEREAS**, to the extent that this Ordinance would cause an unincorporated area to be entirely surrounded by the City of Grand Prairie's limits, the City Council has found - and incorporates herein its finding - that surrounding the area is in the public interest; and

**WHEREAS**, the Owners and the City have entered into a written agreement regarding services to be provided for the Property prior to the effective date of annexation of the Property, the substantive body of which is attached hereto as Exhibit "B" and incorporated as if fully set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS, THAT:**

#### **SECTION 1. INCORPORATION OF PREMISES**

The above and foregoing premises are true and correct and are incorporated herein and made a part hereof for all purposes.

#### **SECTION 2. OFFICIAL CITY MAP AMENDED**

1. The official map and boundaries of the City are hereby amended so as to include the Property and any and all adjacent rights-of-way, and that such territory shall be and is hereby annexed into the corporate limits of the City.
2. The City Manager is hereby directed and authorized to perform or cause to be performed all acts necessary to correct the official map of the City to add the territory hereby annexed as required by law.

#### **SECTION 3. ANNEXATION OF AREA**

The Property, and any and all adjacent rights-of-way, is hereby annexed into the City, and that the boundary limits of the City be and the same are hereby extended to include the Property and any and all adjacent rights-of-way within the city limits of the City, and the same shall hereafter be included within the territorial limits of the City, and the inhabitants thereof shall hereafter be entitled to all the rights and privileges of other citizens of the City and they shall be bound by the acts, ordinances, resolutions, and regulations of the City.

#### **SECTION 4. FILING OF ORDINANCE REQUIRED**

The City Secretary shall file or cause to be filed a certified copy of this Ordinance in the office of the County Clerk of each county in which all or a portion of the Property and any and all adjacent rights-of-way is located, and any other necessary agencies, including the United States Department of Justice.

#### **SECTION 5. EFFECT ON TERRITORY**

From and after the passage of this Ordinance, the Property and any and all adjacent rights-of-way shall be a part of the City of Grand Prairie, Texas, and subject to the service agreement referenced in the above Premises incorporated by Section 1 of this Ordinance. The inhabitants thereof shall be entitled to all of the rights, privileges and immunities as all other citizens of the City of Grand Prairie, Texas, and shall be bound by all of the Ordinances and regulations enacted pursuant to and in conformity with the general laws of the State of Texas.

#### **SECTION 6. CUMULATIVE REPEALER**

This Ordinance shall be cumulative of all other Ordinances and shall not repeal any of the

provisions of such Ordinances except for those instances where there are direct conflicts with the provisions of this Ordinance. Ordinances, or parts thereof, in force at the time this Ordinance shall take effect and that are inconsistent with this Ordinance are hereby repealed to the extent that they are inconsistent with this Ordinance.

**SECTION 7. SEVERABILITY**

If any section, article, paragraph, sentence, clause, phrase or word in this Ordinance, or application thereof to any person or circumstance, is held invalid or unconstitutional by a Court of competent jurisdiction, such holding shall not affect the validity of the remaining portions of the Ordinance, and the City Council hereby declares it would have passed such remaining portions of the Ordinance despite such invalidity, which remaining portions shall remain in full force and effect. The City Council hereby declares that if there is an error in any call or description in Exhibit "A" preventing any portion of the Property and any and all adjacent rights-of-way from being annexed, the City Council would have annexed all remaining area having correct calls or descriptions and or would have corrected the call or description to include the entire intended area in this annexation.

**SECTION 8. ENGROSSMENT AND ENROLLMENT**

The City Secretary of the City of Grand Prairie is hereby directed to engross and enroll this Ordinance by copying the Caption in the minutes of the City Council of the City of Grand Prairie and by filing this Ordinance in the Ordinance records of the City.

**SECTION 9. EFFECTIVE DATE**

This Ordinance shall be in full force and effect from and after its date of passage.

**FIRST READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS ON THE \_\_\_ DAY OF \_\_\_\_\_, 2024. SECOND AND FINAL READING PASSED AND APPROVED BY THE CITY COUNCIL OF THE CITY OF GRAND PRAIRIE, TEXAS ON THIS THE \_\_\_ DAY OF \_\_\_\_\_, 2024.**

**APPROVED:**

\_\_\_\_\_  
**Ron Jensen, Mayor**

**ATTEST:**

**APPROVED AS TO FORM:**

\_\_\_\_\_  
**City Secretary**

\_\_\_\_\_  
**City Attorney**

**Exhibit "A"**

**BEING the land described by the attached metes and bounds and depiction of the area and including any and all adjacent rights-of-way.**

**METES AND BOUNDS DESCRIPTION:**

BEING a 1,510.005 acre tract of land situated in the J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No. 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197 and L. Kelsey Survey, Abstract No. 593, Ellis County and being a portion of or all of the following described tracts of land and being more particularly described as follows:

1. Soap Box Partners LP recorded in Instrument No. 2156131 of the Official Public Records, Ellis County, Texas (OPRECT)
2. Prairie Ridge Investors LP recorded in Instrument No. 2220050 of the OPRECT
3. Reverse Exchange Properties LP tracts recorded in Instrument Number 2240489 of the OPRECT and Document Number 2021-48068 and Document No. 2021-48064 of the Official Public Records, Johnson County, Texas (OPRJCT)
4. Prairie Ridge SW LP tracts recorded in Document Number 2021-480645 and Document No. 2023-12410 OPRJCT
5. Prairie Ridge Capital Corp (formerly known as PRA Ridge Development Corp) tracts recorded in Instrument No. 1721240, Instrument No. 0816640 (Volume 2396, Page 236) and Instrument No. 0721082 (Volume 2325, Page 470) of the OPRECT
6. PRA Prairie Ridge, L.P. tracts recorded in Instrument No. 0508812 (Volume 2111, Page 866) of the DRECT
7. 287 Land Partners LP recorded in Instrument No. 2336686 of the OPRECT
8. Partition deed to Joseph William Roten recorded in Volume 524, Page 373 of the DRECT and further described as Fourth Tract in Volume 406, Page 516 of said DRECT
9. Tarrant Regional Water District recorded in Instrument No. 1406456 (Volume 2757, Page 953) of the DRECT
10. Ronald Lee Bumseen recorded in Instrument No. 1904974 of the OPRECT
11. W & L Jones Realty Holdings, LLC recorded in Instrument No. 1705482 of the OPRECT
12. Eagle Energy, LLC and USG Properties Barnett II, LLC recorded in Instrument No. 1817328 of the OPRECT;

BEGINNING at an inner ell corner of said Soap Box Partners and the West corner of Lot 3, Block 1 of the Sneed's Place Development an addition to Ellis County, Texas recorded in Cabinet J, Page 99 of said Plat Records, Ellis County, Texas (PRECT);

- THENCE South 30°26'57" East, a distance of 46.35 feet to a point;
- THENCE South 59°29'35" West, a distance of 157.61 feet to a point;
- THENCE South 49°00'44" East, a distance of 23.91 feet to a point;
- THENCE South 30°27'12" East, a distance of 4,567.05 feet to a point;
- THENCE South 15°09'36" East, a distance of 1,502.33 feet to a point;
- THENCE South 30°08'40" East, a distance of 2,008.27 feet to a point;
- THENCE South 59°51'49" West, a distance of 282.95 feet to a point;
- THENCE South 30°25'48" East, a distance of 1,367.40 feet to a point in the right-of-way of Weatherford Road;
- THENCE South 59°37'27" West, along said Weatherford Road, a distance of 1,776.47 feet to a point;
- THENCE South 65°10'06" West, along said Weatherford Road, a distance of 17.71 feet to a point;
- THENCE South 59°31'43" West, a distance of 3,299.34 feet to a point;
- THENCE South 28°47'27" East, a distance of 2,329.24 feet to a point;
- THENCE South 54°57'51" West, a distance of 222.88 feet to a point;
- THENCE North 31°54'56" West, a distance of 486.79 feet to a point;

- THENCE South 64°47'47" West, a distance of 360.94 feet to a point;
- THENCE North 20°39'57" West, a distance of 646.04 feet to a point;
- THENCE South 59°45'07" West, a distance of 1,407.46 feet to a point;
- THENCE North 30°34'39" West, a distance of 214.76 feet to a point;
- THENCE South 59°46'44" West, a distance of 2,844.91 feet to a point;
- THENCE North 19°23'55" West, a distance of 880.06 feet to a point;
- THENCE North 0°46'38" West, a distance of 6,437.77 feet to a point;
- THENCE North 87°34'30" East, a distance of 2,094.42 feet to a point;
- THENCE North 59°27'44" East, 1,081.19 feet to a point in southwest line of a 50' sanitary sewer easement recorded in Instrument No. 2234492 OPRECT and Instrument No. 2139095 OPRECT;

- THENCE Continuing with the south and west line of said 50' sanitary sewer easement the following four (4) courses and distances:
  1. North 0°50'46" West, a distance of 47.32 feet to a point;
  2. North 6°41'14" West, a distance of 1,109.24 feet to a point;
  3. North 0°39'47" West, a distance of 473.03 feet to a point;
  4. North 21°39'14" East, a distance of 431.49 feet to a point;

THENCE North 89°13'22" East, a distance of 54.10 feet to a point on the east line of said 50' sanitary sewer easement;

- THENCE Continuing with the east line of said 50' sanitary sewer easement the following three (3) courses and distances:
  1. North 21°39'14" East, a distance of 623.70 feet to a point;
  2. North 1°18'54" West, a distance of 4,260.05 feet to a point;
  3. North 59°32'31" East, a distance of 1,765.62 feet to a point;
  4. North 19°11'37" East, a distance of 669.68 feet to a point;
  5. North 5°38'47" East, a distance of 1,370.25 feet to a point in the North line of said Soap Box Partners tract;

THENCE North 59°35'14" East, along said North line, a distance of 1,267.76 feet to a point;

THENCE North 25°14'35" West, a distance of 393.21 feet on the approximate Grand Prairie City Limit line at the beginning of a non-tangent curve to the left having a radius of 13,133.04 feet and a chord bearing of South 67° 22' 9" East a distance of 2541.44 feet;

THENCE Southeasterly, along said approximate city line and said curve, through a central angle of 11°06'18" an arc distance of 2,545.42 feet to a point in the Southeast line of Soap Box Partners tract;

- THENCE with the South line of said Soap Box Partners tract the following three courses and distances:
  1. South 59°33'05" West, 2,951.81 feet to a point;
  2. South 5°17'23" West, a distance of 688.79 feet to a point;
  3. South 52°46'34" West, a distance of 1,777.95 feet to the POINT OF BEGINNING and containing 1510.005 acres of land, more or less. Save and except the following tract of land leaving a net of 1432.123 acres, more or less.

- Save and Except the following tracts of land (77.882 acres):
  1. Partition deed to Joseph William Roten recorded in Volume 524, Page 373 of the DRECT and further described as Fourth Tract in Volume 406, Page 516 of said DRECT
  2. Ronald Lee Bumseen recorded in Instrument No. 1904974 of the OPRECT
  3. W & L Jones Realty Holdings, LLC recorded in Instrument No. 1705482 of the OPRECT
  4. Eagle Energy, LLC and USG Properties Barnett II, LLC recorded in Instrument No. 1817328 of the OPRECT;

**EXHIBIT "A"**

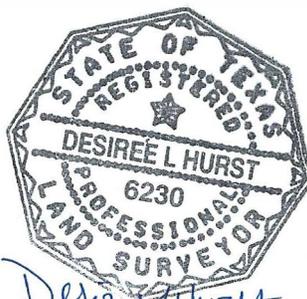
**YAZEL PEEBLES & ASSOCIATES LLC**

P.O. Box 210097  
Bedford, TX 76095  
yassociates.com  
info@yassociates.com

TBPELS 10194022

817.268.3316

ypassociates.com  
info@yassociates.com

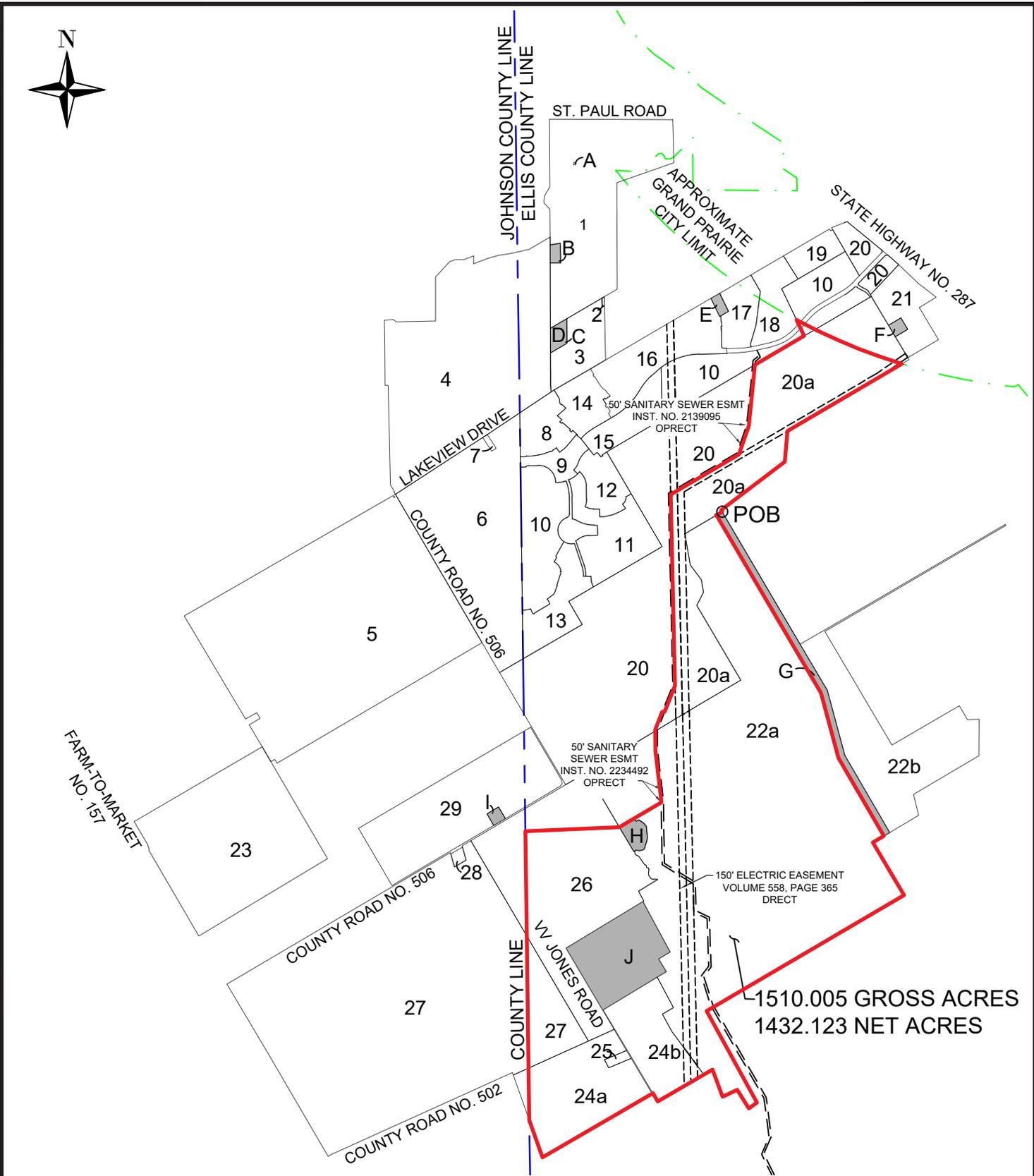


APRIL 17, 2024

**1,432.123 ACRES**

J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No. 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197 and J. Kelsey Survey, Abstract No. 593 Ellis County, Texas

This document was prepared under 22 TAC §663.21, 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.



**YAZEL PEEBLES &  
ASSOCIATES LLC**

TBPELS 10194022  
P.O. Box 210097 817.268.3316  
Bedford, TX 76095 [ypassociates.com](http://ypassociates.com)  
info@[ypassociates.com](http://ypassociates.com)

**ANNEXATION EXHIBIT**

1,432.123 ACRES  
Ellis County, Texas

This document was prepared under 22 TAC §663.21, 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.

**EXHIBIT K**

PARCEL	TRACT NAME	INSTRUMENT/DOCUMENT NO.	COUNTY OF RECORD	ACERAGE*
10	PRAIRIE RIDGE CAPITAL CORP**	0721082 (2325/470)	ELLIS	1.043
20a	SOAP BOX PARTNERS LP	2156131	ELLIS	232.357
22a	PRAIRIE RIDGE INVESTOR LP	2220050	ELLIS	817.624
24a	REVERSE EXCHANGE PROPERTIES LP	2021-48068	JOHNSON	101.634
24b	REVERSE EXCHANGE PROPERTIES LP	2021-48068	JOHNSON	65.186
25	REVERSE EXCHANGE PROPERTIES LP	2240489	ELLIS	2.488
26	REVERSE EXCHANGE PROPERTIES LP	2021-48064	JOHNSON	166.147
27	PRAIRIE RIDGE SW LP	2021-48065	JOHNSON	45.426
	Misc. Roads not contained in the record documents above			0.218
			<b>TOTAL</b>	<b>1432.123</b>
SAVE AND EXCEPT				
H	JOSEPH WILLIAM ROTEN	VOL. 524, PG. 373	ELLIS	6.738
J	VARIOUS TRACTS	Various	ELLIS	71.144
			<b>TOTAL S&amp;E</b>	<b>77.882</b>
			<b>GROSS AREA</b>	<b>1510.005</b>

**EXHIBIT**

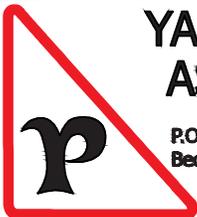
**ANNEXATION EXHIBIT**

1,432.123 ACRES

J. Stewart Survey, Abstract No. 961, Cuadrilla Irrigation Co. Survey, Abstract No. 262, R. Wyatt Survey, Abstract No. 1280, B. Canfield Survey, Abstract No. 197 and J. Kelsey Survey, Abstract No. 593 Ellis County, Texas

This document was prepared under 22 TAC §663.21, 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.

**YAZEL PEEBLES & ASSOCIATES LLC**



P.O. Box 210097  
Bedford, TX 76095  
817.268.3316  
ypassociates.com  
info@ypassociates.com

TBPELS 10194022

## Exhibit "B"

### Substance from body of executed Service Agreement for C-3 Annexed Property

#### A) SERVICE PLAN GENERALLY

- 1) This service plan has been prepared in accordance with the Texas Local Government Code, Chapter 43. Municipal facilities and services to the annexed area will be provided or made available on behalf of the City of Grand Prairie in accordance with the following plan. The City of Grand Prairie shall provide the annexed tract the levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of service, infrastructure, and infrastructure maintenance available in other parts of the City of Grand Prairie with similar topography, land use, and population density. The provisions of the service plan will be made available for public inspection and explained at a public hearing held by the City Council prior to annexation.
- 2) For purposes of this service plan, to "provide" services includes having services provided by any method or means by which the City provides municipal services to any other areas of the City, and may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract or right, in whole or in part, and may include duties on part of the private landowner with regard to such services. Provisions of this service plan related to the City providing public infrastructure facilities are conditioned upon the ETJ property owner's obligation to design and construct the public infrastructure consistent with the "Development Agreement (Goodland)" entered between the Parties on September 19, 2023 and filed in the county land records.

#### B) EMERGENCY SERVICES

##### 1) Police Protection

- a) Police protection from the City of Grand Prairie Police Department shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas on the effective date of the annexation ordinance. Some of these services include:
  - i) Normal patrol and responses;
  - ii) Handling of complaints and incident reports;
  - iii) Special units, such as traffic enforcement and investigations; and
  - iv) Coordination with other public safety support agencies.
- b) As development commences in these areas, sufficient police protection, including personnel and equipment will be provided to furnish these areas with the level of police services consistent with the characteristics of topography, land utilization and population density of similar areas.**
- c) Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the city limits.

##### 2) Fire Protection

- a) The Grand Prairie Fire Department will provide emergency and fire prevention services to the annexed area. These services include:
  - i) Fire suppression and rescue;
  - ii) Pre-hospital medical services including triage, treatment and transport by Advanced Life Support (ALS) fire engines, trucks and ambulances;
  - iii) Hazardous materials response and mitigation;
  - iv) Emergency prevention and public education efforts;

- v) Technical rescue response; and
  - vi) Construction Plan Review and required inspections.
- b) Fire protection from the City of Grand Prairie shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Grand Prairie on the effective date of the annexation ordinance.
  - c) As development commences in these areas, sufficient fire protection, including personnel and equipment will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization and population density of similar areas. It is anticipated that fire stations planned to service areas currently with the City of Grand Prairie will be sufficient to serve the annexed area.
  - d) Upon ultimate development, fire protection will be provided at a level consistent with similarly situated areas within the city limits.

### 3) Emergency Medical Services

- a) Following removal of any annexed property from an emergency services district, if any, the Grand Prairie Fire Department will provide emergency and safety services to the annexed area. These services include:
  - i) Emergency medical dispatch and pre-arrival First Aid instructions;
  - ii) Pre-hospital emergency Advanced Life Support (ALS) response and transport; and
  - iii) Medical rescue services.
- b) Emergency Medical Services (EMS) from the City of Grand Prairie shall be provided to the annexed area at a level consistent with current methods and procedures presently provided to similar areas of the City of Grand Prairie on the effective date of the annexation ordinance.
- c) As development commences in these areas, sufficient EMS, including personnel and equipment, will be provided to furnish these areas with the level of services consistent with the characteristics of topography, land utilization, and population density of similar areas.
- d) Upon ultimate development, EMS will be provided at a level consistent with similarly situated areas within the city limits.

## C) SOLID WASTE

- 1) Solid Waste and Recycling Collection Services will be provided to the annexed area immediately upon the effective date of the annexation at a level consistent with current methods and procedures presently provided to similar areas within the City. Private solid waste collection service providers operating in the affected area immediately prior to annexation and currently providing customers with service may continue to provide their existing service for up to two (2) years in accordance with Texas Local Government Code Section 43.056(n).

## D) WASTEWATER FACILITIES

- 1) As development commences in these areas, sanitary sewer mains will be extended in accordance with the provisions of the City's codes, ordinances, regulations, policies and contract obligations. City participation in the costs of these extensions shall be in accordance with applicable City codes, ordinances, regulations, policies and contract obligations. Capacity and extensions shall be provided consistent with the characteristics of topography, land utilization, and population density of similar areas. If the annexed area is in the CCN of another provider, wastewater service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new wastewater provider, in time.
- 2) Sanitary sewer mains and lift stations installed or improved to City standards, and accepted by the City, within the annexed area which are located within dedicated easement, rights-of-way, or

any other acceptable location approved by the City Manager or his designee, shall be maintained by the City on the effective date of this ordinance.

- 3) Operation and maintenance of wastewater facilities in the annexed area that are within the certificated service area of another wastewater utility will be the responsibility of that utility. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

#### **E) WATER FACILITIES**

- 1) Connections to existing City of Grand Prairie water distribution mains for water service as defined by Certificate of Convenience and Necessity (CCN) Number 10105, as issued by the Texas Commission on Environmental Quality (TCEQ) will be provided in accordance with existing City codes, ordinances, regulations, policies and contract obligations. Upon connection to existing distribution mains, water service will be provided at rates established by City ordinance. If the annexed area is in the CCN of another provider, water service shall be provided in accordance with the policies of the CCN holder. In some instances, the City might acquire the CCN rights and become the new water provider, in time.
- 2) As development commences in these areas, water distribution mains will be extended in accordance with City of Grand Prairie codes, ordinances, regulations, policies and contract obligations. City participation in the costs of these extensions shall be in accordance with the City of Grand Prairie's codes, ordinances, regulations, policies and contract obligations. Water service extensions and capacity shall be provided consistent with the characteristics of topography, land utilization, and population density of similar areas.
- 3) Operation and maintenance of existing water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility. Operation and maintenance of private water facilities in the annexed area will be the responsibility of the owner.

#### **F) ROAD AND STREETS**

- 1) Emergency street maintenance shall be provided within the annexed area on the effective date of the applicable annexation ordinance. Routine maintenance will be provided within the annexed area and will be scheduled as part of the City's annual program and in accordance with the City's codes, ordinances, regulations, policies, procedures and contract obligations.
- 2) Any construction or reconstruction will be considered within the annexed area on a City-wide basis and within the context of the City's Capital Improvement Plan and/or yearly fiscal budgetary allotments by the City Council. As development, improvement or construction of streets to City standards commences within the annexed property, the policies of the City of Grand Prairie with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
- 3) Roadway signage and associated posts will be replaced in priority of importance starting with regulatory signs, then warning signs, then informational signs and in conformance with fiscal allotments by the City Council. If a sign remains, it will be reviewed and placed on the City's inventory list for routine re-placement. All existing signs will be reviewed for applicability and based upon an engineering study. New signs will be installed when necessary and based upon an engineering study.
- 4) Routine maintenance of road/street markings will be placed on a priority list and scheduled within the yearly budgetary allotments by the City Council.
- 5) The City will coordinate any request for improved road and street lighting with the local electric

provider. Any and all road and street lighting will be pursuant to the rules, regulations and fees of such electric utility and shall be maintained by the applicable utility company.

#### **G) ENVIRONMENTAL HEALTH, INSPECTIONS AND CODE ENFORCEMENT SERVICES**

- 1) Enforcement of the City's environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances and animal control ordinances, shall be provided within the annexed area within sixty (60) days of the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.
- 2) Inspection services including the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical and electrical work to ensure compliance with City codes and ordinances will continue to be provided after the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
- 3) The City's zoning, subdivision, sign and other ordinances shall be enforced in this area beginning upon the effective date of the annexation.
- 4) All inspection services furnished by the City of Grand Prairie, but not mentioned above, will be provided to this area beginning within sixty (60) days of the effective date of the annexation ordinance.
- 5) As development and construction commence in the annexed area, sufficient personnel will be provided to furnish the annexed area the same level of environmental health, inspection and code enforcement services as are furnished throughout the City.

#### **H) PLANNING AND ZONING SERVICES**

- 1) The Planning and zoning jurisdiction of the City will extend to the annexation area upon the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Zoning Ordinance and Comprehensive Plan.

#### **I) PARKS, PLAYGROUNDS, LIBRARIES, SWIMMING POOLS**

- 1) Residents within the annexed area may utilize all existing park and recreation facilities. Fees for such usage shall be in accordance with current fees established by ordinance.
- 2) As development commences in the annexed area, additional park and recreation facilities shall be constructed based on park policies defined in the Park Master Plan and as specified in the Park Dedication Ordinance. The general planned locations and classifications of parks will ultimately serve residents from the current City limits and residents from annexed areas.

#### **J) PUBLICLY OWNED FACILITIES**

- 1) Any publicly owned facility, building, or service located within the annexed area, and not otherwise owned or maintained by another governmental entity, shall be maintained by the City of Grand Prairie on the effective date of the annexation ordinance.

#### **K) OTHER SERVICES**

- 1) Other services that may be provided by the City of Grand Prairie, such as municipal and general administration will be made available on the effective date of the annexation. The City of Grand Prairie shall provide levels of service, infrastructure, and infrastructure maintenance that are comparable to the levels of services, infrastructure, and infrastructure maintenance available in other parts of the City of Grand Prairie with similar topography, land use, and population density similar to those reasonably contemplated and projected in the annexation area.

**L) UNIFORM LEVEL OF SERVICES IS NOT REQUIRED**

- 1) Nothing in this Service Plan shall require the City of Grand Prairie to provide a uniform level of full municipal services to each area of the City, including the annexed areas, if different characteristics of topography, land use, and population density are considered a sufficient basis for providing different levels of service. The City Council finds and determines that this Service Plan will not provide any fewer services, and it will not provide a lower level of services, than were in existence in the annexed area at the time immediately preceding the annexation.
- 2) The City of Grand Prairie's codes, ordinances, regulations and policies that apply throughout the City may be reviewed at City Hall and at:

[https://library.municode.com/tx/grand\\_prairie/codes/code\\_of\\_ordinances?nodeId=COORGRPRTE](https://library.municode.com/tx/grand_prairie/codes/code_of_ordinances?nodeId=COORGRPRTE)

**M) AMENDMENTS**

- 1) This Service Plan may be amended if the City Council determines at a public hearing that changed conditions or subsequent occurrences make this Service Plan unworkable or obsolete. The City Council may amend the Service Plan to conform to the changed conditions, subsequent occurrences or any other legally sufficient circumstances exist pursuant to the LGC or other Texas or Federal laws that make this service plan unworkable, obsolete or unlawful.