

EXHIBIT “B”
CITY OF FORNEY, TEXAS
MUNICIPAL SERVICE PLAN FOR ANNEXED AREAS

ANNEXATION ORDINANCE NO.: _____

DATE OF ANNEXATION ORDINANCE: _____

ACREAGE ANNEXED: *Exhibit A* _____ acres of land.

PROPERTY DESCRIPTION: *See Exhibit A* attached to the annexation ordinance.

Municipal Services to the acreage described above shall be furnished by or on behalf of the City of Forney, Texas (“City”) at the following levels and in accordance with the following schedule:

A. POLICE PROTECTION

1. Police services including routine patrol, responding to calls and other routine police services, within the limits of existing personnel and equipment and in a manner consistent with any of the methods of whereby the City extends police service to any other area of the City, will be provided immediately after the effective date of the annexation ordinance.
2. Upon ultimate development, police protection will be provided at a level consistent with other similarly situated areas within the City limits.

B. FIRE SERVICES / EMERGENCY MEDICAL SERVICES

1. Fire protection and emergency medical services and equipment by the present personnel and the present equipment of the Fire Department, within the limitations of available water and distances from existing fire stations, and in a manner consistent with any of the methods of whereby the City extends fire service to any other area of the City, will be provided to this area immediately after the effective date of the annexation ordinance.
2. Upon ultimate development, fire protection and emergency medical services will be provided at a level consistent with other similarly situated areas within the City limits.

C. ENVIRONMENTAL HEALTH 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 this within this 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 be provided within sixty (60) days of 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 ordinance.
4. All inspection services furnished by the City, but not mentioned above, will be provided to this area within sixty (60) days of the effective date of the annexation ordinance.
5. As development and construction commence in this area, sufficient personnel will be provided to furnish this area the same level of Environmental Health and Code Enforcement Services as are furnished throughout the City.

D. PLANNING AND ZONING SERVICES

1. The planning and zoning jurisdiction of the City will extend to this 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 Comprehensive Zoning Ordinance and Comprehensive Plan.

E. PARK AND RECREATION SERVICES

1. Residents of this property may utilize all existing park and recreational services, facilities, and sites throughout the City, beginning upon the effective date of the annexation ordinance.
2. Additional facilities and sites to serve this property and its residents will be acquired, developed and maintained at locations and times provided by applicable plans, policies, and programs and decisions of the City. This property will be included in all plans for providing parks and recreation services of the City.
3. Existing parks, playgrounds, and other recreational facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City, but not otherwise.

F. SOLID WASTE COLLECTION

1. Solid waste collection shall be provided to the property in accordance with existing City policies, beginning upon the effective date of the annexation ordinance. The collection of refuse from individual properties shall be made in accordance with the usual Sanitation Department scheduling.

2. As development and construction commence in this property and population density increases to the property level, solid waste collection shall be provided to this property in accordance with the current policies of the City as to frequency, changes and so forth.

G. STREETS

1. The City's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property, beginning upon the effective date of the annexation ordinance. Unless a street within this property has been constructed or is improved to the City's standards and specifications, that street will not be maintained by the City.
2. As development, improvement or construction of streets to City standards commences within this property, the policies of the City with regard to participation in the costs thereof, acceptance upon completion and maintenance after completion shall apply.
3. The same level of maintenance shall be provided to streets within this property, which have been accepted throughout the City, as is provided to City streets throughout the City.
4. Street lighting installed on streets improved to the City standards shall be maintained by the City's electric provider in accordance with current City policies.

H. WATER SERVICES

1. Water services will only be contemplated and provided for those areas that are not within the service area of another water or wastewater utility provider.
2. Connection to existing City water mains for water service for domestic, commercial and industrial use within this property will be provided in accordance with City policies, as they exist or may be amended. Upon connection to existing mains, water will be provided at rates established by City ordinances for such service throughout the City.
3. As development and construction commence in this property, water mains of the City will be extended in accordance with the provisions of the Subdivision Ordinance and other applicable ordinances and regulations, as they exist or may be amended. City participation in the costs of these extensions shall be in accordance with the applicable City ordinances and regulations, as they exist or may be amended. Such extensions will be commenced within two and one-half (2-1/2) years from the effective date of the annexation ordinance and substantially completed within four and one-half (4-1/2) years after that date.
4. Water mains installed or improved to City standards, which are within the annexed area and are within dedicated easements, shall be maintained by the City, beginning upon the effective date of the annexation ordinance.

5. Private water lines within this property shall be maintained by their owners in accordance with policies applicable throughout the City, as they exist or may be amended.
6. Operation and maintenance of water facilities in the annexed area that are within the service area of another water utility will be the responsibility of that utility.

I. SANITARY SEWER SERVICES

1. Wastewater services will only be contemplated and provided for those areas that are not within the service area of another water or wastewater utility provider.
2. Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with City policies, as they exist or may be amended. Upon connection, sanitary sewer service will be provided at rates established by City ordinances for service throughout the City.
3. Sanitary sewage mains and/or lift stations installed or improved to City standards, located in dedicated easements, and which are within the annexed area and are connected to City mains will be maintained by the City, beginning upon the effective date of the annexation ordinance.
4. As development and construction commence in this area, sanitary sewer in the City will be extended in accordance with the provisions of the Subdivision Ordinance and other applicable City ordinances and regulations, as they exist or may be amended. City participation in the costs of these extensions shall be in accordance with the applicable City ordinances and regulations, as they exist or may be amended. Such extensions will be commenced within two and one-half (2-1/2) years from the effective date of the annexation ordinance and substantially completed within four and one-half (4-1/2) years after that date.
5. Operation and maintenance of wastewater facilities in the annexed areas that are within the service area of another water utility will be the responsibility of that utility.
6. Operation and maintenance of private wastewater facilities in the annexed area will be the responsibility of the owner.

J. MISCELLANEOUS

1. Any publicly owned facility or building located within the annexed area and utilized by the City in providing services to the area will be maintained by the City commencing upon the date of use or within sixty (60) days of the effective date of the annexation ordinance, whichever occurs later.
2. General municipal administration and administration services of the City shall be available to the annexed area, beginning upon the effective date of the annexation ordinance.

3. Notwithstanding anything set forth above, this Service Plan does not require all municipal services be provided as set forth above if different characteristics of topography, land use and population density are considered a sufficient basis for providing different levels of service.
4. The Service Plan is valid for ten (10) years from the effective date of the annexation ordinance.