



ORDINANCE NO. A 16-06

AN ORDINANCE ANNEXING THE HEREINAFTER DESCRIBED PROPERTY TO THE CITY OF NOLANVILLE, BELL COUNTY, TEXAS EXTENDING THE CITY LIMITS SO AS TO INCLUDE SAID HEREINAFTER DESCRIBED PROPERTY WITHIN SAID CITY LIMITS, GRANTING TO ALL THE INHABITANTS OF SAID PROPERTY ALL THE RIGHTS AND PRIVILEGES OF OTHER CITIZENS, BINDING SAID INHABITANTS TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS, AND REGULATIONS OF SAID CITY NOW IN EFFECT AND TO BE HEREINAFTER ADOPTED, AND ADOPTING A SERVICE PLAN; FINDING THAT ALL NECESSARY AND REQUIRED LEGAL CONDITIONS HAVE BEEN SATISFIED; PROVIDING FOR SEVERABILITY; PROVIDING AN EFFECTIVE DATE.

WHEREAS, Chapter 43 of the Texas Local Government Code and Article II SECTION 2.02 of the City Charter of the City of Nolanville, Texas an incorporated home-rule city, authorizes the annexation of property, subject to the laws of this state; and

WHEREAS, the applicable procedures prescribed under Chapter 43 of the Texas Local Government Code, the City Charter of the City of Nolanville, Texas and the laws of this state have been duly followed with respect to the following described property, to wit:

TRACT DESCRIPTION:
APPROXIMATELY 668.52 ACRES AREA OF LAND
FOR ANNEXATION INTO THE CITY OF NOLANVILLE, BELL COUNTY, TEXAS

Exhibit A-Property Legal Descriptions

Exhibit B- Map Legal Description

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

SECTION 1. The heretofore described property (specifically identified in Exhibit "A"-Property Legal Descriptions, and located within the areas highlighted in Exhibit "B"- Map Legal Description, attached hereto for illustrative purposes) is hereby annexed and brought within the municipal boundaries (i.e., corporate limits) of the City of Nolanville, Bell County, Texas, and is made an integral part, hereof. The inhabitants of Tract Description shall hereafter be entitled to all the rights and privileges of other citizens of the City of Nolanville and they shall be bound by the acts, ordinances, resolutions, and regulations of said City. The remaining properties included in the original proposed annexation ordinance that had its required reading on May 19, 2016 are not being annexed at this time, are each being considered for development agreements with their

owners, and may be subject to annexation in a subsequent, timely ordinance in the event a development agreement is not executed within the timeframe provided by law. The subject properties are attached as Exhibit "C."

SECTION 2. A service plan for the area is hereby adopted and attached as Exhibit "D."

SECTION 3. The provisions of this Ordinance are severable and the invalidity of any word, phrase, or part of this Ordinance shall not affect the validity or effectiveness of the remainder of the Ordinance.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed.

SECTION 5. That it is hereby officially found and determined that the meetings at which this Ordinance was introduced and passed were open to the public and that public notice of the time, place and purpose of said meetings were given as required by law.

SECTION 6. The official map and boundaries of the City of Nolanville are hereby amended and revised so to include the area annexed.

SECTION 7. This Ordinance is effective and the annexation achieved herein shall be final and complete upon adoption of this Ordinance on the date set forth below.

SECTION 8. The City Secretary is hereby directed to file with the County Clerk of Bell County, Texas, a certified copy of this Ordinance, and is hereby instructed to include this Ordinance in the records of the City and to have maps depicting the new municipal boundaries prepared, as necessary.

PASSED AND APPROVED this the 2ND day of June 2016, by a vote of 4 (ayes) to 0 (nays) to 0 (abstentions) of the City Council of the City of Nolanville, Texas.

APPROVED:



David Escobar, Mayor

ATTEST:



Crystal Briggs, City Secretary

EXHIBIT A
PROPERTIES LEGAL DESCRIPTION

OBJECT ID	PROP ID	ACRES	Legal Description
1	50963	0.34297853	A0379BC J HUGHES, 15-7, ACRES .344
2	194157	0.29092607	A0117BC E BERRY, ACRES 0.279
3	18381	2.48555577	A0379BC J HUGHES, 14 ACRES 2.933
6	10803	0.70568676	A0247BC A DARNELL, ACRES .702
20	31949	0.17371325	OAKRIDGE, BLOCK 004, LOT PT BLK, (N 57.1' OF E 130' OF BLK)
22	22439	0.08738555	A0185BC J H COX, 7, ACRES .09
29	69536	0.34460085	A0897BC J P WOOD, Z-28, ACRES .34
31	11518	6.91590895	A0379BC J HUGHES, 15-2 ACRES 6.916
36	385088	0.20113902	RYAN ADDITION, BLOCK 001, LOT 0014
37	385080	0.27132652	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 006A
38	112833	1.68555834	OAKRIDGE, BLOCK 002, ACRES 1.657
48	126392	3.34088639	A0379BC J HUGHES, 13-2-1, ACRES 3.326
52	49902	4.74538083	A0185BC J H COX, 9, Z-2, ACRES 4.45
60	385081	0.2115842	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 007A
64	385082	0.16969725	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 008A
65	52720	0.48758465	A0897BC J P WOOD, Z-5, ACRES .5
67	53814	1.41806117	A0185BC J H COX, 3, Z-10, ACRES 2.01
89	446994	2.37704421	A0290BC A L EAVE, Z-11, A0642 D OLDHAM, ACRES 1.094
92	417948	0.43620657	A0290BC A L EAVES, ACRES .436
93	186744	0.04425091	A0247BC A DARNELL, ACRES .045
94	316184	12.55901735	A0379BC J HUGHES, 15, ACRES 12.541
102	198567	3.19993216	A-0379 J HUGHES, 3.200AC
112	113452	1.85284406	A0117BC E BERRY, 2-1, ACRES 1.866
113	52644	0.37881131	A0897BC J P WOOD, Z-29, ACRES .34
117	385089	0.33233104	RYAN ADDITION, BLOCK 001, LOT 0015
125	396796	2.10213144	A0379BC J HUGHES, ACRES 2.098
129	49497	0.32677135	A0642BC D OLDHAM, ACRES .35
138	385087	0.33379174	RYAN ADDITION, BLOCK 001, LOT 0013
139	385077	0.19978342	RYAN ADDITION, BLOCK 001, LOT 0003
144	382828	2.50006851	A0379BC J HUGHES, 13-2-1, ACRES 2.5
145	70920	36.19926813	A-0379 J HUGHES, 20 37.245AC
177	392966	2.78223319	A0897BC J P WOOD, ACRES 2.777
182	37579	7.08051535	A0379BC J HUGHES, 13-1, ACRES 7.179
188	41101	4.53764494	A0185BC J H COX, 8, ACRES 4.0
189	390045	0.15599472	A0897BC J P WOOD, ACRES .169
190	69537	0.77521578	A0897BC J P WOOD, Z-30, ACRES .773
192	15620	0.36698524	OAKRIDGE, BLOCK 004, LOT PT BLK, (S 118.7' OF E 130' OF BLK), MH LABEL# TEX0014339 SN1 TX33767104A2128; TITLE # 00373539, SN1 TEX014340; TITLE # TEX014339
196	92512	2.43682348	A0897BC J P WOOD, Z-27, ACRES 2.381

EXHIBIT A
PROPERTIES LEGAL DESCRIPTION

OBJECT ID	PROP ID	ACRES	Legal Description
197	232970	0.23252572	A0897BC J P WOOD, ACRES .235
198	107474	3.87536906	A0804BC J P SUTTON, 1-1, ACRES 4.014
200	385079	0.41666157	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 005A
201	451911	1.98646101	A0897BC J P WOOD, ACRES 2.25
202	385086	0.17605147	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 012A
203	385085	0.28346646	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 011A
204	196628	0.3257846	A0897BC J P WOOD, ACRES .325
205	385078	0.24736307	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 004A
206	390048	0.15197699	A0897BC J P WOOD, ACRES .118
208	385074	0.33953105	RYAN ADDITION, BLOCK 001, LOT 0001
209	331934	2.50864009	HENDRICKS DEVELOPMENT ADDITION, BLOCK 001, LOT 0001, ACRES 2.5
210	237662	2.99990997	A0247BC A DARNELL, 1-1, Z-22 ACRES 3.0
212	385076	0.20144087	RYAN ADDITION, BLOCK 001, LOT 0002
213	385083	0.29760527	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 009A
215	41100	1.37170349	A0185BC J H COX, 6, Z-4, ACRES 1.03
216	408624	4.04426642	A0185BC J H COX, 6, Z-4, ACRES 3.35
217	48138	0.98166273	A0185BC J H COX, 5-1, Z-6, ACRES 1.0
218	109247	2.52237126	A0897BC J P WOOD, Z-1, ACRES 2.5
220	12042	1.61648816	OAKRIDGE, BLOCK 003, LOT ALL, ACRES .059
221	385090	0.8910791	RYAN ADDITION, BLOCK 001, LOT 0016
222	31921	0.15525627	A0185BC J H COX, ACRES .155
223	15713	3.02884401	A0897BC J P WOOD, ACRES 2.645
224	188296	1.96520496	A0897BC J P WOOD, ACRES 1.959
226	5192	3.98564115	A0379BC J HUGHES, 20-1 ACRES 4.187
231	125720	2.50216712	A0897BC J P WOOD, Z-67-1, ACRES 2.502
233	346702	1.00370513	A0247BC A DARNELL, 1-3, ACRES 1.0
234	231513	12.9550406	A0247BC A DARNELL, ACRES 12.955
235	77980	27.46347191	A0247BC A DARNELL, 1-3, ACRES 27.529
238	42579	1.10172146	OAKRIDGE, BLOCK 004, LOT PT BLK, (4, LESS E 130')
239	205049	9.78809691	A0379BC J HUGHES, ACRES 9.932
240	50959	3.19319124	A0379BC J HUGHES, 15-6, ACRES 3.11
241	331799	0.53047253	DIANA ADDITION, BLOCK 001, LOT 014A, ACRES .522
245	331810	0.51457591	DIANA ADDITION, BLOCK 001, LOT 025A, ACRES .523
246	186654	2.4099245	A0769BC I SCHRIVER, ACRES 2.771
247	3709	2.53735251	A0171BC S CHAIRES, 1-2, RAIL ROAD FRANKLIN INDUSTRIES INC, ACRES 1.614
248	331804	0.51789796	DIANA ADDITION, BLOCK 001, LOT 019A, ACRES .522
250	331809	0.51356701	DIANA ADDITION, BLOCK 001, LOT 024A, ACRES .523
251	331808	0.53085464	DIANA ADDITION, BLOCK 001, LOT 023A, ACRES .523

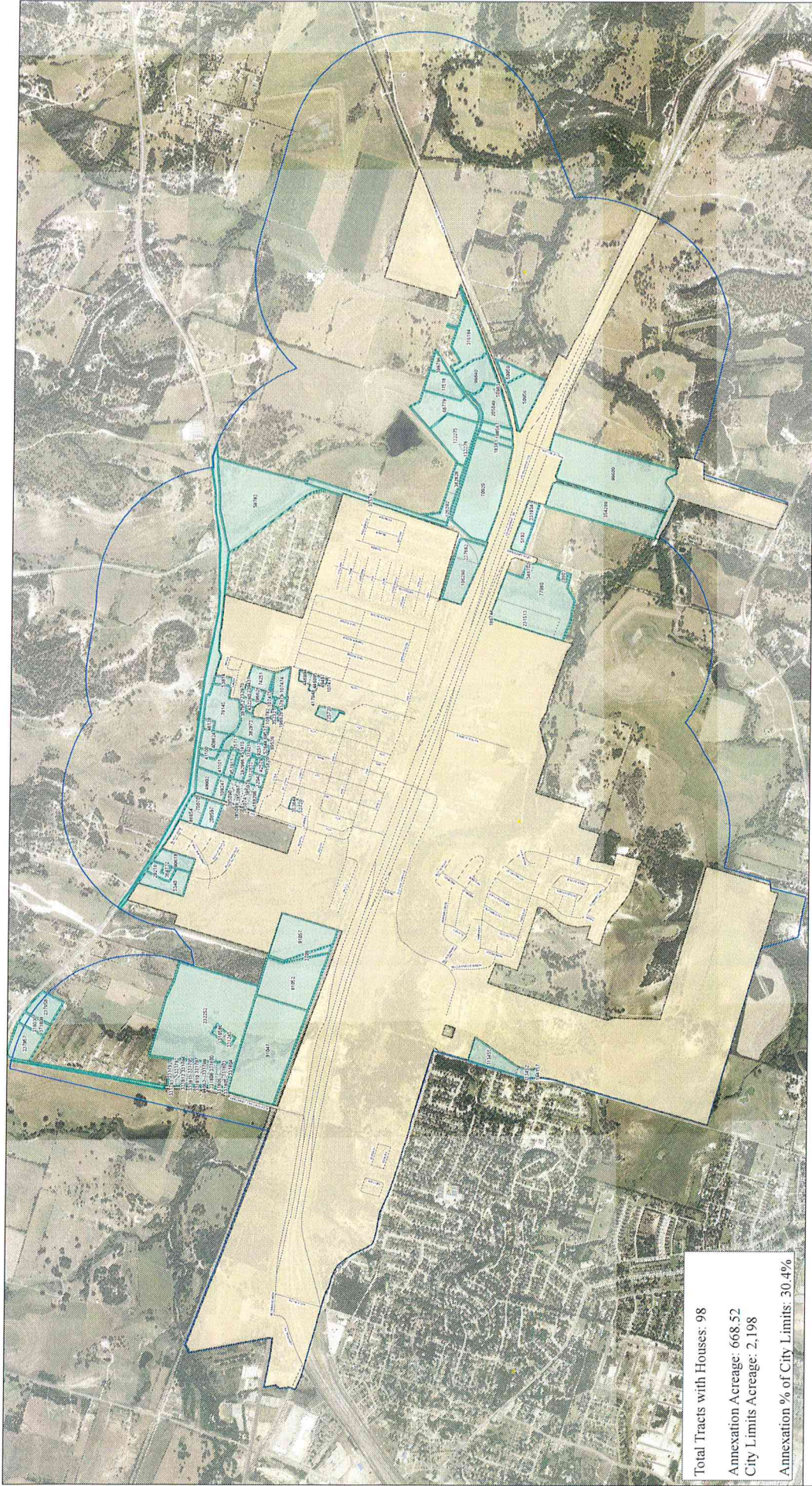
EXHIBIT A
PROPERTIES LEGAL DESCRIPTION

OBJECT ID	PROP ID	ACRES	Legal Description
253	331800	0.52521462	DIANA ADDITION, BLOCK 001, LOT 015A, ACRES .522
254	316030	2.95993438	A0193BC F T COX, 7-1, ACRES 2.735
255	331802	0.51801416	DIANA ADDITION, BLOCK 001, LOT 017A, ACRES .522
257	331793	0.68343654	DIANA ADDITION, BLOCK 001, LOT 008A, ACRES .67
258	331796	0.51808317	DIANA ADDITION, BLOCK 001, LOT 011A, ACRES .522
260	331805	0.51140363	DIANA ADDITION, BLOCK 001, LOT 020A, ACRES .513
261	208597	3.91211304	A0769BC I SCHRIVER, ACRES 3.92, SN1 HOTX08808482A; LABEL# NTA0828758, TITLE # CN002627
262	331811	0.5161469	DIANA ADDITION, BLOCK 001, LOT 026A, ACRES .523
263	331791	0.54386939	DIANA ADDITION, BLOCK 001, LOT 006A, ACRES .527
264	94063	5.74612892	A0193BC F T COX, 10, CEMETERY ROAD, ACRES 6.33
265	99840	9.56227677	A0379BC J HUGHES, 15, ACRES 9.355
266	331801	0.52435928	DIANA ADDITION, BLOCK 001, LOT 016A, ACRES .522
268	331803	0.52908806	DIANA ADDITION, BLOCK 001, LOT 018A, ACRES .522
269	331794	0.66316839	DIANA ADDITION, BLOCK 001, LOT 009A, ACRES .678
270	232971	0.23186637	A0897BC J P WOOD, ACRES .235
271	387852	0.4141431	A0897BC J P WOOD, ACRES .388, SN1 TXFL812A01195WP11; LABEL# PFS1046585
272	29218	2.68136259	A0289BC A L EAVES, 1-3-1, ACRES 2.66
273	90618	5.11542102	A0289BC A L EAVES, 1-1 & A-0769 I SHRIVER, 2-1, VLB C/S # 922-162771 ACRES 5.079
276	331792	0.68295037	DIANA ADDITION, BLOCK 001, LOT 007A, ACRES 0.687
278	331806	0.52343511	DIANA ADDITION, BLOCK 001, LOT 021A, ACRES .523
280	371808	0.50293941	A0193BC F T COX, ACRES .733
288	70070	2.37547227	A0769BC I SCHRIVER, 3-1, ACRES 2.039
290	331798	0.51863563	DIANA ADDITION, BLOCK 001, LOT 013A, ACRES .522
291	353844	0.81344674	A0897BC J P WOOD, Z-3, ACRES .8
292	5340	7.01404982	A0289BC A L EAVE, 1-3, ACRES 7.005
294	417879	1.02068849	A0897BC J P WOOD, ACRES 1.024
295	331797	0.51902235	DIANA ADDITION, BLOCK 001, LOT 012A, ACRES .522
297	108762	0.12243884	A0897BC J P WOOD, Z-66, ACRES .124
298	352321	0.27686889	A0897BC J P WOOD, ACRES .315
300	331813	0.49215504	DIANA ADDITION, BLOCK 001, LOT 028A, ACRES .517
303	364732	0.49643776	A0289BC A L EAVES, 1-3-1, ACRES .5
305	107475	1.14319975	A0897BC J P WOOD, Z-67, ACRES 1.0
306	382973	5.74028982	A0897BC J P WOOD, Z-68, ACRES 5.878
307	331807	0.51910844	DIANA ADDITION, BLOCK 001, LOT 022A, ACRES .523
311	79145	12.62173737	A0185BC J H COX, 4, Z-8, ACRES 11.45
312	239437	0.27941978	A0897BC J P WOOD, ACRES .277
313	196626	1.39845812	A0897BC J P WOOD, ACRES 1.311

EXHIBIT A
PROPERTIES LEGAL DESCRIPTION

OBJECT ID	PROP ID	ACRES	Legal Description
314	432260	1.27540466	A0897BC J P WOOD, ACRES 1.204
			OAKRIDGE, BLOCK 004, LOT PT BLK, (N 101.30' OF S 220' OF E 130' OF BLK), ACRES .299, MH LABEL# TEX0377897 SN1 TXFL2AF498404464;
	15619	0.28421613	TITLE # 00359541
331	385084	0.23285348	RYAN ADDITION REPLAT # 1 (LTS 4-12 BLK 1), BLOCK 001, LOT 010A
332	74251	4.66947766	A0804BC J P SUTTON, 1, ACRES 4.669
333	50956	11.03133363	A0379BC J HUGHES, 15-3, ACRES 11.0
334	331795	0.52991589	DIANA ADDITION, BLOCK 001, LOT 010A, ACRES .523
335	331812	0.50667846	DIANA ADDITION, BLOCK 001, LOT 027A, ACRES .522
338	196627	0.35836702	A0897BC J P WOOD, ACRES .338
339	107471	2.37704421	A0290BC A L EAVE, Z-11, A0642 D OLDHAM, ACRES 0.279
340	446995	2.37704421	A0290BC A L EAVES, Z-11, A0642 D OLDHAM, ACRES 0.885
341	451910	1.98646101	A0897BC J P WOOD, LIFE ESTATE, ACRES 0.5
343	37578	13.397	A0247BC A DARNELL, 1-1, Z-22 ACRES 13.397

EXHIBIT B



Total Tracts with Houses: 98
 Annexation Acreage: 668.52
 City Limits Acreage: 2,198
 Annexation % of City Limits: 30.4%

- Legend**
- City Limits
 - ETJ
 - Parcels
 - 2016 Annexation

**City of Nolanville, TX
 Annexation
 June 2016**



Sources of Data: CTCOG, Bell CAD, TNRIS
 Disclaimer: This map is for illustrative purposes only. The Bojorquez Law Firm disclaims all liability.

**Exhibit C
Development Agreements**

OBJECT ID	AG EXEMPT PROP ID	ACRES	Legal Description
5	354299	28.89885367	A0379BC J HUGHES, 19, S OF HWY 190, ACRES 28.9
118	66779	13.22479307	A0379BC J HUGHES, 13-2, ACRES 14.0
152	99600	49.06023475	A0379BC J HUGHES, 19, S OF HWY 190, ACRES 49.63
154	132275	12.45977083	A0379BC J HUGHES, 13-2-2, ACRES 12.401
179	58783	45.69645547	A0359BC J GOLLIER, 3, ENHANCED LIFE ESTATE, ACRES 36.756
256	91057	18.86019476	A0171BC S CHAIRES, N OF 190, LIFE ESTATE, ACRES 18.081
259	237957	8.17767639	A0193BC F T COX, VLB C/S 780-156305, ACRES 8.205
267	91047	48.61303324	A0171BC S CHAIRES, 1-1, Z- 5 & 7, LIFE ESTATE, ACRES 47.77
283	232252	69.477911	A0193BC F T COX, 8, ACRES 69.099
289	91052	24.24901658	A0171BC S CHAIRES, 1, N OF 190; Z 10, 11 & 16, LIFE ESTATE, ACRES 25.684
337	237958	6.47891091	A0193BC F T COX, 7-1, ACRES 6.498

OBJECT ID	*NON AG EXEMPT PROP ID	ACRES	Legal Description
243	331245	0.99954535	A0193BC F T COX, 8, ACRES 1.0
296	316586	1.05773989	A0193BC F T COX, 8, ACRES 1.06

*Property is associated with Agriculture Exempt Property

Exhibit D

CITY OF NOLANVILLE, TEXAS

MUNICIPAL SERVICE PLAN

In accordance with Texas Local Government Code Section 43.065, the City of Nolanville (“City”) hereby adopts and enacts the following service plan providing for the provision and extension of full municipal services by or on behalf of the City to those areas annexed, the “Subject Properties”, as described in Ordinance No. A-2016-06, on the “Effective Date” of annexation, that being the date of the annexation ordinance, unless otherwise noted, as follows:

A. POLICE PROTECTION

Patrolling, responses to calls, other routine police services, personnel, equipment and all other police services will be provided.

B. FIRE PROTECTION AND EMERGENCY MEDICAL SERVICES

Fire protection and emergency medical services will be provided by contracts established on behalf of the City.

C. ENVIRONMENTAL, HEALTH AND CODE ENFORCEMENT

1. Enforcement of the City's environmental, health, code ordinances and regulations shall be provided.
2. Inspection services, including the review of building plans, the issuance of permits, inspection of buildings, plumbing, mechanical, and electrical work to ensure compliance with City codes and ordinances, will be provided.
3. The City's zoning, subdivision, sign, and all other applicable ordinances shall be enforced in the Subject Properties.

D. PLANNING AND ZONING

City planning ordinances, rules and regulations will apply in the Subject Properties, which shall receive consideration for zoning in accordance with the City's comprehensive plan and zoning regulations.

E. PARKS AND RECREATION

1. Residents of the Subject Properties may utilize all existing parks, recreational services, facilities, and sites throughout the City to the same extent as other residents of the City.
2. Additional facilities and sites to serve the Subject Properties and its residents will be acquired, developed, and maintained at such locations and times as may be determined by applicable plans, policies and programs and decisions of the City.
3. The Subject Properties will be included in plans for providing overall parks and recreation services to City residents.
4. Existing parks, playgrounds, other recreational facilities within the Subject Properties shall, upon dedication to and acceptance by the City, be maintained and operated by the City.

F. SOLID WASTE COLLECTION

1. Solid waste collection shall be provided in accordance with existing City policies.
2. The City will not be required to provide solid waste collection services to a person in the Subject Properties who continues to use the services of a privately owned solid waste management service provider.

G. STREETS & STREET LIGHTING

1. Emergency street maintenance shall be provided for publicly dedicated streets or roads within the areas annexed upon the effective date of annexation. Routine maintenance will be scheduled as part of the City's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance, rule or regulation.
2. Street services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the annexed area, whichever may be applicable.
3. Street lighting installed on streets shall be maintained by the existing franchise in accordance with existing City policies.

H. SANITARY SEWER/WASTEWATER AND WATER SERVICE

The City of Nolanville cannot by law provide water or sewer services as those services are by legislation given to other entities to provide services to citizens inside the city limits of Nolanville, Texas. Certain areas inside the city limits are provided water services by two entities which are Bell County Water Control and Improvement District #3 (WCID #3), a water and sewer district and 439 Water Supply Company (WSC), a water supply company. Those entities operate under the legislation that created them and TCEQ (Texas Commission of Environmental Quality) Regulations. In the service area of Bell county WCID #3, sewer services can be provided by that entity. All existing and new services to Nolanville Citizens for both water and sewer services would be under the regulation of the two entities.

1. SANITARY SEWER/WASTEWATER

- a. The City of Nolanville does not provide sanitary sewer/wastewater service. Bell County WCID #3 provides sanitary sewer/wastewater service within the boundaries of the City of Nolanville's City Limits and ETJ.
- b. Connection to the WCID# 3 sanitary sewer/wastewater mains are allowed and are subject to the WCID #3 Extension Policies and Design Guidelines. Copies of these policies and guidelines can be viewed at City Hall.
- c. Any new public sanitary sewer/wastewater mains, force mains, and lift stations proposed to be constructed within the Subject Properties, are to be located in accepted dedicated easements within the annexed areas and connected to existing WCID #3 wastewater mains, will be reviewed, inspected, and approved by WCID #3 prior to WCID #3 taking over maintenance. All public lines shall have a one (1) year warranty for defective installation or material. Private service lines shall be maintained by the property owner and installed in accordance with WCID #3 policies and guidelines and are subject to inspection by WCID #3.
- d. As development and construction commence and proceed in the Subject Properties, WCID #3 and the City will allow and permit the extension of sanitary sewer mains in the City in accordance with provisions of the WCID # 3 Policies and Design

Guidelines and the City's then current Subdivision Ordinance and other City ordinances, policies, practices and regulations. Any cost participation in the extensions shall be in accordance with applicable WCID #3 Policies and Design Guidelines and City ordinances and regulations.

2. WATER

- a. The City of Nolanville does not provide water service. Bell County Water Control and Improvement District #3 (WCID #3) and 439 Water Supply Corporation (439 WSC) provides water service within the boundaries of the City of Nolanville's City Limits and ETJ. Properties located within WCID #3 Service Area are subject to WCID #3 Policies and Design Guidelines. Properties located within 439 WSC Service Area are subject to 439 WSC Policies and Design Guideline.
- b. Connection to the WCID# 3 and 439 WSC water mains are allowed and are subject to the WCID #3 and 439 WSC Extension Policies and Design Guidelines. Copies of these policies and guidelines can be viewed at City Hall.
- c. Any new water mains, services, and pump stations proposed to be constructed within the Subject Properties, are to be located in accepted dedicated easements within the annexed areas and connected to existing WCID #3 or 439 WSC water mains, will be reviewed, inspected, and approved by WCID #3 or 439 WSC. Private service lines shall be maintained by the property owner and installed in accordance with WCID #3 or 439 WSC polices and guidelines and are subject to inspection by WCID #3 or 439 WSC.
- d. As development and construction commence and proceed in the Subject Properties, WCID #3 or 439 WSC and the City will allow and permit the extension of water mains in the City in accordance with provisions of the WCID # 3 or 439 WSC Policies and Design Guidelines and the City's then current Subdivision Ordinance and other City ordinances, policies, practices and regulations. Any cost participation in the extensions shall be in accordance with applicable City, WCID #3 or 439 WSC Policies and Design Guidelines and City ordinances and regulations.

I. OPERATION AND MAINTENANCE OF PUBLIC WATER AND WASTEWATER FACILITIES

1. Water facilities are maintained by a separate political subdivision, Bell County WCID # 3 or 439 Water Supply.
2. Wastewater service is maintained by a separate political subdivision, Bell County WCID # 3.

H. MISCELLANEOUS

1. In accordance with Texas Local Government Code Section 43.056(g), services shall be provided at a level of services equal to services being offered in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those existing, contemplated or projected in the Subject Properties, whichever is applicable.
2. Any facility or building located within the Subject Properties and utilized by the City in providing services to the Subject Properties will be maintained by the City commencing upon the date of use or upon the Effective Date, whichever occurs later.

1. General municipal administration and administrative services shall be available to the Subject Properties.
2. The construction of any facilities necessary to provide the aforementioned services within the Subject Properties shall be substantially completed pursuant to a service schedule no later than four and one-half (4-1/2) years after the Effective Date.
3. This service plan is valid for ten (10) years from the Effective Date.