

CITY OF FORT WORTH, TEXAS
SERVICE PLAN FOR ANNEXED AREA

Properties Subject to Plan: BEING 16.154 acres of land in Tarrant County, Texas, situated in the Benjamin Thomas Survey, Abstract No. 1497, Tarrant County, Texas and being a portion of that tract of land conveyed to BOA SORTE LIMITED PARTNERSHIP, et al according to the document filed of record in Document Number D205064579, Official Public Records of Tarrant County, Texas and a portion of that strip of land dedicated for public use by the plat for NORTH FORK ESTATES, said plat recorded in Cabinet A, Slide 4919, Plat Records of Tarrant County, Texas

BEING 825.646 acres of land in Tarrant County, Texas, situated in the Benjamin Thomas Survey, Abstract No. 1497, the J.H. Simmons Survey, Abstract Number 1486, the Josiah N. Reed Survey, Abstract Number 1362 and the D.F. McCarty Survey, Abstract Number 1079, Tarrant County, Texas and being a portion of that tract of land conveyed to BOA SORTE LIMITED PARTNERSHIP, et al according to the document filed of record in Document Number D205064579, Deed Records of Tarrant County, Texas (D.R.T.C.T.), being all of that tract conveyed to Texas Electric Service Company, according to the document filed of record in Volume 2642, Page 372, being all that tract conveyed to Texas Electric Service Company, according to the document filed of record in Volume 6996, Page 1585, a portion of that tract conveyed to Texas Electric Service Company, according to the document filed of record in Volume 2658, Page 587, a portion of that tract conveyed to Texas Electric Service Company, according to the document filed of record in Volume 2542, Page 1 and portions of State Highway 1220,

Location and Acreage: Approximately 841.8 acres of land in Tarrant County, located west of Business 287, north and along Boat Club Road and Park Drive east of Eagle Mountain Lake.

County: TARRANT

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

1. PROGRAM FOR SERVICES TO BE PROVIDED ON THE EFFECTIVE DATE OF THE FULL-PURPOSE ANNEXATION

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

As used in this plan, the term 'providing services' includes having services provided by any method or means by which the City may extend municipal services to any other area of the City, including the City's infrastructure extension policies and developer or property owner participation in accordance with applicable city ordinances.

A. Police Protection

The Fort Worth Police Department will provide protection and law enforcement services in the Annexation Area commencing on the effective date of full-purpose annexation. The services will include:

- Normal patrols and responses to calls for service.
- Handling of offense and incident reports.
- Special units, such as traffic enforcement, criminal investigations, narcotics law enforcement, gang suppression, and crime response team deployment when required.

These services are provided on a citywide basis. The area will be a new Police Reporting Area, R096. The area will be added to Beat N34 in Zone N3 in the North Division.

B. Fire Protection

Fire protection services will be provided by existing personnel and equipment of the Fort Worth Fire Department. These services will be provided based upon available water, road and street conditions, and distances from existing fire stations. Services will be provided to the annexation area commencing on the effective date of the annexation. These services include:

Basic Life Support (BLS) 1st responder emergency medical services
Fire suppression and rescue;
Hazardous materials mitigation and regulation;
Dive rescue;
Technical rescue;
Fire Safety Education;
Aircraft/rescue/ firefighting;
Fire protection system plan review; and
Inspections.

These services are provided on a citywide basis. All Fort Worth firefighters are certified by the Texas Commission on Fire Protection.

On the date of full-purpose annexation, the first responding fire services will come from Fire Station 40, located at 8510 Spring Street. The second responding fire company will be from Fire Station 13 located 5333 Lea Crest Ln. The Fire Department estimates the response time to be 4.1 and 9.1 minutes, respectively.

C. Emergency Medical Services – Basic Life Support

Basic Life Support (BLS) emergency medical services by existing personnel and equipment of the Fort Worth Fire Department will be provided to the annexation area commencing on the effective date of the annexation. The Fort Worth Fire Department serves as the first responder on life threatening medical emergencies as a part of the MedStar system. All Fort Worth Fire Department personnel are certified as Emergency Medical Technician basic level or higher. All engines, trucks, and rescue units carry Automated External Defibrillators for use with victims who are in cardiac arrest.

Emergency Medical Services – Advanced Life Support

Advanced Life Support response provided by MedStar is greater than 9 minutes to the proposed annexation area with a potential of at least a 30-minute transport time to the nearest trauma center.

D. Solid Waste Collection

Solid waste collection shall be provided to the Annexation Area in accordance with existing City ordinances and policies commencing on the effective date of the annexation. For residential collections, private solid waste service providers under contract with the City will provide services. Residential customers using the services of a privately owned solid waste management service provider other than the City's contracted service provider may continue to use such services until the second anniversary of the annexation.

E. Operation and Maintenance of Water and Wastewater Facilities

Existing occupied homes that are using water well and on-site sewer facilities (and therefore have service) may continue to use the existing water well and on-site sewer facilities. If the existing property owner would like to connect to the City water and sewer system, then the property owner may request connection and receive up to 200 LF of water and sewer extension at City cost for each occupied property lot or tract in accordance with the "Policy for the Installation of Community Facilities" and as consistent with the Texas Local Government Code.

Upon connection to the City's water and sanitary sewer mains, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.

F. Operation and Maintenance of Roads and Streets, Including Street Lighting

The following services will be provided in the Annexation Area commencing on the effective date of the annexation, unless otherwise noted.

These services include emergency pavement repair and repair maintenance of public streets on an as-needed basis. Preventive maintenance projects are prioritized on a region-wide basis and scheduled based on a variety of factors, including surface condition, ride ability, age, traffic volume, functional class, and available funding. Any necessary rehabilitation or reconstruction will be considered and prioritized by the City.

Streetlights installed on improved public streets shall be maintained by the City of Fort Worth in accordance with current City policies. Other street lighting shall not be maintained by the City of Fort Worth.

The City will also provide regulatory signage services in the Annexation Area. Traffic signal, stop, and all other regulatory studies are conducted in conjunction with growth of traffic volumes. All regulatory signs and signals are installed when warranted following an engineering study. Faded, vandalized, or missing signs are replaced as needed. "CALL BACK" service is provided 24 hours a day, 365 days a year for emergency sign repair.

G. Operation and Maintenance of Parks, Playgrounds and Swimming Pools

Residents of this property may utilize all existing parks and community service facilities throughout the City, beginning with the effective date of the full-purpose annexation. Existing parks, playgrounds, swimming pools and other recreational and community facilities within the Annexation Area that are private facilities will be unaffected by the annexation.

Existing parks, playgrounds, swimming pools and other recreational and community facilities within this property shall, upon deeding to and acceptance by the City and appropriations for maintenance and operations, be operated by the City of Fort Worth, but not otherwise.

H. Operation and Maintenance of Any Other Publicly Owned Facility, Building or Service.

In the event the City acquires any other facilities, buildings or services necessary for municipal services located in the Annexation Area, the appropriate City department will provide maintenance services upon the effective date of the full-purpose annexation.

2. 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 full-purpose annexation, unless otherwise noted:

- A. With a Fort Worth library card, residents can access the Library's online resources which include ebooks, e-audio and reference databases from home and borrow materials from any Fort Worth Library branch and our MetrOPAC partners and from participating TexShare libraries.

- B. The City will provide general municipal administration and administrative services beginning with the annexation.
- C. The Annexation Area will be included in the Transportation and Public Works Department's Stormwater Utility service area. Properties in this area will be assessed a monthly fee based on the amount of impervious surface. The fees will cover the direct and indirect costs of stormwater management services, including routine maintenance (at current citywide service levels) for all public drainage channels and for all public storm sewers within dedicated public drainage easements. The Stormwater Utility will also provide floodplain management and information regarding flood plains, as well as watershed development review and inspection.
- D. City codes, consumer health, and animal care and control ordinances and regulations, that include but not limited to: high weeds and grass, trash and debris, solid waste, trash carts and illegal dumping, junked and abandoned vehicles, zoning, food, daycare, public pool and spa inspections, stray animals, cruelty and bite investigations will be enforced. Complaints of ordinance or regulation violations within the area will be answered and investigated by existing personnel within the appropriate Code Compliance Division beginning on the effective date of the annexation.
- E. The City's building, plumbing, mechanical, electrical, and all other construction codes will be enforced within the Annexation Area beginning with the effective date of the annexation.
- F. The City's zoning, subdivision, sign, manufactured housing, junk yard and other ordinances shall be enforced in the Annexation Area beginning on the effective date of the annexation.
- G. All inspection services furnished by the City of Fort Worth, but not mentioned above, will be provided to the Annexation Area beginning on the effective date of the annexation.
- H. The Environmental Management Division will provide the following services:
 - Emergency spills and pollution complaints response;
 - Storm sewer discharge pollution prevention; and
 - Water quality assessments for creeks.

3. PROGRAM FOR PROVIDING FULL MUNICIPAL SERVICES WITHIN 5-½ YEARS

In addition to the services listed above, the City will provide full municipal services to the Annexation Area commensurate with the levels of services provided in other parts of the City except if differences in topography, land use, and population density constitute a sufficient basis for providing different levels of service, no later than five and one-half (5-½) years after the effective date of the annexation. If full municipal services cannot be reasonably provided within the aforementioned time period, the City will propose a schedule for providing said services within a period of seven and one-half (7-½) years after the effective date of the annexation, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

"Full municipal services" are services provided by the annexing municipality within its full-purpose boundaries, excluding gas or electrical service. The City shall provide the services by any of the methods by which it extends the services to any other area of the City.

4. CAPITAL IMPROVEMENTS PROGRAM

The developer will initiate acquisition or construction of capital improvements necessary for providing full municipal services adequate to serve the Annexation Area. Any such construction shall be substantially completed within two and one-half (2-½) years after the effective date of the annexation. If capital improvements necessary for providing full municipal services for the Annexation Area cannot be reasonably constructed within the aforementioned time period, the City will propose a schedule for providing said services within a period of four and one-half (4-½) years, and/or upon commencement of development of a subdivision within this property, whichever occurs later.

Acquisition or construction shall be accomplished by purchase, lease, or other contract. Any such construction shall be accomplished in a continuous process and shall be completed as soon as reasonably possible, consistent with generally accepted local engineering and architectural standards and practices.

- A. Police Protection. No capital improvements are necessary at this time to provide police protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- B. Fire Protection. Currently, Fire Station 40 has a 4.1 minute response time to the Annexation Area. No capital improvements are necessary at this time to provide fire protection to the Annexation Area. Need for construction of new facilities will be assessed periodically based on population growth, predicted growth and call volume.
- C. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services to the Annexation Area.
- D. Water and Wastewater. The subject property is mostly contained within the City of Fort Worth's water CCN. There is an east most portion of the property that is inside Aqua Texas CCN# 13201. A CCN amendment will need to be filed with the Public Utility Commission (P.U.C) in order to incorporate all proposed annexation inside CFW CCN. Vacant properties' water and sewer extensions within Fort Worth's CCN will be installed by the Developer in accordance with the "Policy for the Installation of Community Facilities". A Water/Sewer Study will be required at preliminary plat. Water/Sewer will be extended to every proposed lot in line with the reviewed and accepted water/sewer study. The proposed annexation area sits mostly in the North Side 3 (N.S3) water pressure plane and has a pocket that sits in the North Side 4(N.S4) water pressure plane. There is a N.S 3 16" AND 12" Water Main in Boat Club Road that the developer could extend from on the west side of the proposed annexation area. There is also a possibility of extending from a 36" NS3 water main on the west side of BUS HWY 287. But easements would have to be acquired by adjacent property owner. The nearest N.S4 water main is up north on Bonds Ranch Rd. The water master plan calls for 54" N.S3 water main through the middle of proposed annexation, easement will need to be provide at final plat pending finalization of alignment. A 24" gravity sewer main draining south runs through the middle of west portion of proposed annexation and 15" – 12" north of proposed annexation area. No connection will be allowed on the existing sewer force main in Boat Club, see attached water/sewer maps. All water and wastewater facilities will be at the developer's cost and as consistent with the Texas Local Government Code. Water and sewer line sizes will be determined based upon the water/sewer study provided by the developer's engineer. Any City participation on water and sewer facilities for over sizing will be in accordance with the "Installation Policy of Community Facilities" and the Texas Local Government Code. Upon connection, water and sanitary sewage service will be provided at rates established by City ordinances for such service at the normal rates charged throughout the City.
- E. Roads. Future capital improvements are estimated to be \$9.5 million for reconstruction of local streets to concrete.
- F. Storm Water Utility. This annexation area is very hilly (100'-140' of fall throughout property boundary), all storm water flows into Dosier Creek (FEMA floodplain) which flows across the middle portion of the annexation area and crosses Boat Club Road to the south into Eagle Mountain Lake. The existing drainage infrastructure in this area is limited. There does not appear to be any cross lot drainage that would adversely affect other properties.

There have been flooding incidents reported along the southern boundary of this property on Boat Club Road near Dosier Creek crossing including road overtopping and stalled vehicle. And to the east of the property boundary along Saginaw Blvd several road overtopping incidents with multiple stalled vehicles have been reported including one submerged vehicle requiring rescue of person.

A recent site visit revealed typical maintenance concerns including areas of erosion along shoulders of roadway and at one headwall, debris blocking culvert, and channel clearing.

The Stormwater Management Division prioritizes future planning and projects to reduce flooding based on Citywide needs and considering the availability of funding. Any flooding problems that exist are likely to persist for the foreseeable future and potential flood mitigation projects will compete for limited funding based on Citywide needs. Residences should report any flooding or stormwater maintenance concerns to Stormwater Customer Service at 817-392-8100 so the City can consider resident concerns when identifying and prioritizing future planning, capital projects, and maintenance efforts. It is expected that typical stormwater maintenance will be needed in the area.

- G. Street Lighting. It is anticipated that new subdivisions in the Annexation Area will install street lighting in accordance with the City's standard policies and procedures. In other cases, the City will consider installation of additional street lighting in the Annexation Area upon request, with priority given to street lighting for traffic safety. Provision of street lighting will be in accordance with the City's street lighting policies, and those of the providing utility.
- H. Parks, Playgrounds and Swimming Pools. Capital improvements such as parkland acquisition and development of facilities will be dictated by future land use of the area, goals established by the Park, Recreation and Open Space Master Plan and appropriation of resources. Should additional residential development occur, parkland dedication, neighborhood park development and neighborhood park infrastructure or payment in lieu thereof will be required in accordance with the Park Dedication Policy of the Subdivision Ordinance.
- I. Other Publicly Owned Facilities, Building or Services: Additional Services. In general, other City functions and services, and the additional services described above can be provided for the Annexation Area by using existing capital improvements. Additional capital improvements are not necessary to provide City services.

5. IMPACT FEES

Notwithstanding any other provision of this service plan, a landowner within the Annexation Area will not be required to fund capital improvements necessary to provide municipal services in a manner inconsistent with Chapter 395 of the Local Government Code governing impact fees, unless otherwise agreed to by the landowner.