

City of Richmond, Texas Ordinance No. 2023-03

AN ORDINANCE ANNEXING TO THE CITY OF RICHMOND, TEXAS A 2.573-ACRE TRACT OF LAND ALONG FARM TO MARKET ROAD 762 (WEST OF WILLIAMS WAY BOULEVARD), A 5.7412-ACRE TRACT OF LAND ALONG THE US HIGHWAY 59 FRONTAGE ROAD AT THE SOUTHWEST INTERSECTION OF US HIGHWAY 59 AND WILLIAMS WAY BOULEVARD, AND A 0.0775-ACRE TRACT OF LAND ALONG THE WEST RIGHT-OF-WAY LINE OF WILLIAMS WAY BOULEVARD (SOUTH OF US HIGHWAY 59) REQUESTED BY WILLIAMS WAY PARTNERSHIP, LTD, THE OWNER THEREOF, AND THE RIGHT OF WAY OF FM 762 (THOMPSON HIGHWAY) FROM THE EXISTING CITY LIMITS LINE TO THE SOUTHEASTERN CORNER OF THE 2.573-ACRE TRACT BEING IN THE JANE H. LONG LEAGUE, ABSTRACT NO. 55 AND THE WILLIAM LUSK SURVEY, ABSTRACT NO. 276 IN FORT BEND COUNTY, TEXAS; PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF RICHMOND, TEXAS; CONTAINING FINDINGS AND OTHER PROVISIONS RELATING TO THE FOREGOING SUBJECT; ADOPTING A SERVICE PLAN FOR SUCH AREA; AND PROVIDING FOR SEVERABILITY.

The City of Richmond, Texas (the "City") is authorized to annex a street or road right of way if the owner or entity responsible for maintenance of the roadway and right of way does not object to the annexation of such right-of-way and the right of way, is adjacent to the city limits and to a tract of land requested by the owner to be annexed by the City in accordance with Texas Local Government Code, Section 43.1056.

Williams Way Partnership, LTD (the "Owner"), has requested annexation of the 2.753-acre tract, located along the northeast right-of-way of FM 762 west of Williams Way Boulevard, described in Exhibit A-1; of the 5.7412-acre tract, located along the US Highway 59 frontage road at the southwest intersection of US Highway 59 and Williams Way Boulevard, described in Exhibit A-2; and of the 0.0775-acre tract, located along the west right-of-way line of Williams Way Boulevard and south of US Highway 59, described in Exhibit A-3, in accordance with Texas Local Government Code, Section 43.0671.

Upon the Owner's request for annexation, on November 29, 2022, the City notified the Texas Transportation Commission of its intention to annex that portion of FM 762 (Thompson Highway) from the existing city limits line at the ¾-inch iron pipe found in the northeast right-of-way line of FM 762 northwest of the FM 762 intersection with Circle Oak Parkway to the intersection of said right-of-way line with the west line of the Lamar CISD (Williams School) 10-acre tract described in Volume 1086, Page 367 of the Deed Records of Fort Bend County, Texas, and the Texas Transportation Commission has not objected

to the annexation. Therefore, the City proposes to annex the right-of-way of FM 762, as described in Exhibit A-4, as authorized by Texas Local Government Code, Section 43.1056.

The City will provide services in accordance with the Municipal Services plan in accordance with Texas Local Government Code, Section 43.0672, attached as Exhibit B.

The City of Richmond did provide notice of the request for annexation and the proposed annexation, including the date of public hearing, to the providers of services and Lamar Consolidated School District at least 10 days prior to the public hearing.

The public hearing before the City Commission of the City (the "City Commission") where all interested persons were provided with an opportunity to be heard on the proposed annexation of the property described in Section 2 of this ordinance, was held, during the City Commission meeting, following publication of notice thereof and posting such notice on the City's website as required by law, which date of notices of the public hearing was more than 10 business days before the date of such public hearing, all in compliance with Texas Local Government Code, Sec. 43.0673.

Notice of the public hearing was published in a newspaper having general circulation in the City of Richmond, Texas, and in the below described territory on the 7th day of February, 2023, which date was not more than twenty (20) nor less than ten (10) days prior to the date of the public hearing; and

The below described property lies within the extraterritorial jurisdiction of the City of Richmond, Texas.

The City Commission, has found that it is in the best interest of the City and the tract to annex the 2.753-acre tract, the 5.7412-acre tract, the 0.0775-acre tract, and the FM 762 right-of-way; **NOW THEREFORE,**

BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF RICHMOND, TEXAS;

SECTION 1. The findings set forth in the recitals to this Ordinance are determined to be true and correct and are hereby adopted.

SECTION 2. Subject to all sections of this Ordinance, the City hereby annexes the 2.753-acre tract of land described in Exhibit A-1, the 5.7412-acre tract described in Exhibit A-2, the 0.0775-acre tract described in Exhibit A-3 and the right-of-way of FM 762 described in Exhibit A-4, and the same is hereby added to the City of Richmond and hereinafter shall be included within the boundary limits of the City of Richmond, Texas, and present boundary limits of the City, at the various points contiguous to the areas described in Exhibit A-1, Exhibit A-2, Exhibit A-3, and Exhibit A-4, are altered and amended so as to include said area within the corporate limits of the City of Richmond, Texas.

SECTION 3. The above described territories and the areas so annexed shall be a part of the City of Richmond, Texas, and the property so added hereby shall bear its pro rata of the taxes levied by the City of Richmond, Texas and the inhabitants thereof shall be

entitled to all of the rights and privileges of all the citizens of the City of Richmond and shall be bound by the acts, ordinances, resolutions, and regulations of the City of Richmond, Texas.

SECTION 4. A regulatory plan for the annexed territory is hereby adopted as part of this Ordinance. Such regulatory plan is attached hereto as Exhibit B.

SECTION 5. The City Commission officially finds, determines, recites and declares that a sufficient written notice of the date, hour, place, and subject of this meeting of the City Commission was posted at a place convenient to the public at the City Hall of the City and on the City's website for the time required by law preceding this meeting, as required by the Open Meetings Law, Chapter 551, Texas Government Code; and that this meeting has been open to the public as required by law at all times during which this Ordinance and the subject matter hereof have been discussed, considered, and formally acted upon. The City Commission further ratifies, approves, and confirms such written notice and the contents and posting thereof.

SECTION 6. If any provision, section, subsection, sentence, clause, or phrase of this Ordinance, or the application of same to any person or set of circumstances is for any reason held to be unconstitutional, void, or invalid, the validity of the remaining portions of this Ordinance or their application to other persons or sets of circumstances shall not be affected thereby, it being the intent of the City Commission in adopting this Ordinance that no portion hereof or provision or regulation contained herein shall become inoperative or fail by reason of any unconstitutionality, voidness, or invalidity of any other portion hereof, and all provisions of this Ordinance are declared to be severable for that purpose. Should this Ordinance for any reason be ineffective as to any part of the area annexed to the City, such ineffectiveness of this Ordinance as to any such part or parts of any such area shall not affect the effectiveness of this Ordinance as to all of the remainder of such area, and the City Commission hereby declares it to be its purpose to annex to the City every part of the area described in Exhibit A-1, Exhibit A-2, Exhibit A-3, and Exhibit A-4 of this Ordinance, regardless of whether any other part of such described area is hereby effectively annexed to the City. Provided, further, that if there is included within the description of territory set out in Exhibit A-1, Exhibit A-2, Exhibit A-3, and Exhibit A-4 of this Ordinance to be hereby annexed which are presently part of and included within the full purpose limits of the City, or the limits of any other municipality, the same is hereby excluded and excepted from the territory to be hereby annexed as fully as if such excluded and excepted area were expressly described herein.

PASSED AND ADOPTED this 20th day of February, 2023.

A handwritten signature in black ink, appearing to read "RABeMent", written over a horizontal line.

Alex BeMent, Mayor Pro Tem

ATTEST:

Li

Lasha Gillespie, City Secretary

STATE OF TEXAS)
COUNTY OF FORT BEND)

This instrument was acknowledged before me on the 20th day of February, 2023, by Alex BeMent, Mayor Pro Tem, City of Richmond, as the act and deed of the City of Richmond.

Li

Notary Public, State of Texas

My commission expires: June 15, 2025

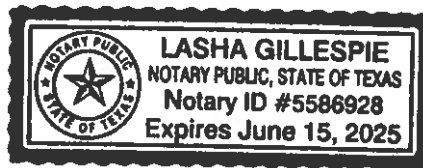


EXHIBIT A-1



Consulting Engineers & Surveyors
Engineering Firm No. F-1339 | Surveying Firm No. 10010000
3014 Avenue I, Rosenberg, Texas 77471
(281) 341-0808 • FAX (281) 341-6333

November 09, 2022

A Field Note Description of 2.753 Acres of Land, being the Fort Bend County Tract as described in deed dated December 27, 2005 and recorded in 2005155687 of the Fort Bend County Official Public Records and being Parcels R341673 and R341674 in the Fort Bend County Central Appraisal District's Quick Ref ID and being a Road Widening Strip along the North right-of-way line of State Farm Market Road No. 762 and being in the Jane H. Long League, Abstract No. 55 and William Lusk Survey, Abstract No. 276, Fort Bend County, Texas.

Beginning at a point in the North right-of-way line of said State Farm Market Road No. 2759 marking the Southwest corner of the Lamar CISD (Williams School) 10.00 Acre Tract described in Volume 1086, Page 367 of the Deed Records and the Southeast corner of the original call Joan Williams McLeod, et al Tract I as described in FBC 9645110; said corner marking the Southeast corner of and **place of beginning** for this tract;

THENCE, North 83 degrees 12 minutes 42" Seconds West, along the North right-of-way line of said State Farm Market Road No. 762, 2332.10 feet to a point marking the Southwest corner for this tract;

THENCE, North 22degrees 17 minutes 36 seconds East, 55.99 feet to a point marking the Northwest corner for this tract;

THENCE, South 83 degrees 11 minutes 26 seconds East, 2316.85 feet along a line being 200.0 feet northerly from and parallel to the centerline of the Burlington, Northern and Santa Fe Railroad right-of-way to a point marking the Northeast corner for this tract;

THENCE, South 05 degrees 52 minutes 20 seconds West, 53.10 feet along the West line of said Lamar CISD 10.00 Acre Tract to the place of beginning and containing 2.753 Acres of Land.


Clarence L. Turner, R.P.L.S. No. 5829



NOTE: Not a field survey this date, based on available deed record information.

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 A-2



Ally General Solutions, LLC
dba AGS Engineering & Construction LLC
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
281-888-7682

METES AND BOUNDS OF 5.7412 ACRES OF LAND SITUATED IN THE JANE H. LONG SURVEY ABSTRACT NO. 20 FORT BEND COUNTY, TEXAS

Being 5.7412 acres (250,085 square feet) of land situated in the Jane H. Long Survey, Abstract No. 20, Fort Bend County, Texas and being out of a called 2.139 acre tract and a called 16 acre tract conveyed in the deed to Williams Way Partnership in File Numbers 9680821, 9722218, and 2002011335 of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.) and described in File Number 9722218, F.B.C.O.P.R., said 5.7412 acres being more particularly described by metes and bounds as follows (bearing basis based on Texas Coordinate System of 1983, South Central Zone No. 4204 (NAD 1983)):

COMMENCING for reference at a 5/8-inch iron rod with cap stamped 'RPLS 5485 found for the northeast right-of-way corner of Williams Way Boulevard (120 feet wide) as recorded in Sovereign Shores Estates, a subdivision of record in Slide Number 2364B of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.), on the south right-of-way of US Highway 59 Southwest Freeway Access Road (Variable Width), as recorded in Volume 461, Page 269 and Volume 462, Page 12 of the Deed Records of Fort Bend County, Texas (F.B.C.D.R.), and the north line of the remainder of a called 63.107 acre tract described in the deed to Williams Way Partnership by an instrument of record in file Number 9680818, F.P.C.O.P.R., and described in Volume 510, Page 6, F.B.C.D.R.;

THENCE, North 67°52'48" West along the north line of said Williams Way Boulevard common to the south line of said US Highway 59 Southwest Freeway Access Road, 120.05 feet (called South 67°58'41" East, 120.06 feet) to a 5/8-inch iron rod with cap stamped 'Ally' set for the northwest right-of-way corner of said Williams Way Boulevard, on the north line of said 2.139 acre tract, and the northeast corner and POINT OF BEGINNING of the herein described tract, said point having a NAD83 grid coordinate of N: 13,763,650.85' and E: 3,011,729.34';

THENCE, South 23°49'08" West (called South 22°35'30" West), along the west right-of-way line of said Williams Way Boulevard, 359.84 feet a 5/8-inch iron rod with stamped 'Ally' set for north right-of-way line of a 75 foot Drainage Easement described as 'Part 2' in Volume 462, Page 17, F.B.C.D.R., and the southeast corner of the herein described tract;

THENCE departing the west right-of-way line of said Williams Way Boulevard and along the north line of said 75-foot Drainage Easement the following three (3) courses

1. North 67°53'46" West (called South 67°53'49" East), 267.58 feet to a point for corner;
2. North 50°33'34" West (called South 50°33'37" East), 266.42 feet to a point for corner;
3. North 74°13'00" West (called South 74°13'03" East), 512.88 feet to a point for corner on the east line of US Highway 59 Southwest Freeway Access Road (Variable Width) as shown in Volume 462, Page 12 and Volume 461, Page 269, F.B.C.D.R., and File Number



Ally General Solutions, LLC
dba AGS Engineering & Construction LLC
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
281-888-7682

2015088517, F.B.C.P.R., and the east line of a called 5.624 acre tract described in the deed to the State of Texas in File Number 2015088517, F.B.C.O.P.R., from which a 3-inch aluminum TXDOT disc found for a easterly corner of said 5.624 acre tract South 75°14'50" West (called South 75°14'50" West), 2084.87 feet;

THENCE departing the north line of said 75-foot Drainage Easement and along the east line of said US Highway 59 Southwest Freeway Access Road and said 5.624 acre tract the following three (3) courses

1. North 75°14'50" East (called South 75°14'50" West), 23.54 feet to a 5/8-inch iron rod with a TXDOT disc found for a point of curvature;
2. 391.53 feet along the arc of a tangent curve to the right, having a radius of 2814.79, a central angle of 7°58'11", and a chord which bears North 79°13'55" East, 391.21 feet (called chord South 79°13'55" West, 391.21 feet) to a 5/8-inch iron rod with TXDOT disc found for a point of tangency;
3. North 83°13'01" East, 192.16 feet (called South 83°13'01" West, 192.16 feet) to a 5/8-inch iron rod with a TXDOT disc found for the northeast corner of said 5.624 acre tract same being on the north line of said 2.139 acre tract;

THENCE South 85°59'58" East (called South 86°01'48" East), along the south right-of-way line of said US Highway 59 Southwest Freeway Access Road and the north line of said 2.139 acre tract, 56.64 feet to a 5/8-inch iron rod with TXDOT disc found for corner;

THENCE South 67°52'48" East, continuing along the south right-of-way line of said US Highway 59 Southwest Freeway Access Road and the north line of said 2.139 acre tract, 472.94 feet (called South 68°00'28" East, 477.35 feet) to the POINT OF BEGINNING and containing 5.7412 acres (250,085 square feet) of land.



Ally General Solutions, LLC
dba AGS Engineering & Construction LLC
7070 W. 43rd St. Ste. 203
Houston, Texas 77092
281-888-7682

A handwritten signature in blue ink, appearing to read 'Gregory M. Donelan', is positioned to the left of the professional seal.



Gregory M. Donelan, RPLS
Registered Professional Land Surveyor No. 6804
TBPELS Survey Firm No. 10194392
Job No. 0144-004-21-S-B
Dated: December 28, 2022

EXHIBIT A-3

**METES AND BOUNDS OF
0.0775 ACRE OF LAND SITUATED IN THE
JANE H. LONG SURVEY
ABSTRACT NO. 55
FORT BEND COUNTY, TEXAS**

Being 0.0775 acre (3,375 square feet) of land situated in the Jane H. Long Survey, Abstract No. 55, Fort Bend County, Texas and being out of a called 16 acre tract conveyed in the deed to Williams Way Partnership in File Numbers 9680821, 9722218, and 2002011335 of the Official Public Records of Fort Bend County, Texas (F.B.C.O.P.R.) and described in File Number 9722218, F.B.C.O.P.R., said 0.0775 acres being more particularly described by metes and bounds as follows (bearing basis based on Texas Coordinate System of 1983, South Central Zone No. 4204 (NAD 1983)):

COMMENCING for reference at a 1/2-inch iron pipe for the southwest corner of the remainder of a called 3.761 acre tract described in the deed to TD PHAN LTD. by an instrument of record in File Number 2008088570, F.B.C.O.P.R, same being the northwest corner of the Retreat at Sovereign Shores Section One, a subdivision of record in File Number 20070041 of the Plat Records of Fort Bend County, Texas (F.B.C.P.R.) and on the east right-of-way line of Williams Way Boulevard (120 feet wide) as recorded in Sovereign Shores Estates, a subdivision of record in Slide Number 2364B, F.B.C.P.R.;

THENCE North 21°56'06" East, along the east right-of-way line of said Williams Way Boulevard, passing at 226.52 feet a 5/8-inch iron rod with cap stamped "Cobb Fendley" found for the most northerly cutback corner of Stanbury Boulevard (width varies), as described in File No. 2017114611, and continuing for a total distance of 382.08 feet to a point for corner;

THENCE North 68°03'54" West, departing the east right-of-way of said Williams Way Boulevard, 120.00 feet to a 5/8-inch iron rod with cap stamped "Ally" set on the west right-of-way line of said Williams Way Boulevard for the southeast corner and POINT OF BEGINNING (Grid Coordinates N: 13,763,183.90', E: 3,011,524.81') of the herein described tract;

THENCE North 67°53'46" West, departing said west right-of-way line and crossing said 16 acre tract, 45.00 feet to a 5/8-inch iron rod with cap stamped "Ally" set for the southwest corner of the herein described tract;

THENCE North 21°56'06" East, 45.07 feet to a 5/8-inch iron rod with cap stamped "Ally" set for corner;

THENCE North 23°49'08" East, 29.94 feet to a 5/8-inch iron rod with cap stamped "Ally" set for the northwest corner of the herein described tract, same being on the south right-of-way line of a called 75-foot Drainage Easement described as Part 2 in Volume 462, Page 17 in the Deed Records of Fort Bend County, Texas (F.B.C.D.R.);

THENCE South 67°53'46" East (called South 67°53'49" East), along the south right-of-way line of said 75-foot wide drainage easement, 45.00 feet to a 5/8-inch iron rod with cap stamped "Ally" set for the northeast corner of the herein described tract, same being on the west right-of-way of said Williams Way Boulevard;

THENCE South 23° 49'08" West (called North 23°49'22" East), along the west right-of-way line of said Williams Way Boulevard, 29.94 feet to a 5/8-inch iron rod with cap stamped "Ally" set for corner;

THENCE South 21°56'06" West (called North 21°56'20" East), continuing along said west right-of-way line, 45.07 feet to the POINT OF BEGINNING and containing 0.0775 acre (3,375 square feet) of land.



Gregory M. Donelan, RPLS
Registered Professional Land Surveyor No. 6804
TBPELS Survey Firm No. 10194392
Job No. 0043-0035-22S
Dated: January 10, 2023

EXHIBIT A-4

The tract or parcel of land being the right-of-way of Farm-to-Market Road 762 from the existing Richmond city limit line near the intersection with Circle Oak Parkway on the north right of way line of F.M. 762 to the extension of the west line of the Lamar CISD (Williams School) 10-acre tract described in Volume 1086, Page 367 of the Deed Records and the extension of the east line of the original call Joan Williams McLeod, et al Tract 1 as described in FBC 9645110 across said F.M. 762 in Fort Bend County, Texas, more particularly described as follows:

Beginning at the intersection of the Richmond city limit line and the northeast right of way line of FM 762, near the intersection of Circle Oak Parkway, at the 3/4 -inch iron pipe found in the northeast right-of-way line of said F.M. 762 at the southwest corner of Berry Tract, according to the map or plat recorded in Plat No. 20160295 of the Fort Bend County Plat Records;

Thence southeasterly along the northeast right of way line of FM 762 to the intersection of said northeast right of way line with the west line of the Lamar CISD (Williams School) 10-acre tract described in Volume 1086, Page 367 of the Deed Records and the east line of the original call Joan Williams McLeod, et al Tract 1 as described in FBC 9645110, Fort Bend County, Texas;

Thence crossing said F.M. 762 following the extension of the west line of the Lamar CISD (Williams School) 10-acre tract described in Volume 1086, Page 367 of the Deed Records and the extension of the east line of the original call Joan Williams McLeod, et al Tract 1 as described in FBC 9645110 across said F.M. 762 in Fort Bend County, Texas, to the southwest right of way line of F.M. 762;

Thence northwesterly along the southwest right of way line of said FM 762 to the intersection of said southwest right of way line with the Richmond city limit line, near the intersection with Circle Oak Parkway;

Thence in a northerly direction along the Richmond city limit line across F.M. 762 to the northeast right of way line of F.M. 762 and returning to the Place of Beginning.

EXHIBIT B

ANNEXATION SERVICE PLAN CITY OF RICHMOND, TEXAS

TERRITORY

This Service Plan is applicable to the territories which are described in Exhibits A, B and C attached to the request for annexation (Exhibits A-1, A-2, and A-3 attached to this ordinance), which are proposed to be annexed by the City of Richmond, Texas.

INTENT

It is the intent of the City of Richmond that this Service Plan shall provide for the delivery of full available municipal services to the annexed areas in accordance with State law. The failure of this plan to describe any particular service shall not be deemed to be an attempt to omit the provision of such services from the annexed areas. The delivery of municipal services may be accomplished through any means permitted by law.

EFFECTIVE TERM

This Service Plan shall be in effect for a ten-year period commencing on the effective date of this annexation.

AMENDMENT OR RENEWAL

This Service Plan may be amended from time to time as provided by Texas Local Government Code, Section 43.056 (e), (j), and (k). Renewal of the Service Plan shall be at the sole option of the City Council.

FIRE

Existing Services: Fire suppression and protection service is currently provided in the annexed areas by the City of Richmond Fire Department through a contract with Fort Bend County.

Services to be provided: Upon annexation, the City of Richmond Fire Department will continue fire prevention and suppression service to the area. It is anticipated that the implementation of fire prevention and suppression activities can be effectively accommodated within the current budget and staff appropriation.

POLICE

Existing Services: Currently, the area to be annexed is under the jurisdiction of the Fort Bend County Sheriff's Department.

Services to be provided: Upon annexation, the City of Richmond Police Department will extend regular and routine patrols to the area. It is anticipated that the implementation of police patrol activities can be effectively accommodated within the current budget and staff appropriation.

BUILDING INSPECTION

Existing Services: None

Services to be provided: The City will provide inspection, permitting and code enforcement services upon annexation. This includes issuing building, electrical and plumbing permits for any new construction and remodeling and enforcing all other applicable codes which regulate building construction within the City of Richmond.

PLANNING AND ZONING

Existing Services: None

Services to be provided: The Planning and Zoning Commission's responsibility for regulating development and land use through the administration of the City of Richmond Unified Development Code will extend to this area on the effective date of the annexation. The property will also continue to be regulated under the requirements of the City of Richmond's Unified Development Code provisions that have applied in the extraterritorial jurisdiction. These services can be provided within the City's current budget.

LIBRARY

Existing Services: Currently the area to be annexed is served by the Fort Bend County Library System and its George Memorial Library.

Services to be provided: The City of Richmond does not provide Library services, but the Fort Bend County Library System will continue to be available to the annexed area.

STREET MAINTENANCE

Existing Services: Fort Bend County and State of Texas road maintenance

Services to be provided: Maintenance of public streets and ditches in the annexed area will be provided by the City to the extent public rights-of-way are not maintained by the State of Texas. Street maintenance is subject to all applicable City ordinances, including the City's Unified Development Code. This service can be provided within the current budget appropriation.

STORM WATER MANAGEMENT

Existing Services: Fort Bend County Drainage District.

Services to be provided: In accordance with applicable City ordinances, developers will provide storm water drainage at their own expense and will be inspected by the City engineer at time of completion. The City, upon acceptance, will then maintain the drainage upon approval, subject to compliance with all City ordinances.

STREET LIGHTING

Existing Services: None

Services to be provided: The City of Richmond will coordinate any request for improved street lighting with the local electric provider in accordance with standard policy.

WATER SERVICE

Existing Services: City of Richmond Utilities Department provides water service.

Services to be provided: Upon construction, approval of such construction, and after the warranty period, water service to the area will be provided in accordance with the applicable City of Richmond codes and departmental policies, and any applicable Development Agreement. Privately owned and operated water wells are not authorized in the City. By City ordinance, all buildings in the City must be connected to City water and sewer. When property develops in the area, water service shall be provided in accordance with extension ordinances at the in-city rates. Extension of service shall comply with all City codes and ordinances.

SANITARY SEWER SERVICE

Existing Services: None

Services to be provided: Upon construction, approval of such construction, and after the warranty period, sanitary sewer service to the area of proposed annexation will be provided in accordance with applicable codes and departmental policies, and any applicable Development Agreement. When property develops in the areas, sanitary sewer service shall be provided in accordance with present extension ordinances at the in-city rates. Extension of service shall comply with City codes and ordinances.

SOLID WASTE SERVICE

Existing Services: Republic Services.

Services to be provided: GFL, a solid waste collection company, currently provides solid waste collection services under an exclusive contract with the City. The City invoices the City customer for the monthly garbage collection charge with its water and sewer charges. Service shall be available to the area to be annexed in compliance with existing City policies.

NATURAL GAS UTILITY SERVICE

Existing Services: CenterPoint Energy.

Services to be provided: The City of Richmond does not provide natural gas utility service. CenterPoint Energy, a public natural gas utility company, provides natural gas service, which is presently not available to all parts of the City.

EMERGENCY MEDICAL SERVICE

Existing: Currently the area to be annexed is served by the Fort Bend County Emergency Medical Service's emergency and non-emergency ambulance transport service.

Services to be provided: Upon annexation, the City of Richmond, Texas will provide first responder services. Emergency medical services will continue to be available to the area upon annexation from the Fort Bend County Emergency Medical Service (EMS) ambulances.

HEALTH CODE ENFORCEMENT SERVICE

Existing: Currently the area to be annexed is served by Fort Bend County Environmental Health Service, a department of Fort Bend County.

Services to be provided: Upon annexation, the City of Richmond will provide health code enforcement services in accordance with applicable codes and departmental policies.

PARKS AND PLAYGROUNDS

Existing: None

Services to be provided: The City of Richmond owns and maintains City Hall Plaza, Crawford Park, George Park, Wessendorf Park and Clay Park and Free Man Town Park. These parks and playgrounds are open for public use, subject to agreements with sports leagues for special access at George Park.

MISCELLANEOUS

All other applicable municipal services will be provided to the area in accordance with the City of Richmond's ordinances and policies governing extension of municipal services to newly annexed areas.