

AGREEMENT FOR THE PROVISION OF SERVICES

(Pursuant to Tex. Local Gov't Code §43.0672)

Date: September 21, 2021

Owner: Danny Gribbon, C&G Development, PO Box 1171 San Marcos, Tx 78667

City: City of San Marcos, Texas, a home rule municipal corporation, 630, East Hopkins Street, San Marcos, Texas 78666

Property: As described in Exhibit A.

1. The Owner has petitioned the City and the City has elected to annex the Property into the corporate limits of the City. Pursuant to Tex. Local Gov't Code §43.0672, the Owner and the City enter this agreement (the "Agreement") for the provision of services to the Property when annexed.

2. By this Agreement, the Owner affirms its consent to such annexation of the Property by the City pursuant to the terms of a development agreement with the City under Sections 43.016 and 212.172 of the Texas Local Government Code

3. In consideration of the mutual benefits to the Owner and the City arising from the annexation of the Property, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Owner and the City enter into this Agreement and agree that services to the Property will be provided as described in Exhibit B.

4. This Agreement is made and shall be construed and interpreted under the laws of the State of Texas. Venue for any legal proceedings shall lie in state courts located in Hays County, Texas. Venue for any matters in federal court will be in the United States District Court for the Western District of Texas.

5. If any word, phrase, clause, sentence, or paragraph of this Agreement is held to be unconstitutional or invalid by a court of competent jurisdiction, the other provisions of this Agreement will continue in force if they can be given effect without the invalid portion.

6. This Agreement shall be binding upon Owner, and Owner's heirs, successors and assigns, and all future owners of all or any portion of the Property.

7. This Agreement will become effective as of the date an ordinance annexing the Property is finally passed, approved and adopted by the City's city council (the Effective Date).

[SIGNATURES ON NEXT PAGE]

CITY:

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF TEXAS §

§

COUNTY OF HAYS §

 This instrument was acknowledged before me on _____, 20____, by
_____, _____ of the City of San Marcos, in such capacity, on
behalf of said municipality.

Notary Public, State of Texas

OWNER:

Danny Gribbon, C&G Development

By: _____

Name: _____

Title: _____

ACKNOWLEDGMENT

STATE OF _____ §

§

COUNTY OF _____ §

This instrument was acknowledged before me on _____, 20__ by
_____, _____ of _____ in such
capacity on behalf of said entity.

Notary Public, State of _____

EXHIBIT A

FULL DESIGN SURVEY

32.88 ACRES OF LAND LOCATED IN THE BARNETT C. HARRIS SURVEY, ABSTRACT NO. 29, AND THE JAM. HARRIS SURVEY, ABSTRACT NO. 11, IN HAYS COUNTY, TEXAS, BEING PART OF A CALLED 1/4 ACRE TRACT AND A 27-11 ACRE TRACT RECORDED IN VOLUME 374, PAGE 88, OFFICIAL PUBLIC RECORDS OF HAYS COUNTY, TEXAS.

BEFORE ME, the undersigned authority, on this day personally appeared _____, known to me to be the person whose name is subscribed to the foregoing instrument, and acknowledged to me that he executed the same for the purposes and consideration therein expressed. My commission expires _____.

WITNESS my hand and official seal this _____ day of _____, 20____.

Notary Public in and for the State of Texas

ALL OTHERS WHOSE NAMES OR INTERESTS ARE MENTIONED IN THIS INSTRUMENT, AND WHOSE NAMES ARE NOT MENTIONED IN THE PUBLIC RECORDS, HEREBY CERTIFY THAT THEY HAVE BEEN ADVISED BY ME OF THE CONTENTS OF THIS INSTRUMENT, AND THAT THEY HAVE NOT BEEN ADVISED OF ANY OTHER INSTRUMENTS WHICH MAY AFFECT THE INTERESTS OF ANY OF THE PARTIES TO THIS INSTRUMENT, AND THAT THEY HAVE NOT BEEN ADVISED OF ANY OTHER INSTRUMENTS WHICH MAY AFFECT THE INTERESTS OF ANY OF THE PARTIES TO THIS INSTRUMENT.

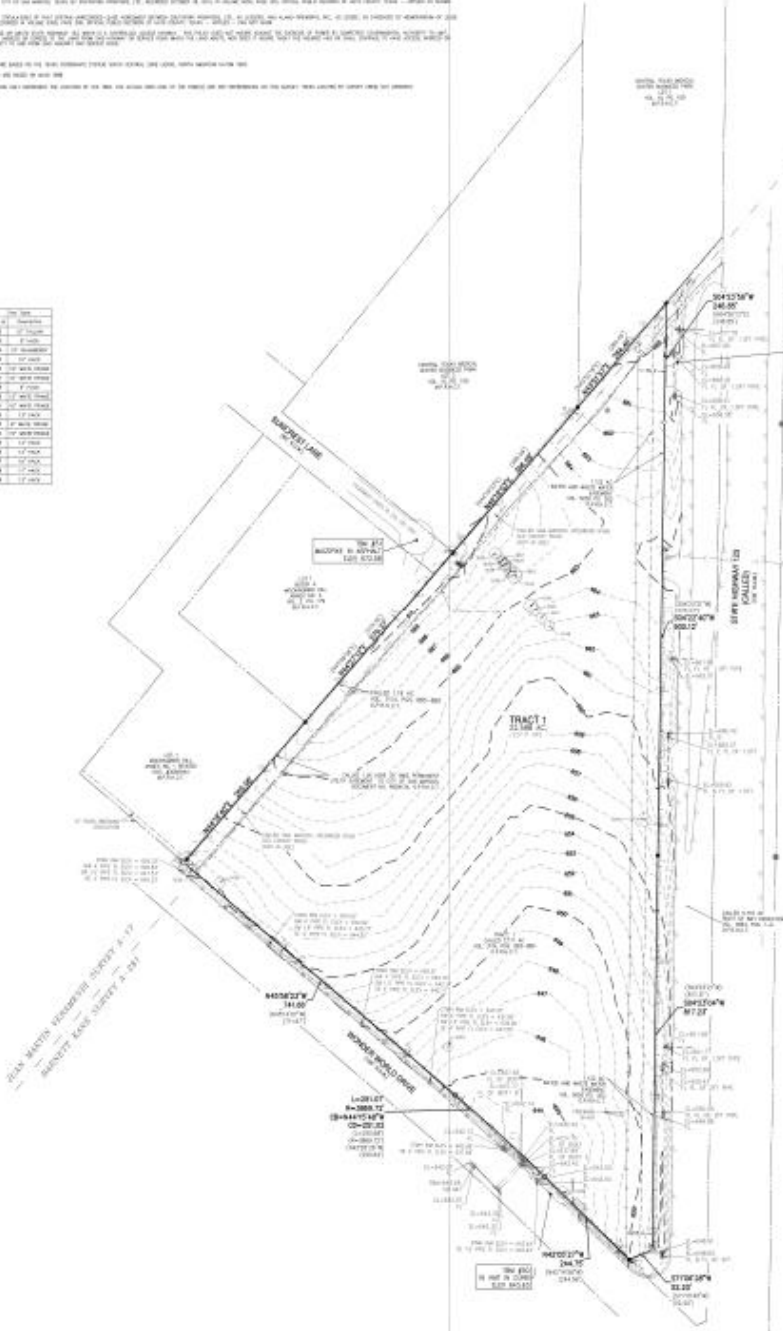
IN WITNESS WHEREOF, I have hereunto set my hand and official seal this _____ day of _____, 20____.

Notary Public in and for the State of Texas



- 1. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 2. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 3. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 4. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 5. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 6. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 7. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 8. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 9. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 10. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 11. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 12. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 13. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 14. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 15. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 16. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 17. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 18. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 19. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 20. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 21. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 22. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 23. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 24. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 25. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 26. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 27. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 28. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 29. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 30. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 31. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 32. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 33. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 34. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 35. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 36. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 37. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 38. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 39. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 40. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 41. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 42. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 43. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 44. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 45. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 46. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 47. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 48. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 49. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 50. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 51. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 52. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 53. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 54. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 55. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 56. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 57. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 58. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 59. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 60. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 61. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 62. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 63. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 64. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 65. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 66. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 67. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 68. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 69. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 70. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 71. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 72. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 73. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 74. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 75. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 76. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 77. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 78. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 79. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 80. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 81. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 82. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 83. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 84. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 85. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 86. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 87. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 88. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 89. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 90. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 91. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 92. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 93. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 94. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 95. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 96. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 97. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 98. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 99. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.
- 100. 1/4 AC. SEC. 16, T. 10 N., R. 10 E., S. 10 W., HAYS COUNTY, TEXAS.

NO.	ACRES
1	1.00
2	1.00
3	1.00
4	1.00
5	1.00
6	1.00
7	1.00
8	1.00
9	1.00
10	1.00
11	1.00
12	1.00
13	1.00
14	1.00
15	1.00
16	1.00
17	1.00
18	1.00
19	1.00
20	1.00
21	1.00
22	1.00
23	1.00
24	1.00
25	1.00
26	1.00
27	1.00
28	1.00
29	1.00
30	1.00
31	1.00
32	1.00
33	1.00
34	1.00
35	1.00
36	1.00
37	1.00
38	1.00
39	1.00
40	1.00
41	1.00
42	1.00
43	1.00
44	1.00
45	1.00
46	1.00
47	1.00
48	1.00
49	1.00
50	1.00
51	1.00
52	1.00
53	1.00
54	1.00
55	1.00
56	1.00
57	1.00
58	1.00
59	1.00
60	1.00
61	1.00
62	1.00
63	1.00
64	1.00
65	1.00
66	1.00
67	1.00
68	1.00
69	1.00
70	1.00
71	1.00
72	1.00
73	1.00
74	1.00
75	1.00
76	1.00
77	1.00
78	1.00
79	1.00
80	1.00
81	1.00
82	1.00
83	1.00
84	1.00
85	1.00
86	1.00
87	1.00
88	1.00
89	1.00
90	1.00
91	1.00
92	1.00
93	1.00
94	1.00
95	1.00
96	1.00
97	1.00
98	1.00
99	1.00
100	1.00



METES AND BOUNDS DESCRIPTION
FOR A 22.588 ACRE TRACT OF LAND

Being a 22.588 acre tract located in the Barnett O. Kane Survey, A-281 and the Juan Martin Veramendi Survey, A – 17, Hays County, being a part of that same land described as a 1.19 acre tract and part of a called 27.11 acre tract, described in Volume 3114, Page 883 of the Hays County Deed Records. Said 22.588 acre tract being more particularly described as follows:

BEGINNING at a ½" iron rod with cap "HMT" set in the North margin of Wonderworld Drive for the Southwest corner of said 1.19 acre tract and the common corner of a 10' right of way dedication adjacent to Lot 1, Mockingbird Hill Annex No. 1 Revised Subdivision, recorded in Document No. 3060944 of the Hays County Deed Records;

THENCE with the Northwest line of said 1.19 acre tract the following four courses:

1. With the Southeast line of said Mockingbird Hill Annex No. 1 Lot, North 44°24'21"East, at a distance of 10 feet passing a ½" iron rod for the Southeast corner of said Lot 1 and continuing in all a total distance of 275.07 feet to a ½" iron rod with cap "HMT" set;
2. With said Mockingbird Hill Annex No. 1 and continuing with the Southwest line of Lot 1, Block A, Mocking Bird Hill Annex No. 2, a subdivision recorded in Volume 2, Page 179 of the Hays County Map Records, also continuing with the Southwest line of Suncrest Lane (60' right of way) dedicated in said subdivision, North 44°27'12"East, a distance of 579.37 feet to a ½" iron rod found for the Southeast corner of said Suncrest Lane and the Southwest corner of Lot 2, Central Texas Medical Center Business Park, a subdivision recorded in Volume 10, Page 100, Hays County Map Records;
3. Thence with the Southeast line of said Lot 2, North 44°19'03"East, a distance of 396.09 feet to a ½" iron rod found for the common of said Lot 2 and Lot 1 of the same subdivision;
4. Thence with the Southeast line of said Lot 1, North 43°51'57"East, a distance of 284.40 feet to a ½" iron rod found for in the North line of said 1.19 acre tract for the Northwest corner of a called 5.716 acre tract, conveyed to the State of Texas for right of way widening for State Highway 123, recorded in Volume 4893, Page 1-9, Hays County Deed Records;

THENCE with the West line of said 5.716 acre right of way taking for the new West line of State Highway 123 and into and across said 1.19 acre tract and said 27.11 acre tract, the following four courses:

1. South 04°23'56"West, a distance of 246.85 feet to a ½" iron rod with cap "HMT" set;
2. South 04°22'40"West, a distance of 900.12 feet to a ½" iron rod found;
3. South 04°23'04"West, a distance of 817.23 feet to a ½" iron rod with cap "HMT" set;

4. South 71°06'28"West, a distance of 52.20 feet to a ½" iron rod found for the Southwest corner of said 5.716 acre tract at the intersection of State Highway 123 and Wonderworld Drive, lying in the South line of said 27.11 acre tract;

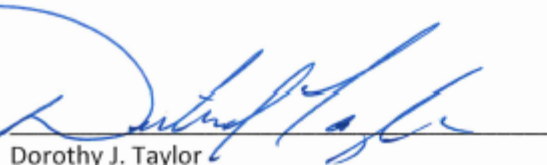
THENCE with the Southwest line of said 27.11 acre tract and said 1.19 acre tract, along the Northeast line of Wonderworld Drive, the following three courses:

1. North 42°05'27"West, a distance of 244.75 feet to a TxDOT concrete monument found;
2. Along a curve to the left with a radius of 3869.72 feet, arc length of 251.07 feet, and a chord bearing and distance of North 44°15'48"West a distance of 251.02 feet to a TxDOT concrete monument found;
3. North 45°58'23"West, a distance of 741.66 feet to the POINT OF BEGINNING and containing a 22.588 acre tract in Hays County, Texas.

Bearings are based upon the Texas State Plane Coordinate System, South Central Zone (4204) NAD 1983.

Surveyed this the 1st day of July, 2020.

Reference survey of said 22.588 acre tract of land prepared this same date.



Dorothy J. Taylor

Registered Professional Land Surveyor No.6295

7-7-20



S:\Projects\383 - C&G Development\001 - Wonderworld Drive Commercial Development Design Survey\MB\22.588ac_MB.docx

EXHIBIT B

When the Property is annexed, services will be provided to the Property as follows:

1. Police Protection

Police services, including patrolling, response to calls and other routine services, will begin on the Effective Date of the annexation using existing personnel and equipment.

2. Fire Protection

Fire protection services, including emergency response calls, will begin on the Effective Date of the annexation using existing personnel and equipment and within the limitations of the available water supply.

3. Emergency Medical Services

The City of San Marcos contracts for emergency medical services through the San Marcos – Hays County EMS, which already provides service to the area being annexed.

4. Solid Waste Collection

Solid waste collection services, provided under contract with a private company, will be made available to all properties on the Effective Date of the annexation. Residents of the Property may elect to continue using the services of a private solid waste hauler for a period of two years after the Effective Date of the annexation. Businesses and institutions must make arrangements with private solid waste haulers.

5. Operation and Maintenance of Water and Wastewater Facilities

a. Water. The Property is located within an area over which the City of San Marcos holds a Certificate of Convenience and Necessity (CCN) for water service. The City will make water service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

b. Wastewater. The Property is not covered by a CCN for wastewater service; however, the City of San Marcos has wastewater lines adjacent to the Property and agrees to make wastewater service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property. In addition, the City is in the process of adding the Property as an area covered by the City's CCN for wastewater service.

6. Construction, Operation and Maintenance of Roads and Streets

As new development occurs within the Property, the Owner(s) of Property will be required to construct streets at the Owner's sole expense in accordance with applicable ordinances of the City.

7. Electric Service

The Property is located within an area over which the City of San Marcos holds a Certificate of Convenience and Necessity (CCN) for electric service. The City will make electric service available to the Property on the Effective Date of the annexation on the same basis as available to other owners of property in the City, i.e., the Owner is solely responsible for the cost to construct and extend all infrastructure, facilities, and lines necessary to serve the Property.

8. Operation and Maintenance of Parks, Playgrounds, and/or Swimming Pools

No parks, playgrounds, and/or swimming pools currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding recreational facilities to serve the Property. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal parks and recreational facilities, subject to the same restrictions, fees, and availability that pertains to the use of those facilities by other citizens of the city.

9. Operation and Maintenance of Other Public Facilities, Buildings, and Services

No other public facilities, buildings, or services currently exist within the Property. The same standards and policies now established and in force within the city limits will be followed in maintaining and expanding other public facilities, building, and services. Upon annexation, the owners and residents of property located within the Property shall be entitled to the use of all municipal facilities, buildings, and services, subject to the same restrictions, fees, and availability that pertains to the use of those facilities and services by other citizens of the city.