

ORDINANCE NO. 20171109-027

AN ORDINANCE ANNEXING, FOR FULL PURPOSES, ADDITIONAL TERRITORY ADJACENT TO THE CITY LIMITS OF THE CITY OF AUSTIN REFERRED TO AS THE “RIVER PLACE OUTPARCELS” ANNEXATION AREA, CONSISTING OF APPROXIMATELY 212 ACRES OF LAND IN NORTHWESTERN TRAVIS COUNTY, TEXAS; AND APROOVING A SERVICE PLAN.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF AUSTIN:

PART 1. The Council finds that:

- (A) Notice of the two public hearings concerning annexation of the territory described in Exhibit A was published in a newspaper of general circulation in the City of Austin and in the area to be annexed, and on the City of Austin website.
- (B) The public hearings were held on October 12, 2017 and October 19, 2017, at the Austin City Hall, 301 West 2nd Street, Austin, Texas.
- (C) The public hearings were concluded after providing an opportunity for all persons present to be heard with respect to the proposed annexation. A proposed Service Plan was made available and explained at the public hearings as required by law.
- (D) The annexation, for full purposes, of the territory described in Exhibit A serves the interest of the current and future residents of the City of Austin.
- (E) All procedural requirements imposed by state law for the full purpose annexation of the territory described in Exhibit A have been met.

PART 2. The present boundary limits of the City are amended to include the following territory, which is within the extraterritorial jurisdiction and adjacent to the city limits of the City of Austin in Travis County, Texas and which is annexed into the City for full purposes:

Approximately 212 acres located in northwestern Travis County adjacent to the boundary of the River Place Municipal Utility District, this area is more particularly described in Exhibit A.

PART 3. The Service Plan attached as Exhibit B is approved as the Service Plan for the area.

PART 4. The City Council declares that its purpose is to annex to the City of Austin each part of the area described in Exhibit A as provided in this ordinance, whether any other part of the described area is effectively annexed to the City. If this ordinance is held invalid as to part of the area annexed to the City of Austin, the invalidity does not affect the effectiveness of this ordinance as to the remainder of the area.

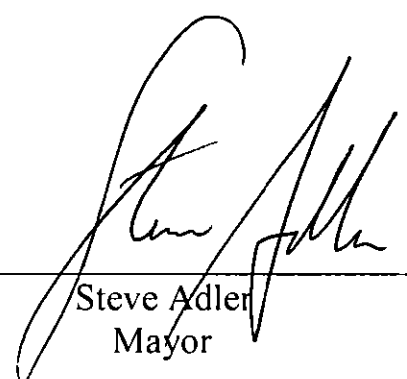
If any area or lands included within the description of the area set out in Exhibit A are: (1) presently part of and included within the general limits of the City of Austin; (2) presently part of and included within the limits of any other city, town or village; or (3) are not within the jurisdiction of the City of Austin to annex, then that area is excluded and excepted from the area annexed.

PART 5. This ordinance takes effect on November 20, 2017.

PASSED AND APPROVED

_____, November 9, 2017

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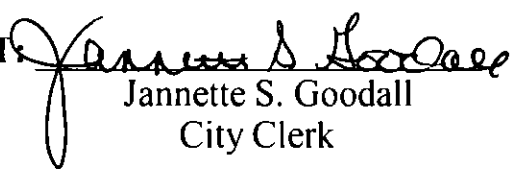
Steve Adler
Mayor

APPROVED:



Anne L. Morgan
City Attorney

ATTEST:



Jannette S. Goodall
City Clerk

C7a-2017-0004

Area to be annexed.

(Approximately 212 acres of land out of the H.E. & W.T.R.R. Co. Survey No. 199 Abstract No. 2300, the R. L. Preece Survey No. 2, Abstract No. 2269, the E. R. McLean Survey No. 200, Abstract No. 2359, the L. East Survey No. 74, Abstract No. 2763, the D & W R.R. Co. Survey No. 71, Abstract No. 240, the W. R. Hobbs Survey No. 450, Abstract No. 375 and the I. & G.N.R.R. Co. Survey No. 42, Abstract No. 2113 in Travis County, Texas)

(Portion of River Place Water Storage Site, Portion of River Place Treatment Plant, Portion of River Place Section 1, Portion of Lot 4, Block C River Place Section 4, Portion of River Place Section 9 and Portion of River Place Section 26)

(Unplatted Land)

LEGAL DESCRIPTION

LEGAL DESCRIPTION FOR FOUR TRACTS OF LAND, THE TRACT HEREINAFTER DESCRIBED AS TRACT ONE CONTAINING APPROXIMATELY 6 ACRES OF LAND OUT OF THE R. L. PREECE SURVEY NO. 2, ABSTRACT NO. 2269 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT TWO CONTAINING APPROXIMATELY 146 ACRES OF LAND OUT OF THE H.E. & W.T.R.R. SURVEY NO. 199, ABSTRACT NO. 2300, THE E. R. MCLEAN SURVEY NO. 200, ABSTRACT NO. 2359, THE L. EAST SURVEY NO. 74, ABSTRACT NO. 2763 IN TRAVIS COUNTY, TEXAS AND THE DAL. & WICH. R.R. CO. SURVEY NO. 71, ABSTRACT NO. 240 IN TRAVIS COUNTY, TEXAS, THE TRACT HEREINAFTER DESCRIBED AS TRACT THREE CONTAINING APPROXIMATELY 58 ACRES OF LAND OUT OF THE DAL. & WICH. R.R. CO. SURVEY NO. 71,

ABSTRACT NO. 240, THE W. R. HOBBS SURVEY NO. 450, ABSTRACT NO. 375 AND THE I. & G.N.R.R. SURVEY NO. 42, ABSTRACT NO. 2113 IN TRAVIS COUNTY, TEXAS AND THE TRACT HEREINAFTER DESCRIBED AS TRACT FOUR CONTAINING APPROXIMATELY 2 ACRES OF LAND OUT OF THE W. R. HOBBS SURVEY NO. 450, ABSTRACT NO. 375 IN TRAVIS COUNTY, TEXAS; OF WHICH APPROXIMATELY 212 ACRES OF LAND ARE TO BE MADE PART OF THE CITY OF AUSTIN, SAID APPROXIMATE 212 ACRES BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT ONE

BEING a portion of Lot 4, Block "C", River Place Section 4, a subdivision of record in Book 85, Pages 4D - 5B of the Plat Records of Travis County, Texas, and being all of said Lot 4, Block "C", River Place Section 4 lying north of Lots 1-3 and 5-8 of said Block "C" and a line connecting the northeast corner of said Lot 5, Block "C" and the northwest corner of said Lot 3, Block "C" containing approximately 6 acres of land.

TRACT TWO

BEGINNING at a point at the intersection of the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) and the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) at an angle point of a called 11.979 acre tract of land conveyed to The Maple Leaf Company, Ltd. By Special Warranty Deed recorded in Document No. 2001108791 of the Official Public Records of Travis County, Texas and of a called 1751.95 acre tract of land conveyed to The City of Austin by Special Warranty Deed recorded in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, for an outside ell corner of the tract herein described;

THENCE, departing the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) and in a southerly, easterly and southwesterly line along the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), crossing said 11.979 acre tract, a called 3.85 acre tract of land conveyed to River Place Municipal Utility District by Special Warranty Deed recorded in

Document No. 2002057440 of the Official Public Records of Travis County, Texas, Lot "A", Block 1, River Place Section 1, a subdivision of record in Book 84, Pages 103A - 105B of the Plat Records of Travis County, Texas, Lot 2, River Place Section 9, a subdivision of record in Book 85, Pages 96B - 97A of the Plat Records of Travis County, Texas, Lot 2, Block "A", River Place Water Storage Site, a subdivision of record in Book 84, Pages 189C - 190A of the Plat Records of Travis County, Texas and a called 90.650 acre tract of land conveyed to River Place Municipal Utility District by Special Warranty Deed recorded in Document No. 2002057440 of the Official Public Records of Travis County, Texas to a point on the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being the southerly line of said 90.650 acre tract, also being the easterly line of said 1751.95 acre tract, for the southeast corner of the tract herein described;

THENCE, departing the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) in a northerly and westerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a easterly and northerly line of said 1751.95 acre tract, common with the southerly line of said 90.650 acre tract to a point at the southwest corner of said 90.650 acre tract, same being an inside ell corner of said 1751.95 acre tract, for the southwest corner of the tract herein described;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being an easterly line of said 1751.95 acre tract common with the westerly line of said 90.650 acre tract and said Lot "A", Block 1, River Place Section 1 and said Lot 2, River Place Section 9 to a point, for the northwest corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a southerly line of said 1751.95 acre tract, common with the northeasterly line of said Lot "A", Block 1, River Place Section 1 to a point at an angle point of said Lot "A", Block 1, for the most easterly northeast corner of the tract herein described;

THENCE, in a southwesterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a westerly line of said 1751.95

acre tract, common in part with an easterly line of said Lot "A", Block 1, River Place Section 1 to a point at the northwest corner of said 11.979 acre tract, for an inside ell corner of the tract herein described;

THENCE, in a southeasterly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being a southerly line of said 1751.95 acre tract, common in part with the northerly line of said 11.979 acre tract to the POINT OF BEGINNING.

TRACT THREE

BEGINNING at a point at the intersection of the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) and the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) on a southerly line of a called 1751.95 acre tract of land conveyed to The City of Austin by Special Warranty Deed recorded in Volume 11848, Page 1718 of the Real Property Records of Travis County, Texas, same being the northerly line of Lot 1, Block A, River Place Section 26, a subdivision of record in Document No. 200200255 of the Official Public Records of Travis County, Texas, for the northeast corner of the tract herein described;

THENCE, departing the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) in a southerly and southeasterly direction along the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), crossing said Lot 1, Block A, River Place Section 26, Lot 3, Block "A", River Place Treatment Plant, a subdivision of record in Book 84, Pages 188B - 188D of the Plat Records of Travis County, Texas, and Lot 127, River Place Section 15, a subdivision of record in Book 103, Pages 56 - 60 of the Plat Records of Travis County, Texas, to a point at the intersection of the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) and the present corporate limit line of the City of Austin as described in the 1928 City Charter which is the 504.9 contour line;

THENCE, continuing in a southwesterly direction departing the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001) along the present corporate limit line of the City of Austin as described in the 1928 City Charter which is the 504.9 contour line, continuing

across said Lot 127, River Place Section 15 and said Lot 3, Block 'A', River Place Treatment Plant and into the interior of said Lot 1, Block A, River Place Section 26 to a point, for the southeast corner of the tract herein described;

THENCE, in a westerly direction along the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), continuing across said Lot 1, Block A, River Place Section 26 to a point at the intersection of the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005) and the present corporate limited purpose line of the City of Austin as adopted by Ordinance No. 20090827-084 (C7a-09-001), same being an angle point in the west line of said Lot 1, Block A, River Place Section 26, also being an angle point in the easterly line of said 1751.95 acre tract, for the southwest corner of the tract herein described;

THENCE, in a northerly direction along the present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being an easterly line of said 1751.95 acre tract, common with the westerly line of said Lot 1, Block A, River Place Section 26 to a point at the northwest corner of said Lot 1, Block A, River Place Section 26, same being an inside ell corner of said 1751.95 acre tract, for the northwest corner of the tract herein described;

THENCE, in an easterly direction along present corporate limit line of the City of Austin as adopted by Ordinance No. 001130-44 (C7a-00-005), same being an southerly line of said 1751.95 acre tract, common with the northerly line of said Lot 1, Block A, River Place Section 26 to the POINT OF BEGINNING.

TRACT THREE

BEING approximately 2 acres of land out of a called 2.60 acre tract of land conveyed to Herd Austin Realty by Warranty Deed recorded in Document No. 2015065380 of the Official Public Records of Travis County, Texas and being that portion lying north of the present corporate limit line of the City of Austin as described in the 1928 City Charter which is the 504.9 contour line.

"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".

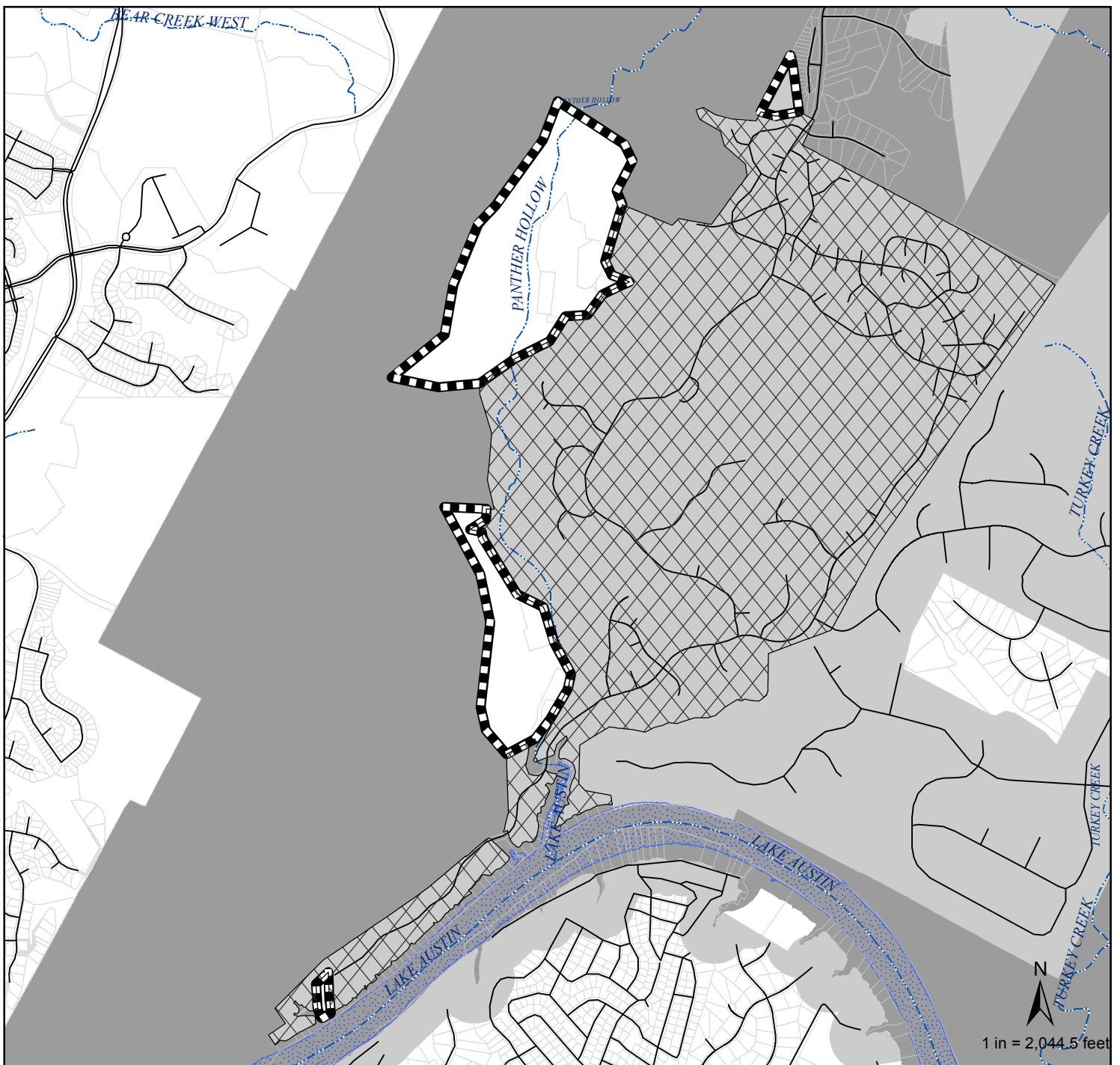
LEGAL DESCRIPTION: Mary P. Hawkins
10-02-2017

Mary P. Hawkins 10-2-17







APPROVED: Mary P. Hawkins, RPLS No. 4433
Quality Management Division
Department of Public Works
City of Austin

REFERENCES




Austin Grid C-29, C-30, C-31, C-32 & D-32
TCAD MAPS 1-3437, 1-3447, 1-4237, 1-4247 & 1-5137



River Place Outparcels Annexation Area

-  River Place Outparcels Area
-  River Place Strategic Partnership Agreement (SPA) Annexation Area
-  Parcels
-  Streets
-  Railroad
-  Major Creeks

Austin Jurisdiction

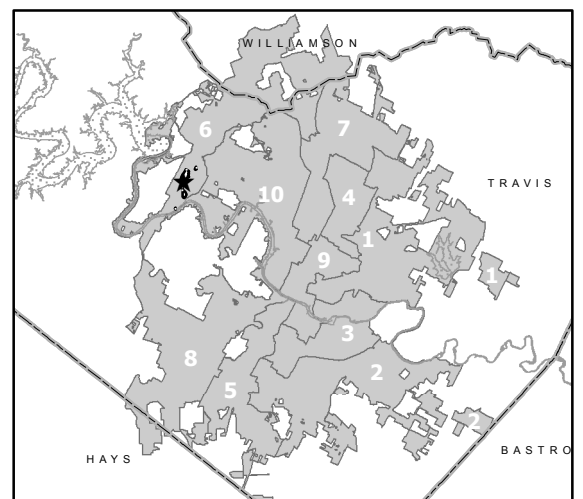
-  Austin Full Purpose
-  Austin Limited Purpose
-  Austin ETJ

This product has been produced by the Planning and Zoning Department for the sole purpose of geographic reference. No warranty is made by the City of Austin regarding specific accuracy or completeness. All data by City of Austin except where otherwise indicated.

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.



City of Austin
Planning and Zoning Department
August 2017



River Place Outparcels Area in Relation to Austin City Council Districts



CITY OF AUSTIN

ANNEXATION SERVICE PLAN

Case Name: River Place Outparcels

Case Number: C7a-2017-0004

Date: October 20, 2017

INTRODUCTION

This Service Plan (“Plan”) is made by the City of Austin, Texas (“City”) pursuant to Chapter 43 of the Texas Local Government Code. This Plan relates to the annexation to the City of land (“annexation area”) known as the River Place Outparcels annexation area. The annexation area includes approximately 212 acres in northwestern Travis County adjacent to the boundary of the River Place Municipal Utility District (“MUD”) and the City’s full purpose jurisdiction. This area contains four tracts currently in the City’s extraterritorial jurisdiction. Full purpose annexation of the MUD is scheduled to occur automatically on December 15, 2017 under the terms of the Strategic Partnership Agreement (“SPA”) between the City and the MUD and these tracts will be entirely surrounded by the City’s full purpose jurisdiction at that time. The majority of the tracts in this area are owned by MUD with the exception of one single family home. Annexing this area at the same time as the MUD precludes these tracts becoming small islands isolated from the remainder of the County and will reduce potential for confusion in the provision of public safety services to these tracts.

The annexation area is described by metes and bounds in Exhibit A, which is attached to the annexation ordinance of which this Plan is a part. The annexation area is also shown on the map in Exhibit A.

EFFECTIVE TERM

This Plan shall be in effect for a ten-year period commencing on the effective date of the annexation, unless otherwise stated in this Plan. Renewal of the Plan shall be at the option of the City. Such option may be exercised by the adoption of an ordinance by the City Council, which refers to this Plan and specifically renews this Plan for a stated period of time.

INTENT

It is the intent of the City of Austin that services under this Plan shall provide full municipal services as required and defined by the Texas Local Government Code.

The City reserves the right guaranteed to it by the Texas Local Government Code, to amend this Plan if the City Council determines that changed conditions or subsequent occurrence or any other legally sufficient circumstances exist under the Local Government Code, or other Texas laws to make this Plan unworkable or obsolete or unlawful.

SERVICE COMPONENTS

In general this Plan includes three service components: (1) the Early Action Program, (2) Additional Services, and (3) a Capital Improvement Program.

As used in this Plan, providing services includes having services provided by any method or means by which the City extends municipal services to any other area of the City. This may include causing or allowing private utilities, governmental entities and other public service organizations to provide such services by contract, in whole or in part, as allowed by law. It may also include separate agreements with associations or similar entities.

1. EARLY ACTION PROGRAM

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

- a. Police Protection. The Austin Police Department (“APD”) will provide protection and law enforcement services in the annexation area. These services include:
 - normal patrols and responses;
 - handling of complaints and incident reports; and
 - special units, such as, traffic enforcement, criminal investigations, narcotics, gang suppression, and special weapons and tactics team.
- b. Fire Protection. The Austin Fire Department (“AFD”) will provide emergency and fire prevention services in the annexation area. These services include:
 - fire suppression and rescue;
 - emergency medical services first response for Austin/Travis County Emergency Medical Services Department on life threatening medical emergencies;
 - hazardous materials mitigation and regulation;
 - emergency prevention and public education efforts;
 - dive rescue;
 - technical rescue;
 - aircraft/rescue/ firefighting;
 - construction plan review;

- inspections; and
- rescue/hazardous materials unit.

AFD serves as the first responder on life threatening emergencies for Austin/Travis County EMS. All AFD personnel are certified at an Emergency Medical Technician (“EMT”) level or higher. All engines (pumpers), ladder trucks, and rescue units carry Automatic External Defibrillators for use with heart attack victims.

- c. Emergency Medical Service. The City of Austin/Travis County Emergency Medical Services (“EMS”) Department will provide emergency medical services in the annexation area.

Austin/Travis County EMS will provide the following emergency and safety services to the annexation area:

- medical 911 communications including dispatch, pre-arrival first aid instructions and coordination of other public safety support agencies;
- emergency Advanced Life Support (ALS) ambulance response, treatment and transport;
- medical rescue services; and
- medical support during large scale emergency events.

Austin/Travis County EMS is a mobile service provider, with units constantly moving throughout the system area. An ambulance is frequently dispatched from a location outside the station.

The Austin Fire Department will provide emergency medical first response to all patients in a life-threatening situation. All Austin Fire Department personnel are certified at the Emergency Medical Technician (EMT) level or higher and assist EMS personnel providing patient care.

- d. Solid Waste Collection. The Austin Resource Recovery Department will provide services in the annexation area. Services will be provided by City personnel or by solid waste service providers under contract with the City. Services currently provided in the City for single family residences, including duplex, triplex and fourplex dwelling units, include:
- trash collection – scheduled curbside cart collection based on a bundled services rate structure;
 - recycling collection – scheduled curbside cart collection of recyclables in accordance with the City’s recycling program;
 - yard trimmings collection – scheduled residential collection of yard trimmings and small brush clippings in kraft paper yard bags or reusable containers; and
 - bulk and brush collection – scheduled curbside collection of large brush and large bulk items.

Commercial trash collection service for businesses must be provided by a licensed private service provider.

For the first two years following annexation, residents who lived in the area prior to the effective date of the annexation may continue to utilize the services of privately owned solid waste providers in accordance with provisions of the Texas Local Government Code.

- e. Maintenance of Water and Wastewater Facilities. Water and wastewater service will be provided to areas that are not within the certificated service area of another utility through existing facilities located within, near, or adjacent to the area. The facilities will be maintained and operated by Austin Water as governed by standard policies and procedures, and under the provisions of the enclosed City service extension policy.

The City has been authorized by the Texas Commission on Environmental Quality to administer the On-site Sewage Facilities (also known as septic tanks) Program. Services provided by Austin Water include permitting, inspections, licensing, and complaint investigation for all systems installed and operated within the City's full purpose jurisdiction and limited purpose jurisdiction where the City's health and safety ordinances apply.

- f. Maintenance of Roads and Streets, Including Street Lighting. The Public Works Department will maintain public streets over which the City has jurisdiction. These services include:
- emergency pavement repair;
 - ice and snow monitoring of major thoroughfares;
 - street maintenance activities including crack seal, sealcoat, slurry seal, and preventative maintenance overlay; and
 - repair maintenance operations of public streets on an as-needed basis including pothole repair, filling depressions (level up), spot surface replacement, spot full-depth repair, and utility cut repairs.

As streets in the area are dedicated and accepted for maintenance they will be included in the City's preventative maintenance program. Preventative maintenance projects are prioritized on a City-wide basis and scheduled based on a variety of factors, including surface condition (distresses), rideability (smoothness), age, traffic volume, functional classification, and available funding.

If necessary, the Transportation Department 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 provided 24 hours a day, 365 days a year for emergency repair of critical regulatory signs.

Street lighting will be maintained in accordance with the City of Austin ordinances, Austin Energy criteria and state law.

- g. Maintenance of Parks, Playgrounds, and Swimming Pools. The Limited District will retain ownership of the Amenities in the area as defined in the SPA, including community facilities, parks, greenbelts, other recreational facilities and associated buildings and structures owned by the Limited District and located within the annexation area during the existence of the District.

Recreational facilities and area amenities, including parks, pools, and medians, that are privately owned, maintained, or operated, including those owned by a Home owners' Association, will be unaffected by the annexation.

- h. Maintenance of Any Other Publicly-Owned Facility, Building, or Service. Should the City acquire any other facilities, buildings, or services necessary for municipal services located within the annexation area, an appropriate City department will provide maintenance services for them.

2. ADDITIONAL SERVICES

Certain services, in addition to the above services, will be provided within the annexation area. They are as follows:

- a. Watershed Protection. The Watershed Protection Department will provide drainage maintenance services in the annexation area. Drainage planning and maintenance are fee-based services. Services currently provided by the department, in accordance with and as limited by applicable codes, laws, ordinances and special agreements, include:
- water quality protection;
 - watershed protection master planning for flood hazard mitigation, streambank restoration and erosion control, and water quality protection;
 - flood hazard mitigation;
 - streambank restoration and erosion management; and
 - infrastructure and waterway maintenance.
- b. Planning and Development Review. The Planning and Zoning Department and the Development Services Department will provide comprehensive planning, land development and building review and inspection services in accordance with and as limited by applicable codes, laws, ordinances and special agreements.
- c. Code Compliance. In order to attain compliance with City codes regarding land use regulations and the maintenance of structures, the Austin Code Department will provide education, cooperation, enforcement and abatement relating to code violations.
- d. Library. Upon annexation residents may utilize all Austin Public Library facilities.

- e. Public Health, Social, and Environmental Health Services. Upon annexation, the following services will be available from the Austin/Travis County Health and Human Services Department:
- investigation of public health related complaints including foodborne illness, recreational water quality and public swimming pools and spas;
 - enforcement of the City's smoking in public places ordinance and the minor's access to tobacco ordinance;
 - inspection of food establishments, child care facilities;
 - investigation of reported elevated blood lead levels in children;
 - animal services including leash law and rabies control; and
 - rodent and vector control consultation.
- f. Austin Energy. Austin Energy will continue to provide electric utility service to all areas which the City is authorized to serve by the Public Utility Commission of Texas.
- g. Clean Community Services. The Austin Resource Recovery Department will provide clean community services in the annexed area. Services currently provided in the City include:
- street and boulevard sweeping;
 - litter collection and abatement;
 - household hazardous waste drop-off;
 - Austin reuse and recycling centers;
 - dead animal collection; and
 - zero waste program development.
- h. Other Services. All other City Departments with jurisdiction in the area will provide services according to City policy and procedure.

3. CAPITAL IMPROVEMENTS PROGRAM

The City will initiate the construction of capital improvements necessary for providing municipal services for the annexation area as necessary.

Each component of the Capital Improvement Program is subject to the City providing the related service directly. In the event that the related service is provided through a contract service provider, the capital improvement may not be constructed or acquired by the City but may be provided by the contract provider. The City may also lease buildings in lieu of construction of any necessary buildings.

- a. Police Protection. No capital improvements are necessary at this time to provide police services.
- b. Fire Protection. No capital improvements are necessary at this time to provide fire services.

- c. Emergency Medical Service. No capital improvements are necessary at this time to provide EMS services.
- d. Solid Waste Collection. No capital improvements are necessary at this time to provide solid waste collection services.
- e. Water and Wastewater Facilities. No capital improvements are necessary at this time to provide water and wastewater services.

Water and wastewater service connections to new development and subdivisions, including properties currently utilizing water wells, on-site or other decentralized wastewater systems (such as septic tanks) will be provided according to the standard policies and procedures of Austin Water, which may require the developer or property owner to extend or replace existing water and wastewater infrastructure. The extension of water and sewer service will be provided in accordance with the enclosed water and wastewater service extension policy.

- f. Roads and Streets. No road or street related capital improvements are necessary at this time. In general, the City will acquire control of all public roads and jurisdiction in, over and under all public roads and public streets within the annexation area upon annexation. Future extensions of roads or streets and future installation of related facilities, such as traffic control devices, will be governed by the City's standard policies and procedures.
- g. Parks, Playgrounds and Swimming Pools. No capital improvements are necessary at this time to provide services.
- h. Watershed Protection. No capital improvements are necessary at this time to provide services.
- i. Street Lighting. No capital improvements are necessary at this time to provide services. Street lighting in new and existing subdivisions will be installed and maintained in accordance with the applicable standard policies and procedures.
- j. 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.
- k. Capital Improvements Planning. The annexation area will be included with other territory in connection with planning for new or expanded facilities, functions, and services.

AMENDMENT: GOVERNING LAW

This Plan may not be amended or repealed except as provided by the Texas Local Government Code or other controlling law. Neither changes in the methods or means of implementing any

part of the service programs nor changes in the responsibilities of the various departments of the City shall constitute amendments to this Plan, and the City reserves the right to make such changes. This Plan is subject to and shall be interpreted in accordance with the Constitution and laws of the United States of America and the State of Texas, the Texas Local Government Code, and the orders, rules and regulations of governmental bodies and officers having jurisdiction.

FORCE MAJEURE

In case of an emergency, such as Force Majeure as that term is defined in this Plan, in which the City is forced to temporarily divert its personnel and resources away from the annexation area for humanitarian purposes or protection of the general public, the City obligates itself to take all reasonable measures to restore services to the annexation area of the level described in this Plan as soon as possible. Force Majeure shall include, but not be limited to, acts of God, acts of the public enemy, war, blockages, insurrection, riots, epidemics, landslides, lightning, earthquakes, fires, storms, floods, washouts, droughts, tornadoes, hurricanes, arrest and restraint of government, explosions, collisions and other inability of the City, whether similar to those enumerated or otherwise, which is not within the control of the City. Unavailability or shortage of funds shall not constitute Force Majeure for purposes of this Plan.

SUMMARY OF THE AUSTIN WATER SERVICE EXTENSION POLICY

The following information is a summary of the Austin Water Service Extension Policy, as set out in Chapter 25-9 of the Austin Land Development Code.

Application for Service

Water and wastewater service is only provided to lots that have been properly subdivided and platted or are a legal lot. If a lot does not have accessible City water or wastewater infrastructure within 100 feet from the property's boundary or the existing City infrastructure cannot meet the needs of the proposed development, the owner must make an application for an extension of service to the Director of Austin Water for review. The Director may approve an application in certain circumstances; otherwise, City Council approval is required.

Cost Participation

If the City requires oversizing of the proposed infrastructure, with City Council approval, the City may reimburse the developer for the City's proportionate share of the cost of constructing certain facilities. The actual calculation of the cost participation amounts, including limits and the schedules for the payments, are included in the City's Land Development Code.

Impact Fee Waiver

For lots served by an existing well or septic system at the time of annexation, the owner will not be required to pay impact fees (also known as capital recovery fees) if an Austin Water tap permit is obtained by the property owner on or before the second anniversary of the date of annexation. The owner will still be required to pay other applicable connection fees.

This policy is set by the City Council and can be amended in the future by ordinance.