

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF PFLUGERVILLE, TEXAS, ANNEXING, FOR FULL PURPOSES, FIVE TRACTS OF LAND TOTALING 170.63 ACRES SITUATED IN THE E. KIRKLAND SURVEY NO. 7, ABSTRACT NO. 458, OF THE REAL PROPERTY RECORDS OF TRAVIS COUNTY; GENERALLY LOCATED ALONG E. PFLUGERVILLE PARKWAY SOUTH OF LAKE PFLUGERVILLE, EAST OF N. SH 130, WEST OF WEISS LANE, AND NORTH OF E. PECAN STREET; EXTENDING THE BOUNDARIES OF THE CITY TO INCLUDE THE LAND; AND TO BE ZONED AGRICULTURE-CONSERVATION (A); BINDING THE LAND TO ALL OF THE ACTS, ORDINANCES, RESOLUTIONS AND REGULATIONS OF THE CITY; APPROVING A SERVICE PLAN; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the City of Pflugerville, Texas (the “City”) desires to annex approximately 170.63 acres of land situated in the E. Kirkland Survey No. 7, Abstract No. 458, consisting of five tracts of land, including a 17.33 acre tract, two 50.66 acre tracts, and two 25.99 acre tracts, of the Real Property Records of Travis County, Texas, more particularly described and depicted in **Exhibit “A”**, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to Chapter 43, Subchapter B, of the Texas Local Government Code, the annexation area is contiguous to the City, vacant, and without residents, and is, therefore, exempted from inclusion in a municipal annexation plan; and

WHEREAS, in accordance with Texas Local Government Code, Section 43.065, the City Council approved a resolution on January 10, 2017 directing the preparation of a service plan and approving the schedule for annexation of the Property; and

WHEREAS, the City Council held public hearings on February 14, 2017 and February 28, 2017 for all interested persons to attend and be heard; and

WHEREAS, the City has complied with all conditions precedent necessary to take this action, has properly noticed and conducted all public hearings and public meetings pursuant to the Texas Local Government Code and Texas Government Code, as applicable.

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

Section 1. The foregoing recitals are hereby found to be true and correct and are hereby adopted by the City Council and made a part hereof for all purposes as findings of fact.

Section 2. The Property is hereby annexed to the City, and the boundaries of the City are extended to include the Property within the corporate limits of the City. From and after the date of this ordinance, the Property shall be entitled to all the rights and privileges of the City and shall be bound by the acts, ordinances, resolutions, and regulations of the City.

Section 3. The City finds annexation of the Property to be in the public interest due the Property providing enhancements and greater public access, additional public right-of-way and open spaces, and promotes economic growth of the Property and surrounding areas.

Section 4. The Property shall be zoned Agriculture-Conservation (A) and is currently used as vacant property for agricultural purposes.

Section 5. The service plan attached as **Exhibit “B”** is approved, and municipal services shall be extended to the Property in accordance therewith.

Section 6. The City Secretary is directed to file a certified copy of this Ordinance in the office of the County Clerk of Travis County, Texas, and in the official records of the City.

Section 7. This Ordinance will take effect upon its adoption by the City Council in accordance with the provisions of Section 3.15(d) of the City Charter.

Section 8. The City Council intends to annex the Property described in this Ordinance; but if there is included within the description of the Property annexed by this Ordinance any lands or area that may not be annexed by the City for any reason, including right-of-way owned or maintained by Travis County, Texas (“Excluded Lands”), then the Excluded Lands should be excluded and excepted from the Property annexed by this Ordinance as fully as if the Excluded Lands were expressly described in this Ordinance and the remainder of the Property was annexed to the City.

Section 9. If for any reason any section, paragraph, subdivision, clause, phrase, word, or other provision of this ordinance shall be held invalid or unconstitutional by final judgment of a court of competent jurisdiction, it shall not affect any other section, paragraph, subdivision, clause, phrase, word, or provision of this ordinance, for it is the definite intent of this Council that every section, paragraph, subdivision, clause phrase, word, or provision hereof shall be given full force and effect for its purpose.

PASSED AND APPROVED this _____ day of _____ 2017.

CITY OF PFLUGERVILLE, TEXAS

By: _____
Victor Gonzales, Mayor

ATTEST:

Karen Thompson, City Secretary
APPROVED AS TO FORM:

George E. Hyde, City Attorney
DENTON NAVARRO ROCHA BERNAL HYDE & ZECH, P.C.

EXHIBIT "A"

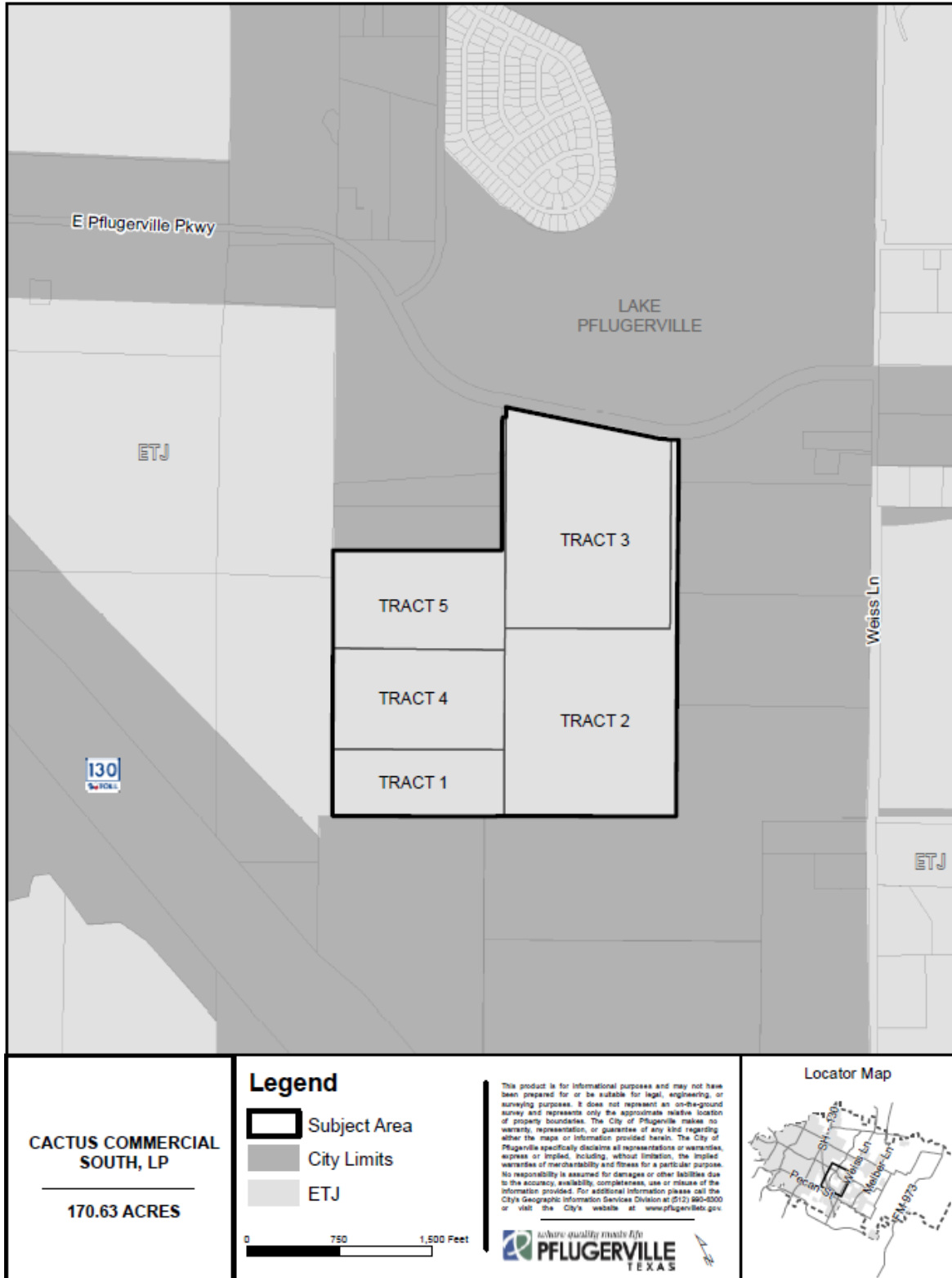


EXHIBIT A – TRACT 1
17.33 acres of land in the E. Kirkland Survey No. 7,
Abstract No. 458, and being more fully described in a deed
recorded as document #2005228226

All that certain tract or parcel of land situated in Travis County, Texas, out of the E. Kirkland Survey No. 7, Abstract No. 458 and being a part of that tract described as 70.31 acres in a Corrected Special Warranty Deed granted to Rebecca R. Hill, et al, dated October 20, 2000 and recorded as Document No. 2001020588, Official Public Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found with no cap, adjacent to the north line of that tract described as 96.90 acres in a Deed granted to Connie Lorraine Sladek, dated November 18, 1987, and recorded in Volume 10530, Page 676, Real Property Records of Travis County, Texas, for an exterior ell in an offset of the east line of a tract described as 97.5 acres in a Deed granted to Theodor R. Timmerman, dated February 27, 1963, and recorded in Volume 2470, Page 572, Deed Records of Travis County, Texas and the southwest corner of said Hill tract and this tract;

THENCE North 27 deg. 09 min. 50 sec. East 541.98 feet with the east line of said Theodor R. Timmerman tract and the west line of said Hill tract and this tract, to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD." set for the northwest corner of this tract;

THENCE South 62 deg. 53 min. 38 sec. East 1392.50 feet across said Hill tract for the north line of this tract, to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set in the west line of that tract described as 146.50 acres in a Warranty Deed granted to Kathleen Marie England, et al, dated February 4, 1994, and recorded in Volume 12118, page 195, said real property records, for the northeast corner of this tract;

THENCE South 27 deg. 09 min. 34 sec. West 541.98 feet with the west line of said England tract and the east line of said Hill tract and this tract to a 1/2" iron pin found with no cap, adjacent to the north line of that tract described as 119.5 acres in a Deed to Mildred L. Smith, date January 2, 1971, and recorded in Volume 3978, Page 1765, said deed records, and the occupied southwest corner of said England tract, and the occupied southeast corner of said Hill tract and this tract;

THENCE North 62 deg. 53 min. 39 sec. West adjacent to the north line of said Mildred L. Smith tract, at 9.4 feet, passing 9.6 feet north of a 1" iron pipe found in a fence line for the northwest corner of said Mildred L. Smith tract and the northeast corner of said Connie Lorraine Sladek tract, continuing adjacent to the north line of said Connie Lorraine Sladek tract, in all 1392.55 feet to the POINT OF BEGINNING and continuing 17.33 acres of land, more or less.

EXHIBIT A – TRACT 2
50.66 acres of land in the E. Kirkland Survey No. 7,
Abstract No. 458, and being more fully described in a deed
recorded as document #2006049775

All that certain tract or parcel of land situated in Travis County, Texas, out of the E. Kirkland Survey No.7, Abstract No. 458 and being a portion of that tract described as 146.50 acres in a Warranty Deed granted to Kathleen Marie England et al, dated February 4, 1994, and recorded as Volume 12118, Page 195, Real Property Records of Travis County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin found with no cap on the north side of a wood fence corner post, adjacent to the north line of that tract described as 161 acres (First Tract) in a Deed granted to Mildred L. Smith, dated January 2, 1971, and recorded in Volume 3978 Page 1765, Deed Records of Travis County, Texas, for the occupied southeast corner of that tract described as 70.31 acres in a Corrected Special Warranty Deed granted to Rebecca R. Hill, et al, dated October 20, 2000 and recorded as Document No. 2001020588, Official Public Records of Travis County, Texas, and the occupied southwest corner of said England tract and this tract;

THENCE: with the west line of this tract, the following five (5) courses:

1. N 27°09'35" E 1519.36 feet with the east line said Hill tract and the west line of said England tract and this tract, to a 1/2" iron pin with a yellow plastic cap inscribed "CS LTD" set for an exterior ell corner of this tract;
2. S 62°50'26" E 1334.67 feet into said England tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS LTD" set for an interior ell corner of this tract;
3. N 27°17'40" E 290.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS LTD" set ,
4. N 27°17'51" E 901.20 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS LTD" set ,
5. N 27°21'57" E 336.55 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS LTD" set in the south line of that tract described as 45.193 acres in a Special Warranty Deed granted to the City of Pflugerville, dated October 3, 2003 and recorded as Document No. 2003236749, said official public records, in the north line of said England tract, for the northwest corner of this tract;

THENCE: 60.01 feet along a curve to the left and concave to the north and with the north line of this tract ($\Delta = 03^\circ 36' 02"$, $r = 959.00$ ft bears S $62^\circ 13' 00"$ E 60.00 feet) to a 1.2" iron pin found in the east line of said Pflugerville tract (#2003236749), the southwest corner of a tract described as 9.294 acres in a Special Warranty Deed granted to the said City of Pflugerville, dated April 4, 2003, recorded as Document No. 2003097726, said official public records, and the northwest corner of a tract described as 32.290 acres in a Partition Deed granted to H.L. Weiss, Jr., dated April 6, 2001, and recorded as document No. 2001065236, said official public records, and the northeast corner of this tract;

THENCE: along the east line of said England tract in the following four (4) courses,

1. S 27° 21' 57" W 336.08 feet with the west line of said H.L. Weiss, Jr. tract to a 1/2" iron pin found for the southwest corner of said H.L. Weiss tract, and northwest corner of a tract described as 32.290 acres in a Partition Deed granted to Don Lee Weiss, dated April 6, 2001, and recorded as Document No. 2001065237, said official public records,
2. S 27° 17' 49" W 901.17 feet with the west line of said Don Lee Weiss tract to a 1/2" iron pin found, for the southwest corner of said Don Lee Weiss tract, and the northwest corner of a tract described as 32.290.290 acres in a Partition Deed granted to Glenn Weiss, dated April 6, 2001, and recorded as Document No. 2001065235, said official public records,

3. S 27° 17' 42" W 902.55 feet with the west line of said Glen Weiss tract, to a 1/2" iron pin found at the southwest corner of said Glenn Weiss tract, and the northwest corner of a tract described as 32.290 acres in a Partition Deed granted to Joe Weiss, dated April 6, 2001, and recorded as Document No. 2001065238, said official public records,

4. S 27°19'48" W 905.60 feet with the west line of said Joe Weiss tract, to a 1/2" iron pin found adjacent to the north line of said Smith tract, for the southwest corner of said Joe Weiss tract, and the southeast corner of said England tract and this tract;

THENCE: N 62°53'20" W 1390.53 feet with the south line of said England tract, and adjacent to the north line of said Smith tract to the Point of Beginning, and containing 50.66 acres of land, more or less.

EXHIBIT A – TRACT 3
50.66 acres of land in the E. Kirkland Survey No. 7,
Abstract No. 458, and being more fully described in a deed
recorded as document #2006049776

All that certain tract or parcel of land situated in Travis County, Texas, out of the E. Kirkland Survey No. 7, Abstract No. 458 and being a portion of that tract described as 146.50 acres in a Warranty Deed granted to Kathleen Marie England et al, dated February 4, 1994, and recorded as Volume 12118, Page 195, Real Property Records of Travis County, Texas and further described by metes and bounds as follows:

BEGINNING at a 1/2" iron pin with an orange cap inscribed "RDS RPLS 4094" found for the southwest corner of that tract described as 45.193 acres in a Special Warranty Deed granted to the City of Pflugerville, dated October 3, 2003, and recorded as Document No. 2003236749, Official Public Records Travis County, Texas, and the northwest corner of this tract;

THENCE: with the north line of said England tract and with the south line of said City of Pflugerville tract (#2003236749) in the following two (2) courses:

1. S 51°28'52" E 1214.89 feet to a 1/2" iron pin set with a yellow plastic cap inscribed "CCC 4835", found at the beginning of a tangent curve,
2. 148.87 feet along a curve to the left and concave to the northeast (delta=8° 55'53", r=955.00 feet, it bears S 55°57'02" E 148.72 feet) to a 1/2" iron pin set, with a yellow plastic cap inscribed "CS LTD", set in the north line of said England tract and the south line of said City of Pflugerville tract (#2003236749), for the northeast corner of this tract;

THENCE: into said England tract and parallel to the east line of said England tract with the east line of this tract in the following three (3) courses:

1. S 27°21'57" W 336.55 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS LTD" set for an angle point of this tract,
2. S 27°17'51" W 901.20 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS LTD" set for an angle point of this tract,
3. S 27°17'40" W 290.12 feet to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the southeast corner of this tract;

THENCE: N 62°50'26" W 1334.67 feet across said England tract to a 1/2" iron pin with a yellow plastic cap inscribed "CS, LTD" set in the east line of that tract described as 70.31 acres in a Corrected Special Warranty Deed granted to Rebecca R. Hill, et al, dated October 20, 2000 and recorded as Document No. 2001020588 of said official public records and the west line of said England tract for the southwest corner of this tract;

THENCE: N 27°09'34" E 1784.99 feet with the east line of said Hill tract and the west line of said England tract and this tract to the Point of Beginning and containing 50.66 Acres of land, more or less

EXHIBIT A – TRACT 4

25.99 acres of land in the E. Kirkland Survey No. 7,
Abstract No. 458, and being more fully described in a deed
recorded as document #2006233133

All that certain tract or parcel of land situated in Travis County, Texas, out of the E. Kirkland Survey No. 7, Abstract No. 458 and being a part of that tract described as 70.31 acres in a Corrected Special Warranty Deed granted to Rebecca R. Hill, et al, dated October 20, 2000 and recorded as Document No. 2001020588, Official Public Records of Travis County, Texas, and further described by metes and bounds as follows:

BEGINNING at a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set, in an offset of the east line of a tract described as 97.5 acres in a Deed granted to Theodor R. Timmerman, dated February 26, 1963, and recorded in Volume 2470, Page 572, Deed Records of Travis County, Texas and in the west line of said Hill tract, for the southwest corner of this tract, from which a ½" iron pin with no cap found, for the southwest corner of said Hill tract, bears S 27° 09' 50" W 541.98 feet;

THENCE: N 27° 09' 50" E 813.00 feet with the east line of said Tmmerman tract, the west line of said Hill tract and this tract, to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set for the northwest corner of this tract;

THENCE: S 62° 53' 38" E 1392.44 feet into and across said Hill tract for the north line of this tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD" set in the west line of that tract described as 146.50 acres in a Warranty Deed granted to Kathleen Marie England, et al, dated February 4, 1994, and recorded in Volume 12118, Page 195, said real property records, and the east line of said Hill tract, for the northeast corner of this tract;

THENCE: S 27° 09' 34" W 813.00 feet with the west line of said England tract and the east line of said Hill tract to a ½" iron pin with a yellow plastic cap inscribed "CS, LTD>" set for the southeast corner of this tract, from which a ½" iron pin found with no cap for the southeast corner of said Hill tract, bears S 27° 09' 34" W 541.98 feet;

THENCE: N 62° 53' 38" W 1392.50 feet into and across said Hill tract for the south line of this tract to the Point of Beginning, and containing 25.99 acres of land.

EXHIBIT A – TRACT 5

25.99 acres of land in the E. Kirkland Survey No. 7,
Abstract No. 458, and being more fully described in a deed
recorded as document #2007218811

All that certain tract or parcel of land situated in Travis County, Texas, out of the E. Kirkland Survey No. 7, Abstract No. 458 and being a part of that tract described as 70.31 acres in a Corrected Special Warranty Deed granted to Rebecca R. Hill, et al, dated October 20, 2000 and recorded as Document No. 2001020588, Official Public Records of Travis County, Texas, and further described by metes and bounds as follows

BEGINNING at a ½" Iron pin found in the east line of that tract described as 535 acres in a Warranty Deed granted to Timmerman & Hagan, Ltd., dated December 29, 1983, and recorded in Volume 8394, Page 544, said deed records, for the common southwest corner of a tract described as 11.00 acres in a Special Warranty Deed to Robert Thomas Nicholas, et al, (Tract 3) dated March 29, 1991, and recorded in Volume 11418, Page 1139, Real Property Records of Travis County, Texas, and the most westerly northwest corner of said Hill tract and this tract;

THENCE: S 62°59'03" E 1360.58 feet along the south line of said Nicholas tract (Tract 3) and the north line of said Hill tract and this tract, to a ½" Iron pin found with no cap, being the southeast corner of said Nicholas tract (Tract 3), and the interior ell corner of said Hill tract and this tract;

THENCE: N 27°15'21" E along the east line of said Nicholas tract (Tract 3) and the most northerly west line of said Hill tract, at approximately 351.72 feet passing the common northeast corner of said Nicholas tract (Tract 3) and the southeast corner of a tract described as 7.00 acres in a Special Warranty Deed granted to Robert Thomas Nicholas, et al, (Tract 2) dated March 29, 1991, and recorded in Volume 11418, Page 1139, said real property records, continuing along the east line of said Nicholas tract (Tract 2), at approximately 263.24 feet passing the common northeast corner of said Nicholas tract (Tract 2) and the southeast corner of a tract described as 58.06 acres in a Special Warranty Deed granted to Robert Thomas Nicholas, et al, (Tract 1) dated March 29, 1991, and recorded in Volume 11418, Page 1139, said real property records, continuing along the east line of said Nicholas tract (Tract 1), in all 1078.73 feet to a ½" iron pin found with a yellow plastic cap inscribed "CCC 4835", for the southwest corner of a tract described as 0.930 acres in a Warranty Deed granted to the City of Pflugerville, dated June 10, 2003, and recorded as Document No. 2003139002, said official public records, and the northwest corner of this tract;

THENCE: S 58°05'00" E 30.10 feet along the south line of said City of Pflugerville tract to a ½" iron pin found with a yellow plastic cap inscribed "CCC 4835", in the west line of a tract described as 146.50 acres in a Warranty Deed granted to Kathleen Marie England, et al, dated February 4, 1994, and recorded in Volume 12118, Page 195, said real property records, for the northeast corner of this tract;

THENCE: S 27°09'35" W 1866.34 feet along the west line of said England tract and the east line of said Hill tract to a ½" Iron pin with no cap found, for the southeast corner of this tract;

THENCE: N 62°53'38" W 1392.44 feet into and across said Hill tract for the south line of this tract to a ½" iron pin with a yellow plastic cap inscribed "CS. LTD" set for the southwest corner of this tract;

THENCE: N 27°09'50" E with the east line of said Theodor R. Timmerman Timmerman tract and the west line of said Hill tract and this tract, at approximately 572.24 feet passing the common northeast corner of said Theodor R. Timmerman Tract, and the southeast corner of said Timmerman & Hagan, Ltd. tract, in all 787.98 feet to the Point of Beginning and containing 25.99 acres of land.

EXHIBIT “B”

SERVICE PLAN

SERVICE PLAN FOR PROPOSED ANNEXATION BY THE CITY OF PFLUGERVILLE, IN TRAVIS COUNTY, TEXAS

This service plan establishes a program under which the City of Pflugerville, Texas (the “City”), will provide full municipal services to the area described on the attached Exhibit “A” of the Ordinance (the “Annexed Area”), as required by § 43.065 of the Texas Local Government Code.

I.

The City will provide the following municipal services to the Annexed Area at a level consistent with protection to other areas within the City:

- A. Police Protection. The City provides police service within its City limits, including routine patrols through the City and law enforcement services upon call. After annexation, police protection will be provided to the Annexed Area at a level consistent with the service to other areas of the City with similar population density. The City’s police services include neighborhood patrols, criminal investigations, crime prevention, community services and school programs.
- B. Fire Protection and Emergency Medical Service.
 - 1. Travis County Emergency Services District No. 2 (TCESD #2) includes the City and the Annexed Area. TCESD #2 will continue to provide fire protection service to the Annexed Area after annexation.
 - 2. The City fire marshal enforces the City fire code, investigates fires, and conducts fire prevention inspections within the City limits, and will provide these services within the Annexed Area after annexation.
 - 3. The City provides Emergency Medical Transport Services through an interlocal agreement with Travis County, Texas. After annexation, transport services will be provided to the Annexed Area at a level consistent with the service to other areas of the City with similar population density. Emergency Medical First Responder Services are provided by TCESD #2, and TCESD #2 will continue to provide such services to the Annexed Area after annexation.

II.

The City will provide the following municipal services to the Annexed Area on the same basis as it provides such services to other similarly situated areas of the City:

- A. Solid Waste Collection. The City provides residential solid waste collection services within the City limits for a fee under a contract between the City and a private refuse collection company. The residential solid waste collection services include garbage

collection, recycling, and bulky item collection. This service will be provided for a fee to any person within the Annexed Area requesting the service after the date of annexation. The City may not prohibit the collection of solid waste by a private provider or charge a fee for solid waste collection to any resident who continues to use the services of a private provider during the first two years following annexation. If a resident continues to use the services of a private provider during the two years following annexation, the City is not required to provide solid waste collection services to that resident.

B. Maintenance. Routine maintenance of the following City-owned facilities, if any, will be provided within the Annexed Area effective as of the date of annexation:

1. **Water and wastewater facilities** that are not within the service area of another water or wastewater utility. These facilities will include all internal water and wastewater distribution and collection lines owned by the City that are within the Annexed Area. The City maintains distribution and collection lines and handles all customer billing, service calls and complaints.
2. **Public streets and right-of-ways.** The City provides street repairs, improvements, inspections, street lighting and traffic control devices. This City does not maintain private streets or private right-of-ways.
3. **Publicly owned parks, playgrounds, and swimming pools.** The City will maintain and operate publicly owned land and facilities within the annexation area.
4. **Other public easement, facilities or buildings,** including drainage facilities, such as drainage channels, storm sewers and detention ponds contained within dedicated public easements. The City maintains drainage facilities through regular mowing and cleaning or repair, as needed. The City will inspect the land and perform maintenance within improved channels and drainage facilities as required which includes but is not limited to mowing and the removal of debris. Any unacceptable conditions that exist in the drainage areas and are reported to the City of Pflugerville between scheduled inspections will be evaluated and resolved as necessary. A maintenance schedule for these areas can be obtained from the Public Works and Parks and Recreation Departments. .

C. Development Regulation. The City will enforce zoning, subdivision development, site development and building code regulations within the Annexed Area after annexation. Enforcement will be in accordance with City ordinances. Development plans and plats for projects within the Annexed Area will be reviewed for compliance with City standards and regulations.

D. Other Services. City recreational facilities, including parks and library, will be available for use by residents of the Annexed Area on the same basis as those facilities are available to current City residents. City residents receive program preference for some City programs.

III.

- A. The City will provide the following municipal services to the Annexed Area on the same basis as it provides such services to other similarly situated areas of the City, provided that nothing in this plan shall require the City to provide a uniform level of municipal services to each area of the City, including the Annexed Area, if different characteristics of topography, land use, existing levels of service, and population density justify different levels of service:
- B. Capital Improvements. As provided in Sections 43.056(e) through 43.056(g) of the Texas Local Government Code, the City will acquire or construct capital improvements necessary to provide municipal services adequate to serve the Annexed Area as necessary to provide a level of service, infrastructure, and infrastructure maintenance that is comparable to the level of services, infrastructure, and infrastructure maintenance available in other parts of the City with topography, land use, and population density similar to those reasonably contemplated or projected in the Annexed Area. Said services shall be provided in accordance with City's established extension policies and regulations included within the City's Unified Development Code, Engineering Design Manual, and infrastructure Master Plans, the prioritization of such being governed by existing level of services, topography, current and projected land use, and population density.
- C. Water and Wastewater Service. For portions of the Annexed Area not within the certificated service areas of the City or another utility, water and wastewater service to such areas shall be provided in accordance with established extension policies and regulations included within the City's Unified Development Code, Engineering Design Manual, and infrastructure Master Plans, the prioritization of such being governed by existing level of services, topography, current and projected land use, and population density.

The portions of the Annexed Area that are currently within the certificated service areas of other water and wastewater utilities will continue to receive water and wastewater utility services from such utility providers after annexation unless and until the City secures the right and infrastructure necessary to serve such areas.