

ORDINANCE NO. 98-20

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF ROCKWALL, TEXAS, PROVIDING FOR THE EXTENSION OF CERTAIN BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS AND THE ANNEXATION OF CERTAIN TERRITORY CONSISTING OF 1111.6 ACRES OF LAND, WHICH SAID TERRITORY LIES ADJACENT TO AND ADJOINS THE PRESENT BOUNDARY LIMITS OF THE CITY OF ROCKWALL, TEXAS; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Public Hearings were held before the governing body of the City of Rockwall, Texas, where all interested persons were provided with an opportunity to be heard on the proposed annexation of the following described territories;

**LEGAL DESCRIPTION
PROPOSED ANNEXATION
AREA "10"**

BEING, a tract of land situated in the J.B. JONES SURVEY, ABSTRACT NO. 125, R.K. BRISCOE SURVEY, ABSTRACT NO. 16, J.A. RAMSEY SURVEY, ABSTRACT NO. 186 and the M.E. HAWKINS SURVEY, ABSTRACT NO. 100, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the Centerline of Springer Road, said point being the Southwest corner of a called 90.422 acre tract as conveyed to Yu Huey-Min and wife, Grace H. Min, as recorded in Volume 1061, Page 213, of the Deed Records of Rockwall County, Texas, and also being North 88°33'00" East, a distance of 2388.31 feet from the point of intersection of the Centerline of Springer Road with the current City Limits per Ordinance No. 85-69;

THENCE, North 00°57'06" West, leaving the Centerline of Springer Road, a distance of 2498.54 feet to a point at the Northwest corner of said 90.422 acre tract;

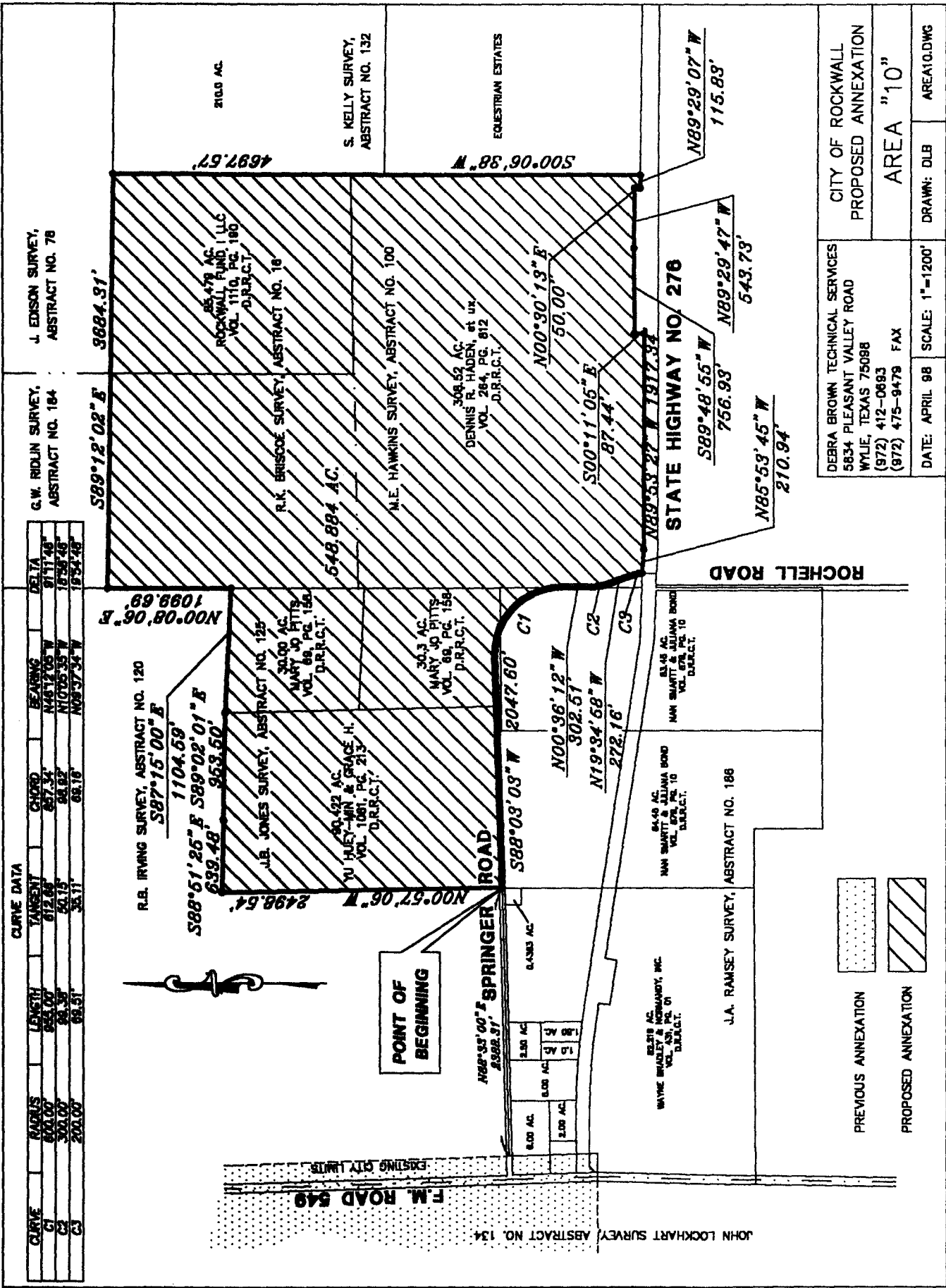
THENCE, South 88°51'25" East, a distance of 639.48 feet to a point;

THENCE, South 89°02'01" East, a distance of 953.50 feet to a point;

THENCE, South 87°15'00" East, a distance of 1104.59 feet to a point at the Northeast corner of a called 30.00 acre tract as conveyed to Mary Jo Pitts as recorded in Volume 69, Page 158, of said Deed Records;

THENCE, North 00°08'06" East, a distance of 1099.69 feet to a point at the Northwest corner of a called 308.52 acre tract as conveyed to Dennis R. Haden, et ux, as recorded in Volume 264, Page 812, of said Deed Records;

THENCE, South 89°12'02" East, a distance of 3684.31 feet to a point at the Northeast corner of a called 85.479 acre tract as conveyed to Rockwall Fund 1 L.L.C. as recorded in Volume



CURVE DATA

CURVE	RADIUS	LENGTH	TANGENT	CHORD	BEARING	DELTA
C1	600.00'	861.00'	612.66'	861.34'	N46°12'05" W	91°11'46"
C2	300.00'	68.38'	60.15'	64.82'	N10°05'35" W	18°38'46"
C3	200.00'	68.51'	58.11'	68.16'	N68°37'34" W	19°54'48"

CITY OF ROCKWALL
PROPOSED ANNEXATION

DERRA BROWN TECHNICAL SERVICES
5834 PLEASANT VALLEY ROAD
WYLIE, TEXAS 75098
(972) 412-0693
(972) 475-9479 FAX

DATE: APRIL 98 SCALE: 1"=1200'

DRAWN: DLB AREA: 10" AREA10.DWG

1110, Page 190, of said Deed Records;

THENCE, South 00°06'38" West, a distance of 4697.57 feet to a point on the Northerly line of State Highway No. 276, same being the Southeasterly corner of said 308.52 acre tract;

THENCE, along the Northerly line of State Highway No. 276, the following:

North 89°29'07" West, a distance of 115.83 feet to a point;
North 00°30'13" East, a distance of 50.00 feet to a point;
North 89°29'47" West, a distance of 543.73 feet to a point;
South 89°48'55" West, a distance of 756.93 feet to a point;
South 00°11'05" East, a distance of 87.44 feet to a point;
North 89°53'27" West, a distance of 1917.34 feet to a point;
North 85°53'45" West, a distance of 210.94 feet to a point in the Centerline of Springer Road;

THENCE, along the Centerline of Springer Road, the following:

Along a non-tangent curve to the left having a central angle of 19°54'48" with a radius of 200.00 feet;
Around said curve, an arc distance of 69.51 feet to a point;
North 19°34'58" West, a distance of 272.16 feet to the beginning of a curve to the right having a central angle of 18°58'46" and a radius of 300.00 feet;
Around said curve, an arc distance of 99.38 feet to a point;
North 00°36'12" West, a distance of 302.51 feet to the beginning of a curve to the left having a central angle of 91°11'46" and a radius of 600.00 feet;
Around said curve, an arc distance of 955.00 feet to a point at the end of said curve;
South 88°03'03" West, a distance of 2047.60 feet to the POINT OF BEGINNING and containing 548.884 acres of land.

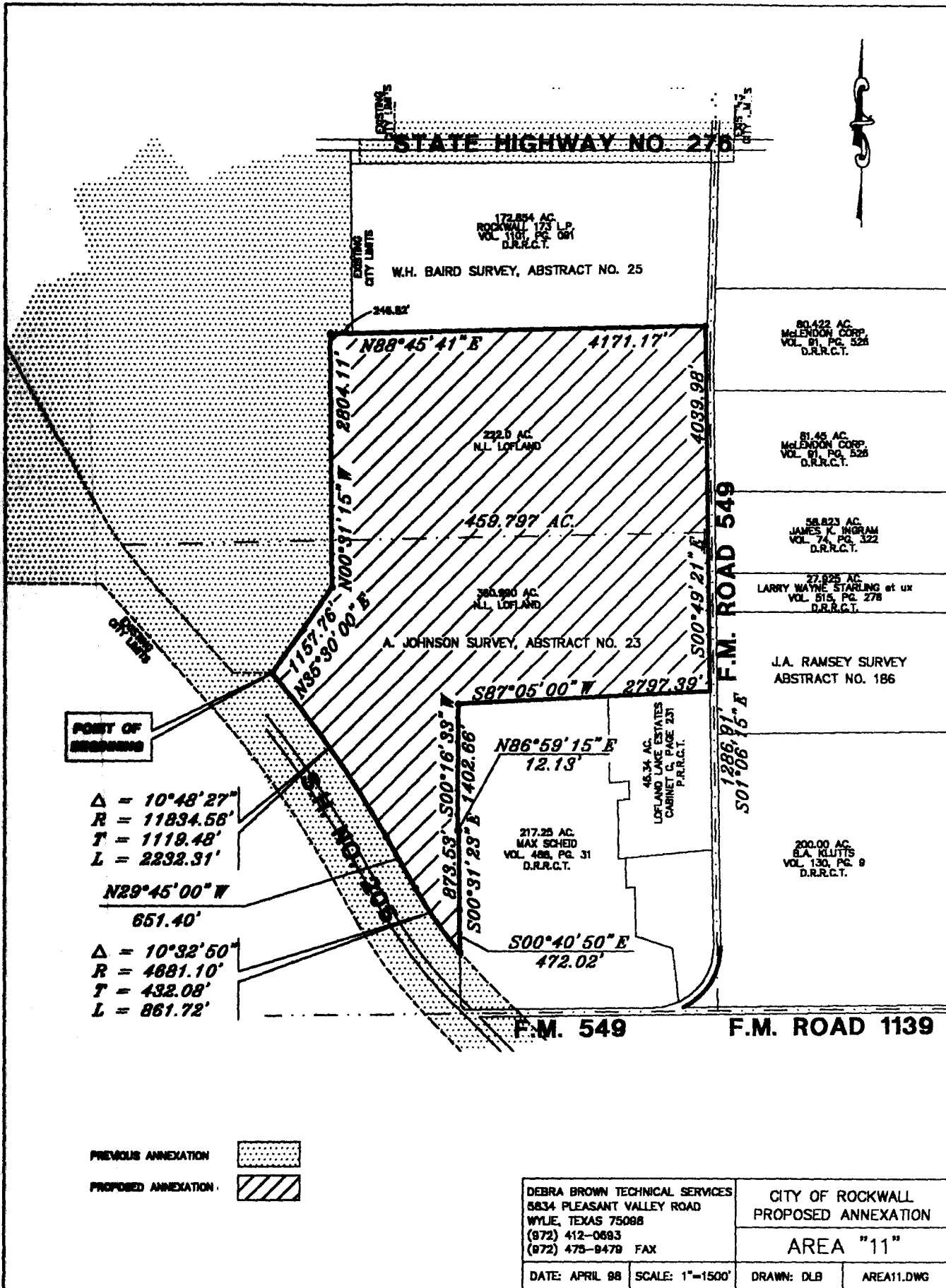
**LEGAL DESCRIPTION
PROPOSED ANNEXATION
AREA "11"**

BEING, a tract of land situated in the A. JOHNSON SURVEY, ABSTRACT NO. 23 and the W.H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the Northeasterly line of State Highway No. 205 (a variable width R.O.W.), said point being on the current City Limits per Ordinance No. 74-32;

THENCE, leaving the Northeasterly line of State Highway No. 205, North 35°30'00" East, along the westerly line of a called 360.990 acre tract as conveyed to N.L. Lofland and along the existing City Limits per Ordinance No. 74-32, a distance of 1157.76 feet to a point;

THENCE, North 00°31'15" West, continuing along the existing City Limits, a distance of 2804.11 feet to a point at the Northwest corner of a called 222.00 acre tract as conveyed to N.L. Lofland;



DEBRA BROWN TECHNICAL SERVICES
 5834 PLEASANT VALLEY ROAD
 WYLIE, TEXAS 75098
 (872) 412-0693
 (872) 475-8479 FAX

DATE: APRIL 88 SCALE: 1"=1500'

CITY OF ROCKWALL
 PROPOSED ANNEXATION

AREA "11"

DRAWN: DLB AREA11.DWG

1110, Page 190, of said Deed Records;

THENCE, South 00°06'38" West, a distance of 4697.57 feet to a point on the Northerly line of State Highway No. 276, same being the Southeasterly corner of said 308.52 acre tract;

THENCE, along the Northerly line of State Highway No. 276, the following:

North 89°29'07" West, a distance of 115.83 feet to a point;
North 00°30'13" East, a distance of 50.00 feet to a point;
North 89°29'47" West, a distance of 543.73 feet to a point;
South 89°48'55" West, a distance of 756.93 feet to a point;
South 00°11'05" East, a distance of 87.44 feet to a point;
North 89°53'27" West, a distance of 1917.34 feet to a point;
North 85°53'45" West, a distance of 210.94 feet to a point in the Centerline of Springer Road;

THENCE, along the Centerline of Springer Road, the following:

Along a non-tangent curve to the left having a central angle of 19°54'48" with a radius of 200.00 feet;
Around said curve, an arc distance of 69.51 feet to a point;
North 19°34'58" West, a distance of 272.16 feet to the beginning of a curve to the right having a central angle of 18°58'46" and a radius of 300.00 feet;
Around said curve, an arc distance of 99.38 feet to a point;
North 00°36'12" West, a distance of 302.51 feet to the beginning of a curve to the left having a central angle of 91°11'46" and a radius of 600.00 feet;
Around said curve, an arc distance of 955.00 feet to a point at the end of said curve;
South 88°03'03" West, a distance of 2047.60 feet to the POINT OF BEGINNING and containing 548.884 acres of land.

**LEGAL DESCRIPTION
PROPOSED ANNEXATION
AREA "11"**

BEING, a tract of land situated in the A. JOHNSON SURVEY, ABSTRACT NO. 23 and the W.H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the Northeasterly line of State Highway No. 205 (a variable width R.O.W.), said point being on the current City Limits per Ordinance No. 74-32;

THENCE, leaving the Northeasterly line of State Highway No. 205, North 35°30'00" East, along the westerly line of a called 360.990 acre tract as conveyed to N.L. Lofland and along the existing City Limits per Ordinance No. 74-32, a distance of 1157.76 feet to a point;

THENCE, North 00°31'15" West, continuing along the existing City Limits, a distance of 2804.11 feet to a point at the Northwest corner of a called 222.00 acre tract as conveyed to N.L. Lofland;

STATE HIGHWAY NO 275

EXISTING CITY LIMITS

172.854 AC
ROCKWALL 175 DB1
VOL. 101, PG. 051
D.R.R.C.T.

W.H. BAIRD SURVEY, ABSTRACT NO. 25

248.82'

NB8°45'41" E 4171.17'

2804.11'

222.0 AC
N.L. LOFLAND

459.797 AC.

300.890 AC
N.L. LOFLAND

A. JOHNSON SURVEY, ABSTRACT NO. 23

N00°31'15" W 2804.11'

N85°30'00" E 1157.76'

S87°05'00" W 2797.39'

4039.98'

S00°49'21" E

80.422 AC
MCLENDON CORP.
VOL. 91, PG. 528
D.R.R.C.T.

81.45 AC
MCLENDON CORP.
VOL. 91, PG. 526
D.R.R.C.T.

58.823 AC
JAMES K. INGRAM
VOL. 74, PG. 322
D.R.R.C.T.

27.825 AC
LARRY WAYNE STARLING et ux
VOL. 815, PG. 278
D.R.R.C.T.

J.A. RAMSEY SURVEY
ABSTRACT NO. 186

45.34 AC
LOFLAND LAKE ESTATES
CABINET C, PAGE 231
P.R.R.C.T.

217.25 AC
MAX SCHED
VOL. 488, PG. 31
D.R.R.C.T.

200.00 AC
B.A. KLUTTS
VOL. 130, PG. 9
D.R.R.C.T.

F.M. ROAD 549

1286.91' E
S01°06'16" E

POINT OF BEGINNING

$\Delta = 10^{\circ}48'27''$
 $R = 11834.56'$
 $T = 1119.48'$
 $L = 2232.31'$

N29°45'00" W
651.40'

$\Delta = 10^{\circ}32'50''$
 $R = 4881.10'$
 $T = 432.08'$
 $L = 861.72'$

PREVIOUS ANNEXATION 

PROPOSED ANNEXATION 

DEBRA BROWN TECHNICAL SERVICES
5834 PLEASANT VALLEY ROAD
WYLIE, TEXAS 75088
(972) 412-0893
(972) 475-8478 FAX

DATE: APRIL 98 SCALE: 1"=1500'

CITY OF ROCKWALL
PROPOSED ANNEXATION

AREA "11"

DRAWN: DLB AREA11.DWG

F.M. 549 F.M. ROAD 1139

Along a curve to the left having a central angle of 63°04'23" and a radius of 756.18 feet;
Around said curve, an arc distance of 832.43 feet to a point;
North 00°21'15" West, a distance of 1544.46 feet to a point;
North 01°06'15" West, a distance of 796.79 feet to a point at the Northwest corner of a
called 200.00 acre tract as conveyed to B.A. Klutts as recorded in Volume 130, Page
9, of said Deed Records;

THENCE, North 88°53'45" East, along the Northerly line of said 200.00 acre tract, a distance
of 1410.00 feet to a point;

THENCE, South 01°06'15" East, a distance of 3103.32 feet to a point on the Southerly line of
F.M. Road No. 1139;

THENCE, South 89°18'45" West, along the Southerly line of F.M. Road No. 1139, a distance
of 1574.43 feet to a point;

THENCE, North 00°41'15" West, a distance of 80.00 feet to a point on the Northerly line of
F.M. Road No. 1139;

THENCE, South 89°18'45" West, along the Northerly line of F.M. Road No. 1139, a distance
of 278.95 feet to the POINT OF BEGINNING and containing 103.142 acres of land.

On the 11th day of December, 1997, at 6:00 p.m. and on the 2nd day of February, 1998 at
6:00 P.M. at City Hall, 205 West Rusk, Rockwall, Texas said dates being not more than forty
nor less than twenty days prior to the institution of annexation proceedings; and

WHEREAS, notice of such public hearings was published in a newspaper having general
circulation in the City of Rockwall, Texas and in the territory described herein on the 24^h day
of March, the 3rd day of April, 1998, the 8th day of April, 1998, and the 21st day of April, 1998.
Said dates being not more than twenty nor less than ten days prior to the dates of such public
hearings; and

WHEREAS, the territory lies adjacent to and adjoins the present boundaries of the City of
Rockwall, Texas; and

WHEREAS, the territory above contains 1111.6 total acres;

NOW THEREFORE IT BE ORDAINED by the City Council of the City of Rockwall, Texas;

Section 1. That the above recitals are hereby found to be true and correct and incorporated
herein for all purposes.

Section 2. The land and territory more specifically described herein and further described
on Exhibits A attached hereto and made a part hereof, and containing 1,111.6 acres which is
adjacent to and adjoining the present boundaries of the City of Rockwall, Texas, is hereby
added and annexed to the City of Rockwall, Texas and said territory as described herein shall
hereafter be included within the boundary limits of the City of Rockwall, Texas and the present

boundary limits of the City at the various points contiguous to the areas as described above, are altered and amended so as to include said area within the corporate limits of the City.

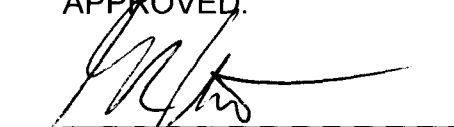
Section 3. The above described territory and the acres so annexed shall be a part of the City of Rockwall, Texas, and the inhabitants thereof, if any, shall be entitled to all of the rights and privileges of all citizens and shall be bound by the acts, ordinances, resolutions and regulations of the City of Rockwall, Texas.

Section 4. That the Service Plan for the areas described herein, which was made available for public inspection at the Public Hearings, is hereby approved with a copy of said plan being attached hereto and incorporated herein for all purposes and labeled Exhibit "B".

Section 5. This ordinance shall take effect immediately from and after its passage, in accordance with applicable law and the charter of the City of Rockwall, Texas.

Section 6. Duly passed and approved by the City Council of the City of Rockwall, Texas, this 15th day of JUNE 1998.

APPROVED:


George R. Hatfield, Mayor

ATTEST:


Cindy Kindred, City Secretary

1st reading 6/1/98

2nd reading 6/15/98

EXHIBIT "A"
LEGAL DESCRIPTION
PROPOSED ANNEXATION
AREA "10"

BEING, a tract of land situated in the J.B. JONES SURVEY, ABSTRACT NO. 125, R.K. BRISCOE SURVEY, ABSTRACT NO. 16, J.A. RAMSEY SURVEY, ABSTRACT NO. 186 and the M.E. HAWKINS SURVEY, ABSTRACT NO. 100, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point in the Centerline of Springer Road, said point being the Southwest corner of a called 90.422 acre tract as conveyed to Yu Huey-Min and wife, Grace H. Min, as recorded in Volume 1061, Page 213, of the Deed Records of Rockwall County, Texas, and also being North 88°33'00" East, a distance of 2388.31 feet from the point of intersection of the Centerline of Springer Road with the current City Limits per Ordinance No. 85-69;

THENCE, North 00°57'06" West, leaving the Centerline of Springer Road, a distance of 2498.54 feet to a point at the Northwest corner of said 90.422 acre tract;

THENCE, South 88°51'25" East, a distance of 639.48 feet to a point;

THENCE, South 89°02'01" East, a distance of 953.50 feet to a point;

THENCE, South 87°15'00" East, a distance of 1104.59 feet to a point at the Northeast corner of a called 30.00 acre tract as conveyed to Mary Jo Pitts as recorded in Volume 69, Page 158, of said Deed Records;

THENCE, North 00°08'06" East, a distance of 1099.69 feet to a point at the Northwest corner of a called 308.52 acre tract as conveyed to Dennis R. Haden, et ux, as recorded in Volume 264, Page 812, of said Deed Records;

THENCE, South 89°12'02" East, a distance of 3684.31 feet to a point at the Northeast corner of a called 85.479 acre tract as conveyed to Rockwall Fund 1 L.L.C. as recorded in Volume 1110, Page 190, of said Deed Records;

THENCE, South 00°06'38" West, a distance of 4697.57 feet to a point on the Northerly line of State Highway No. 276, same being the Southeasterly corner of said 308.52 acre tract;

THENCE, along the Northerly line of State Highway No. 276, the following:

North 89°29'07" West, a distance of 115.83 feet to a point;

North 00°30'13" East, a distance of 50.00 feet to a point;

North 89°29'47" West, a distance of 543.73 feet to a point;

South 89°48'55" West, a distance of 756.93 feet to a point;

South 00°11'05" East, a distance of 87.44 feet to a point;

North 89°53'27" West, a distance of 1917.34 feet to a point;

North 85°53'45" West, a distance of 210.94 feet to a point in the Centerline of Springer Road;

THENCE, along the Centerline of Springer Road, the following:

Along a non-tangent curve to the left having a central angle of 19°54'48" with a radius of 200.00 feet;
Around said curve, an arc distance of 69.51 feet to a point;
North 19°34'58" West, a distance of 272.16 feet to the beginning of a curve to the right having a central angle of 18°58'46" and a radius of 300.00 feet;
Around said curve, an arc distance of 99.38 feet to a point;
North 00°36'12" West, a distance of 302.51 feet to the beginning of a curve to the left having a central angle of 91°11'46" and a radius of 600.00 feet;
Around said curve, an arc distance of 955.00 feet to a point at the end of said curve;
South 88°03'03" West, a distance of 2047.60 feet to the POINT OF BEGINNING and containing 548.884 acres of land.

**LEGAL DESCRIPTION
PROPOSED ANNEXATION
AREA "11"**

BEING, a tract of land situated in the A. JOHNSON SURVEY, ABSTRACT NO. 23 and the W.H. BAIRD SURVEY, ABSTRACT NO. 25, Rockwall County, Texas, and being more particularly described by metes and bounds as follows:

BEGINNING, at a point on the Northeasterly line of State Highway No. 205 (a variable width R.O.W.), said point being on the current City Limits per Ordinance No. 74-32;

THENCE, leaving the Northeasterly line of State Highway No. 205, North 35°30'00" East, along the westerly line of a called 360.990 acre tract as conveyed to N.L. Lofland and along the existing City Limits per Ordinance No. 74-32, a distance of 1157.76 feet to a point;

THENCE, North 00°31'15" West, continuing along the existing City Limits, a distance of 2804.11 feet to a point at the Northwest corner of a called 222.00 acre tract as conveyed to N.L. Lofland;

THENCE, North 88°45'41" East, passing at 246.82 feet the existing City Limits per Ordinance No. 74-32, and along the Southerly line of a called 172.854 acre tract as conveyed to Rockwall 173 L.P. as recorded in Volume 1101, Page 91, of the Deed Records of Rockwall County, Texas, in all a total distance of 4171.17 feet to a point on the Westerly line of F.M. Road No. 549;

THENCE, South 00°49'21" East, along the Westerly line of F.M. Road No. 549, a distance of 4039.98 feet to a point at the Northeast corner of a called 45.34 acre tract known as Lofland Lake Estates, as recorded in Cabinet C, Page 231 of the Plat Records of Rockwall County, Texas;

THENCE, South 87°05'00" West, leaving the Westerly line of F.M. Road No. 549, a distance of 2797.39 feet to a point at the Northwest corner of a called 217.25 acre tract as conveyed to Max Scheid and recorded in Volume 488, Page 31, of said Deed Records;

THENCE, along the Westerly line of said 217.25 acre tract, the following:

South 00°16'33" West, a distance of 1402.66 feet to a point;
North 86°59'15" East, a distance of 12.13 feet to a point;
South 00°31'23" East, a distance of 873.53 feet to a point;
South 00°40'50" East, a distance of 472.02 feet to a point on the Northeasterly line of State Highway No. 205, same being on the current City Limits per Ordinance No. 86-37;

THENCE, along the current City Limits per Ordinance No. 86-37 and along the Northeasterly line of State Highway No. 205, the following:

Along a non-tangent curve to the right having a central angle of 10°32'50" with a radius of 4681.10 feet;
Around said curve an arc distance of 861.72 feet to a point;
North 29°45'00" West, a distance of 651.40 feet to the beginning of a curve to the left having a central angle of 10°48'27" and a radius of 11834.56 feet;
Around said curve an arc distance of 2232.31 feet to the POINT OF BEGINNING and containing 459.797 acres of land.

**LEGAL DESCRIPTION
PROPOSED ANNEXATION
AREA "12"**

BEING, a tract of land situated in the J.A. RAMSEY SURVEY, ABSTRACT NO. 186, Rockwall County, Texas, and being more particularly described by metes and bounds as follows;

BEGINNING, at the intersection of the Southeasterly line of F.M. Road No. 549 with the Northerly line of F.M. Road No. 1139, said point being North 89°18'45" East, a distance of 388.87 feet from a point on the existing City Limits per Ordinance No. 86-37, same being the most Westerly corner of a called 1.417 acre tract as conveyed to B.A. Klutts as recorded in Volume 257, Page 663, of the Deed Records of Rockwall County, Texas;

THENCE, along the Easterly line of F.M. Road No. 549, the following:

Along a curve to the left having a central angle of 63°04'23" and a radius of 756.18 feet;

Around said curve, an arc distance of 832.43 feet to a point;
North 00°21'15" West, a distance of 1544.46 feet to a point;
North 01°06'15" West, a distance of 796.79 feet to a point at the Northwest corner of a called 200.00 acre tract as conveyed to B.A. Klutts as recorded in Volume 130, Page 9, of said Deed Records;

THENCE, North 88°53'45" East, along the Northerly line of said 200.00 acre tract, a distance of 1410.00 feet to a point;

THENCE, South 01°06'15" East, a distance of 3103.32 feet to a point on the Southerly line of F.M. Road No. 1139;

THENCE, South 89°18'45" West, along the Southerly line of F.M. Road No. 1139, a distance of 1574.43 feet to a point;

THENCE, North $00^{\circ}41'15''$ West, a distance of 80.00 feet to a point on the Northerly line of F.M. Road No. 1139;

THENCE, South $89^{\circ}18'45''$ West, along the Northerly line of F.M. Road No. 1139, a distance of 278.95 feet to the POINT OF BEGINNING and containing 103.142 acres of land.

**EXHIBIT "B"
SERVICE PLAN**

EXHIBIT "B" TO ORDINANCE NO. 98-20 CITY OF ROCKWALL, ROCKWALL
COUNTY TEXAS SERVICE PLAN FOR ANNEXED AREA ANNEXATION CASE
NO. _____

ACREAGE ANNEXED:

Area 10 = 548.8 acres

Area 11 = 459.7 acres

Area 12 = 103.1 acres

SURVEY ABSTRACT AND COUNTY: See Exhibit "A"

DATE OF ADOPTION OF ANNEXATION ORDINANCE: June 15, 1998
Date

Municipal services to the acreage described above shall be furnished by or on behalf of the City of Rockwall, Texas, at the following levels and in accordance with the following schedule:

A. POLICE SERVICES:

1. Patrolling, responses to calls, and other routine police services, within the limits of existing personnel and equipment, will be provided within 60 days of the effective date of annexation.
2. As development and construction commence within this area, sufficient police personnel and equipment will be provided to continue to furnish this area the level of police services consistent with police services available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

B. Fire Services

1. Fire protection by the present personnel and the present equipment of the fire Department, within the limitations of available water and distances from existing fire stations, will be provided to this area within 60 days of the effective date of annexation.

2. As development and construction commences within this area, sufficient fire personnel and equipment will be provided to continue to furnish this area the level of fire services consistent with fire service available in other parts of the City with land uses and population densities similar to those projected in the annexed area.

C. Health and Code Compliance Services

1. Enforcement of the City's health ordinances and regulations including, but not limited to, weed and brush ordinances, junked and abandoned vehicle ordinances, food handlers ordinances and animal control ordinances, shall be provided within this area on the effective date of the annexation ordinance. These ordinances and regulations will be enforced through the use of existing personnel.

Complaints of ordinance or regulation violations within this area will be responded and investigated by existing personnel beginning with the effective date of the annexation ordinance.

2. The City's building, plumbing, electrical, gas heating, air conditioning and all other construction codes will be enforced within this area beginning with the effective date of the annexation ordinance. Existing personnel will be used to provide these services.
3. The City's zoning, subdivision, and other ordinances shall be enforced in this area beginning on the effective date of the annexation ordinance.
4. All inspection services furnished by the City of Rockwall , but not mentioned above, will be provided to this area beginning on the effective date of the annexation ordinance.
5. As development and construction commence within this area, sufficient personnel will be provided to continue to furnish this area the same level of Health and Code compliance services as are furnished throughout the City.

D. Planning And Zoning Services

1. The planning and zoning jurisdiction of the City will extend to this area on the effective date of the annexation ordinance. City planning will thereafter encompass this property, and it shall be entitled to consideration for zoning in accordance with the City's Comprehensive Plan, Zoning Ordinance, Landscape Ordinance and Code of Ordinances.

E. Recreation And Leisure Services

1. Residents of this property may utilize all existing recreational and leisure services facilities and sites throughout the City beginning with the effective date of the annexation ordinance.

2. Existing parks, playgrounds, swimming pools and other recreation and leisure facilities within this property shall, upon dedication to and acceptance by the City, be maintained and operated by the City of Rockwall.

F. Solid Waste Collection

1. Solid waste collection shall be provided to the property owner in accordance with existing City policies as to frequency and charges, beginning within 60 days of the effective date of annexation.

G. Streets

1. The City of Rockwall's existing policies with regard to street maintenance, applicable throughout the entire City, shall apply to this property beginning within 60 days of the effective date of the annexation ordinance.
2. As development, improvements or construction of streets to the City standards commence within this property, the policies of the City of Rockwall with regard to impact fees and participation in the cost thereof, acceptance upon completion, and maintenance after completion, shall apply.
3. The same level of maintenance shall be provided to streets within this property that have been accepted by the City of Rockwall as is provided to like City streets throughout the City.

H. Water Services

1. Connection to existing City water mains for water services for domestic, commercial and industrial use within this property, will be provided in accordance with existing City policies. Upon connection to existing mains, water will be provided at rates established by City ordinance for such services throughout the City.
2. Water mains of the City will be extended in accordance with provisions of the Code of Ordinances and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, population densities similar to those reasonably contemplated or projected in the annexed area.
3. Water mains which are within the annexed area and are owned and operated by the City shall be maintained beginning with the effective date of the annexation ordinance or upon acquisition by the City.
4. Private water lines within this property shall be maintained by their owners, in accordance with existing policies applicable throughout the City.

I. Sanitary Sewer Services

1. Connections to existing City sanitary sewer mains for sanitary sewage service in this area will be provided in accordance with the existing City policies. Upon connection, sanitary sewage service will be provided at rates established by City ordinances for such services throughout the City.
2. Sanitary sewer mains and/or lift stations which are within the annexed area and are connected to City mains shall be maintained by the City of Rockwall beginning with the effective date of the annexation ordinance or upon acquisition by the City.
3. Sanitary sewer mains of the City will be extended in accordance with the provisions of the Code of Ordinances and engineering standards and other applicable ordinances and regulations. City participation in the costs of these extensions shall be in accordance with applicable City ordinances and regulations and will be provided as otherwise available in other parts of the City with topography, land uses, and population densities similar to those reasonably contemplated or projected in the area.
4. Previously granted exceptions to the requirements of connections to the city's sanitary sewer treatment system shall be continued until such alternate systems are determined to no longer function to meet the sanitary sewer needs of the subdivision granted the exception.

J. Public Utilities

1. Other public utilities will be provided by the City's franchisee or a provider holding a certificate of convenience issued by the state to serve that area.

K. Miscellaneous

1. General municipal administration services of the City shall be available to the annexed area beginning with the effective date of the annexation ordinance.