

CERTIFICATE FOR ORDINANCE



I.

On the 9<sup>th</sup> day of December, 2010, the City Council of the City of Conroe, Texas, consisting of the following qualified members, to-wit: **Webb K. Melder, Mayor; Toby Powell, Mayor Pro Tem; Council Members Jim Gentry, Marsha Porter, Guy Martin and Gil Snider**, did convene in public session in the Council Chambers of the City Hall at 300 West Davis in Conroe, Texas. The roll being first called, a quorum was established, all members being present except the following, to wit: n/a. The Meeting was open to the public and public notice of the time, place and purpose of the Meeting was given, all as required by Chapter 551, Texas Government Code.

II.

WHEREUPON, AMONG OTHER BUSINESS transacted, the Council considered adoption of the following written Ordinance, to-wit:

ORDINANCE NO. 2003-10


AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS, EXTENDING THE BOUNDARIES OF THE CITY OF CONROE, TEXAS, BY ANNEXATION OF CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY; APPROVING A SERVICE PLAN FOR SUCH TERRITORY; MAKING FINDINGS INCIDENT TO SUCH ANNEXATION; PROVIDING FOR EFFECTIVE DATE AND ORDAINING OTHER RELATED MATTERS.

III.

Upon motion of Mayor Pro Tem Powell, seconded by Council Member Porter, all members present voted for adoption of the Ordinance, except the following: n/a. A majority of those Council Members present having voted for adoption, the presiding officer declared the Ordinance passed and adopted.

A true, full and correct copy of the Ordinance adopted at the Meeting is attached to and follows this Certificate.

SIGNED AND SEALED this 9<sup>th</sup> day of December, 2010.

  
MARLA J. PORTER, City Secretary

ORDINANCE NO. 2003-10

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF CONROE, TEXAS, EXTENDING THE BOUNDARIES OF THE CITY OF CONROE, TEXAS, BY ANNEXATION OF CERTAIN HEREINAFTER DESCRIBED ADJACENT AND CONTIGUOUS TERRITORY; APPROVING A SERVICE PLAN FOR SUCH TERRITORY; MAKING FINDINGS INCIDENT TO SUCH ANNEXATION; PROVIDING FOR EFFECTIVE DATE AND ORDAINING OTHER RELATED MATTERS.

\* \* \* \* \*

**WHEREAS**, the territory described in Exhibit A to this ordinance is wholly located within the extraterritorial jurisdiction of the City of Conroe, Texas and is adjacent and contiguous to the existing boundaries and corporate limits of the City of Conroe, Texas; and

**WHEREAS**, the territory described in Exhibit A includes Crighton Ridge Subdivision, Sections One, Two and Three and contains one hundred or more separate tracts of land that are occupied by residential dwellings; and

**WHEREAS**, by petition dated July 13, 2010 executed in multiple counterparts the owners of a majority of the property within the territory described in Exhibit A did petition for annexation of the territory by the City of Conroe, Texas; and

**WHEREAS**, by Resolution No. 3046-10 dated August 12, 2010 the City Council of the City of Conroe, Texas did accept the petition and direct the Department of Community Development to prepare an annexation services plan for provision of municipal services to the territory in accordance with the terms and conditions of the annexation petition; and

**WHEREAS**, based on the petition for annexation the territory is exempt from the three year annexation plan requirements of Texas Local Government Code Section 43.052 pursuant to the exception authorized by (h)(2) of such section; and

**WHEREAS**, prior to the institution of annexation proceedings the City Council did conduct two separate public hearings on the proposed annexation of the territory described in Exhibit A, the first such public hearing having occurred on November 10, 2010, and the second on November 11, 2010, both such public hearing dates being within the period on or after the 40<sup>th</sup> day but before the 20<sup>th</sup> day prior to the institution of annexation proceedings; and

**WHEREAS**, notice of the public hearings was published in the Courier, a newspaper of general circulation within the City of Conroe, Montgomery County, Texas, on October 24, 2010 and appeared continuously on the City of Conroe website from October 24, 2010 through the date of such public hearings; and

**WHEREAS**, a proposed annexation services plan for the territory was prepared and presented at the public hearings and such plan, as amended based on the input received at such public hearings and the representatives of the Crighton Ridge Home Owner's Association, is attached hereto as Exhibit B and incorporated herein by reference; and

**WHEREAS**, the annexation services plan attached hereto as Exhibit B is consistent with the terms and conditions of the annexation petition; and

**WHEREAS**, annexation of the territory described in Exhibit A is authorized by Sec. 1.04 of the Home Rule Charter of the City of Conroe:

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

Section 1. That the recitals set forth in the preamble to this ordinance are hereby adopted as findings of the City Council.

Section 2. That the territory more particularly described in Exhibit A attached hereto, which description is incorporated herein by reference, is hereby annexed to the City of Conroe, Texas and the boundaries of the municipality are hereby extended to incorporate such territory within the City of Conroe for general municipal purposes effective of and from December 31, 2010.

Section 3. The service plan for such territory attached hereto as Exhibit B and incorporated herein by reference is hereby approved. Full municipal services shall be provided in the annexed territory in conformity with such service plan.

Section 4. Upon annexation the City of Conroe will assume the responsibility to provide emergency services within the annexed area, such services to be provided in accordance with the service plan attached hereto as Exhibit B. Upon final passage of this ordinance notice shall be given in accordance with the provisions of Health and Safety Code Section 775.022 to each emergency services district providing emergency service in the annexed territory and upon receipt of such notice the district's board shall disannex the territory from the emergency services district.

Section 5. This ordinance shall not repeal, impair, modify, or in anywise affect any other ordinance annexing territory to the City of Conroe, whether finally passed or otherwise. The procedure initiated hereby and the annexation proceedings instituted hereunder shall be independent of any other proposed and pending annexation of such territory, and such other proceedings shall not be affected hereby.

Section 6. Should any section or part of this ordinance be held unconstitutional, illegal, or invalid, or the application thereof ineffective or inapplicable as to any territory, such illegality, unconstitutionality, invalidity, or ineffectiveness of such section or part shall in no wise affect, impair, or invalidate the remaining portion or portions thereof, but as to such remaining portion or portions, the same shall be and remain in full force and effect; and should this ordinance for any reason be ineffective as

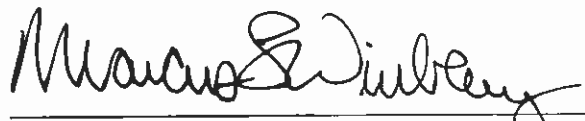
to any part of the area hereby annexed to the City of Conroe, such ineffectiveness of this ordinance as to any such part or parts of any such area shall not affect the effectiveness of this ordinance as to all of the remainder of such area, and the City Council hereby declares it to be its purpose to annex to the City of Conroe every part of the areas described in Exhibit "A", of this ordinance, regardless of whether any other part of such described area is hereby effectively annexed to the City. Provided, further, that if there is included in the description of territory set out in Exhibit "A", of this ordinance to be hereby annexed to the City of Conroe any lands or area which are presently part of and included in the limits of any other city, town, or village, or which are not within the jurisdiction or power of the City of Conroe to annex, the same is hereby excluded and excepted from the territory to be hereby annexed as fully as if such excluded and excepted areas were expressly described herein.

Section 7. Except as otherwise herein expressly provided, this ordinance shall be effective immediately upon adoption.

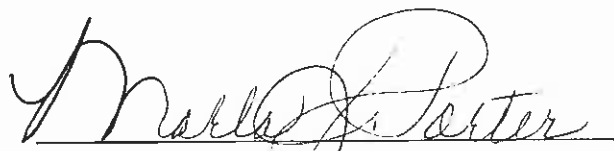
PASSED AND APPROVED this the 9<sup>th</sup> day of December, 2010.

  
WEBB K. MELDER, Mayor

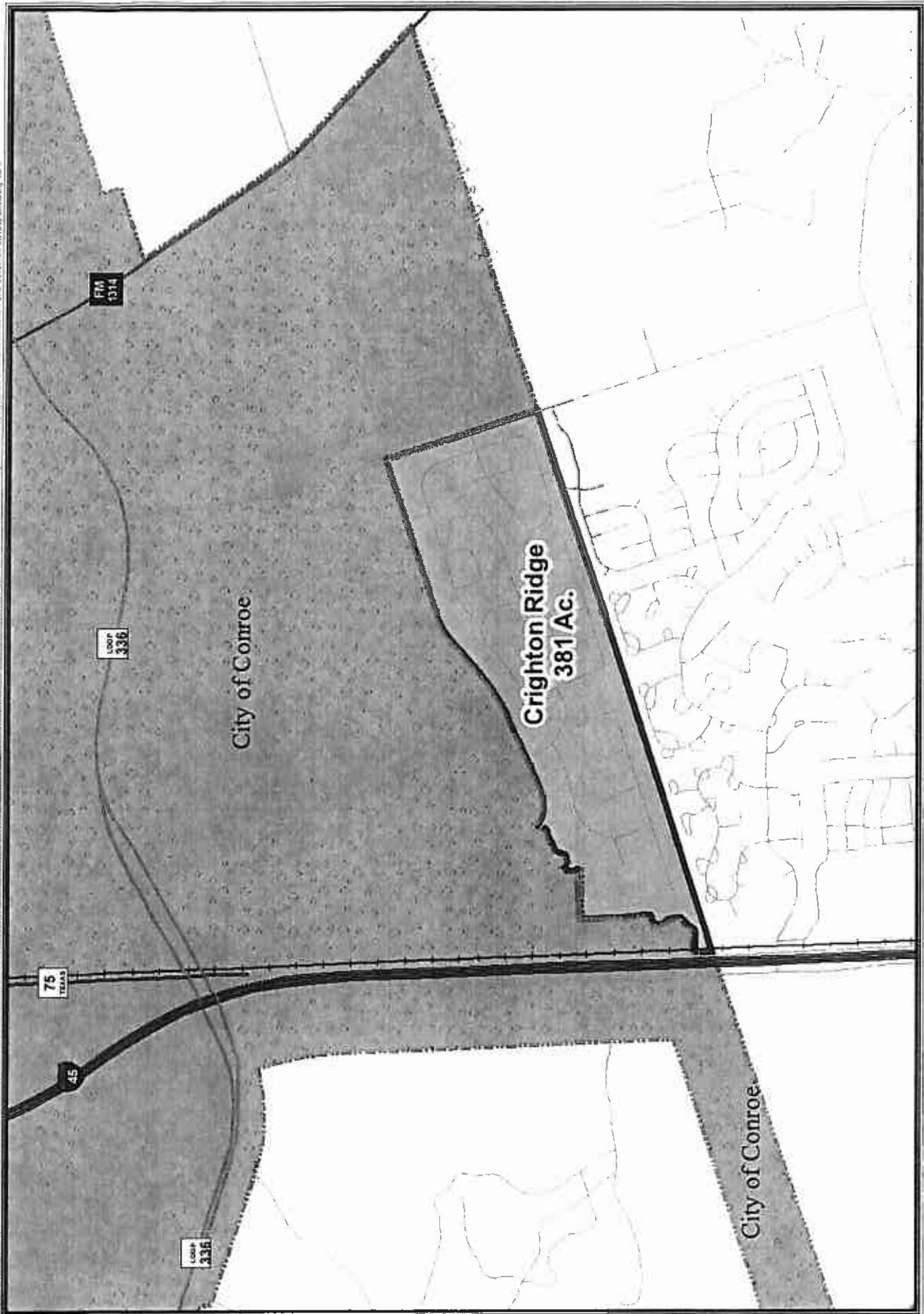
APPROVED AS TO FORM:

  
MARCUS L. WINBERRY, City Attorney

ATTEST:

  
MARLA J. PORTER, City Secretary

The City of Conroe reserves the right to amend this information without notice. The City of Conroe does not warrant the accuracy, completeness or timeliness of the information presented. The City of Conroe assumes no liability for damages incurred by any user of this information. The City of Conroe is not responsible for any information or data that is not contained in this information. The City of Conroe is not responsible for any information or data that is not contained in this information. The City of Conroe is not responsible for any information or data that is not contained in this information.



**Legend**  
 Annexation Area  
 Non-Consent Areas  
 Crighton Ridge

**EXHIBIT A - ANNEX TRACT 2010-02  
 CRIGHTON RIDGE SECTIONS 1, 2 & 3  
 AND MISC. ACRES**

0 1,000 2,000 4,000 6,000 Feet



**Community Development**  
 P. O. Box 3066  
 Conroe, Texas 77301  
 Phone (936) 522-3100 Fax (936) 522-3125  
 www.cityofconroe.com  
 Our Mission  
 "To protect and serve the citizens of  
 Conroe and exceed their expectations."

**Metes & Bounds Description**  
**Annexation Tract 2010-02**  
**Crighton Ridge Section 1, 2 & 3 and Misc. Acreage**

BEING 381.014 ACRES OF LAND LOCATED IN THE A-250  
JOSEPH HOUSE SURVEY IN MONTGOMERY COUNTY,  
TEXAS AND MORE PARTICULARLY DESCRIBED AS  
FOLLOWS:

**BEGINNING** at a point along the northern 120-foot right-of-way for Crighton Road where it intersects the eastern 60-foot right-of-way for Kidd Road, being the northeast corner of the herein described tract and having a North American Datum of 1983 (NAD\_1983), Texas Central (FIPS\_4203) State Plane Coordinate value measured in feet of Northing (y) = 10,096,571.46, Easting (x) = 3,843,462.18, said point being the northwest corner of City of Conroe Annexation Ordinance No. 1651-03 and along the south boundary of City of Conroe Annexation Ordinance No. 1549-00;

- (1) THENCE: S 18°22'46" E, at a distance of 60.00 feet, to a 2-1/2 inch PK Nail in asphalt marking the centerline of Crighton Road, being an intersecting point of the northwest corner of Crighton Woods Section 1, plat of which is recorded under Montgomery County Clerk's File No. 2004-142918 of the Official Public Records of Real Property Montgomery County and the northeast corner of Crighton Ridge Section 3, plat of which is recorded under Montgomery County Clerk's File No. 2002-061903 of the Official Public Records of Real Property Montgomery County, also being a corner of said City of Conroe Annexation Ordinance No. 1651-03;
- (2) THENCE: S 18°06'25" E (Call S 17°20'34" E, 2,377.83 feet) along the common boundary of said Crighton Woods Section 1 and Crighton Ridge Section 3, at a distance of 2,377.83 feet to a point for southeast corner of the herein described tract, being along the eastern 60-foot right-of-way of Kidd Road, also being a corner of said City of Conroe Annexation Ordinance No. 1651-03;
- (3) THENCE: S 71°36'54" W (Call S 72°22'45" W, 1,632.84 feet) at a distance of 1,632.84 feet to a point for corner along the common boundary of said Crighton Ridge Section 3 and the Second Replat of Plantation Estates plat of which is filed in Cabinet "B", Sheet 53-B of the Montgomery County Map Records, point also being the northwest corner of said Second Replat of Plantation Estates and the northeast corner of Replat of River Plantation Section 8 recorded in Volume 9, Page 38, of Montgomery County Map Records;
- (4) THENCE: S 71°31'09" W (Call S 72°17'00" W, 124.31 feet) at a distance of 124.31 feet along the south line of said Crighton Ridge Section 3, to a point for southwest corner of same, also being along the north boundary of said Replat of River Plantation Section 8;

- (5) THENCE: S 71°31'09" W (Call S 72°17'00" W, 1,161.05 feet) at a distance of 1,161.05 feet to a point along the south line of Crighton Ridge Section 2, to a point for northwest corner of said Replat of River Plantation Section 8, also being the northeast corner of Replat of River Plantation Section 1 recorded in Volume 6, Page 51, of Montgomery County Map Records;
- (6) THENCE: S 72°07'51" W (Call S 72°53'42" W, 1,518.23 feet) at a distance of 1,518.23 feet to a point along the south line of Crighton Ridge Section 2, to a point for southwest corner of same, being a corner of said Replat of River Plantation Section 1, also being along the west boundary of Gulf States Utilities Easement recorded in Volumes 289-297, of Montgomery County Deed Records and the southeast corner of Crighton Ridge Section 1, plat of which is recorded under Montgomery County Clerk's File No. 9869680 of the Official Public Records of Real Property Montgomery County;
- (7) THENCE: S 72°07'51" W (Call S 72°53'42" W, 2,844.78 feet) at a distance of 2,844.78 feet, to a 2-inch iron pipe with cap stamped "N.W. Cor. Ollie Womack 179 AC.", being along the south line of said Crighton Ridge Section 1 and the north line of said Replat of River Plantation Section 1;
- (8) THENCE: S 71°47'22" W (Call S 72°33'13" W, 1,222.22 feet) passing the southwest corner of said Crighton Ridge Section 1 at a distance of 1,222.22 feet and continuing in all a distance of 1,333.38 feet a point for southwest corner of a State of Texas 0.716 Acre tract recorded under Montgomery County Clerk's File No. 2001-067313 of the Official Public Records of Real Property Montgomery County, also being along the eastern line of the Missouri Pacific Railroad right-of-way;
- (9) THENCE: S 71°47'22" W at a distance of approximately 208.05 feet, to a point along the common east right-of-way line of Interstate Highway 45 before expansion and the eastern line of the Missouri Pacific Railroad right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1417-97;
- (10) THENCE: N 02°12'56" W continuing common east right-of-way line of Interstate Highway 45 before expansion and the eastern line of the Missouri Pacific Railroad right-of-way a distance of 278.43 feet, also being a corner of City of Conroe Annexation Ordinance No. 1417-97;
- (11) THENCE: S 87°46'34" W (Call S 88°32'29" W, 199.01 feet) passing the northwest corner of said State of Texas 0.716 Acre Tract at a distance of 200.00 feet and continuing in all a distance of 399.01 feet to a point for the northeast corner of same and the south eastern most corner of a Minor Plat for River Bend Station being a subdivision of 41.547 Acres, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (12) THENCE: N 28°48'49" E (Call S 29°34'40" W, 132.91 feet) at a distance of 132.91 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;

- (13) THENCE: N 53°21'03" E (Call S 54°06'54" W, 125.41 feet) at a distance of 125.41 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (14) THENCE: N 27°56'36" E (Call S 28°42'27" W, 52.58 feet) at a distance of 52.58 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (15) THENCE: N 07°33'28" W (Call S 06°47'37" E, 79.49 feet) at a distance of 79.49 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (16) THENCE: N 08°20'00" W (Call S 07°34'09" E, 71.06 feet) at a distance of 71.06 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (17) THENCE: N 37°44'53" W (Call S 36°59'02" E, 95.38 feet) at a distance of 95.38 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (18) THENCE: N 20°50'47" W (Call S 20°04'56" E, 100.41 feet) at a distance of 100.41 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (19) THENCE: N 03°47'08" E (Call S 04°32'59" W, 59.20 feet) at a distance of 59.20 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (20) THENCE: N 39°00'09" E (Call S 39°46'00" W, 57.48 feet) at a distance of 57.48 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (21) THENCE: N 79°08'08" E (Call S 79°53'59" W, 82.18 feet) at a distance of 82.18 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (22) THENCE: N 44°27'28" E (Call S 45°13'19" W, 39.24 feet) at a distance of 39.24 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (23) THENCE: N 12°10'56" E (Call S 12°56'47" W, 34.92 feet) at a distance of 34.92 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;



- (24) THENCE: N 06°50'44" W (Call S 06°04'53" E, 297.46 feet) at a distance of 297.46 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1672-04;
- (25) THENCE: N 02°12'32" W (Call S 01°26'41" E, 737.09 feet) at a distance of 737.09 feet along the west side of a 9.618 Acre interior Open Space Reserve "B" parcel of said 41.547 Acre tract, also being a corner of City of Conroe Annexation Ordinance No. 1672-04 and 1549-00;
- (26) THENCE: N 87°44'21" E (Call S 88°30'12" W, 772.40 feet) at a distance of 772.40 feet along the north side of a 9.618 Acre interior Open Space Reserve "B" parcel of said 41.547 Acre tract, also being a corner of City of Conroe Annexation Ordinance No. 1672-04 and 1549-00;
- (27) THENCE: N 43°48'16" W (Call S 43°02'25" E, 49.05 feet) at a distance of 49.05 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (28) THENCE: N 01°49'45" E (Call S 02°35'33" W, 101.76 feet) at a distance of 101.76 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (29) THENCE: N 28°47'09" E (Call S 29°33'00" W, 53.73 feet) at a distance of 53.73 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (30) THENCE: N 58°31'18" E (Call S 59°17'09" W, 40.95 feet) at a distance of 40.95 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (31) THENCE: S 69°51'30" E (Call N 69°05'39" W, 111.08 feet) at a distance of 111.08 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (32) THENCE: N 85°27'41" E (Call S 86°13'32" W, 38.03 feet) at a distance of 38.03 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (33) THENCE: N 50°18'14" E (Call S 51°04'05" W, 61.69 feet) at a distance of 61.69 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;

- (34) THENCE: N 24°17'29" E (Call S 25°03'20" W, 145.32 feet) at a distance of 145.32 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (35) THENCE: N 64°51'35" E (Call S 65°37'26" W, 278.14 feet) at a distance of 278.14 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (36) THENCE: N 86°05'28" E (Call S 86°51'19" W, 36.02 feet) at a distance of 36.02 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (37) THENCE: N 62°28'21" E (Call S 63°14'12" W, 42.32 feet) at a distance of 42.32 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (38) THENCE: N 37°11'38" E (Call S 37°57'29" W, 83.13 feet) at a distance of 83.13 feet along the common line of said 41.547 Acre tract and said Crighton Ridge Section 1, to a 2-1/2 inch PK Nail in asphalt marking the centerline of Crighton Road, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (39) THENCE: N 24°10'05" E at a distance of 60.00 feet crossing Crighton Road right-of-way to a point along the north line of same, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (40) THENCE: S 65°49'55" E (Call S 65°04'04" E, 100.41 feet) at a distance of 100.41 feet along the northern Crighton Road right-of-way to the beginning of a tangent curve to the left along the north line of said 120-foot right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- C1. THENCE: Along the arc of said curve to the left having a radius of 510.00 feet, a central angle of 39°53'26", an arc length of 355.07 feet, and a chord bearing of S 85°46'39" E, at 347.95 feet to a Point-of-Tangency of a curve to the left along the north line of said 120-foot Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- C2. THENCE: Along the arc of said curve to the left having a radius of 1,940.00 feet, a central angle of 08°53'00", an arc length of 300.79 feet, and a chord bearing of N 69°50'08" E, at 300.49 feet to a Point-of-Tangency along said northern Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00
- (41) THENCE: N 65°23'31" E at a distance of 773.48 feet to a point along said northern Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;

- (42) THENCE: N 65°23'31" E at a distance of 324.90 feet to the beginning of a tangent curve to the left, being a point along said northern Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- C3. THENCE: Along the arc of said curve to the left having a radius of 2,140.00 feet, a central angle of 15°41'01", an arc length of 585.78 feet, and a chord bearing of N 57°33'00" E at 583.96 feet to a Point-of-Tangency along said northern Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (43) THENCE: N 49°42'29" E at a distance of 917.74 feet to the beginning of a tangent curve to the right, being a point along said northern Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- C4. THENCE: Along the arc of said curve to the right having a radius of 810.00 feet, a central angle of 21°54'45", an arc length of 309.78 feet, and a chord bearing of N 60°39'52" E at 307.90 feet to a Point-of-Tangency along said northern Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (44) THENCE: N 71°37'14" E at a distance of 160.44 feet to a point along said northern Crighton Road right-of-way, also being a corner of City of Conroe Annexation Ordinance No. 1549-00;
- (45) THENCE: N 71°37'14" E at a distance of 2,412.33 feet along the said northern Crighton Road right-of-way, being a corner of City of Conroe Annexation Ordinance No. 1549-00, to a POINT of BEGINNING of the herein described acreage in all containing 381.014 acres of land, more or less;

Compiled By: Community Development, Engineering Division  
Project No. 2010-013-0101-ANNEX\data\0519\_PET\_CrightonRidge123Tract\_2010-02  
September 23, 2010.

THE FOLLOWING LEGAL DESCRIPTION IS ISSUED FOR THE PURPOSE OF ATTACHMENT TO ANNEXATION DOCUMENTS. IT SHOULD NOT BE USED FOR TITLE TRANSFER. THE DATUM FOR ALL BEARINGS GIVEN IS NAD\_1983\_STATEPLANE\_TEXAS\_CENTRAL\_FIPS\_4203. ALL DISTANCES ARE GIVEN IN U.S. SURVEY FEET. ALL "CALLED" BEARINGS SHOWN ARE AS FOUND FROM RECORDED DEEDS OR ANNEXATION ORDINANCES. NO REPRESENTATION OF AN "ON THE GROUND" SURVEY IS MADE. THIS INSTRUMENT DOES NOT INCLUDE LANDS THAT ARE SUBJECT TO CONSENT OF ANNEXATION BECAUSE OF HOLDING TAX EXEMPTIONS FOR AGRICULTURAL, TIMBER AND WILDLIFE MANAGEMENT USES.

## EXHIBIT B

### City of Conroe Annexation Service Plan For Annexation Parcels 2010-02

#### I. TERRITORY

This service plan is applicable to 381.014 acres of land located in the A-250 Joseph House Survey in Montgomery County, Texas. The territory is located in the general vicinity southeast of the intersection of Interstate 45 North and Crighton Road. A map of the area is attached hereto and incorporated herein by reference. The territory consists primarily of the Crighton Ridge Subdivision, Sections 1-3.

#### II. GENERAL PROVISIONS

**a. Effective Term.** This service plan shall be in effect for a ten-year period commencing on the effective date of the annexation.

**b. Amendment or Renewal.** This service plan may be amended from time to time as provided by Local Government Code, Sec. 43.056(k). Renewal of the service plan shall be at the sole option of the City Council.

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

**d. Level of Services to be Provided.** It is the intent of the City of Conroe to provide the level of services required by State law. The City Council finds and determines that the level of services, infrastructure and infrastructure maintenance provided within the area prior to annexation is not greater than is provided in the City. The City Council finds and determines that the services, infrastructure and infrastructure maintenance proposed by this plan are comparable to that provided to other parts of the City with topography, land use, and population density reasonably similar to the annexed area. The City Council finds and determines that implementation of this plan in the manner proposed will not reduce the level of fire, police, and emergency medical services available within the City.

### III. SERVICES TO BE PROVIDED AT ANNEXATION

These services will be provided within the annexed area immediately upon the effective date of the annexation.

**a. Police Protection.** Police services include criminal investigations, routine patrol, traffic enforcement, and dispatched response to both emergency and non-emergency service calls.

No new patrol officers or patrol units are necessary as a result of this annexation and it is anticipated that police services within the annexed area will be provided utilizing existing levels of personnel and equipment.

Currently, the nearest police station is located at Conroe Police Headquarters on FM 2854.

**b. Fire Protection.** The Conroe Fire Department will provide emergency fire suppression and routine fire prevention services within the annexed area.

The Conroe Fire Department does not provide primary EMS services. The Montgomery County Hospital District currently provides EMS services throughout the County. Fire fighters may be dispatched to the scene of accidents or other medical emergencies to assist Hospital District EMS personnel or to provide "first responder" services pending the arrival of EMS personnel.

The Fire Department currently operates five fire stations that are located on North Loop 336, Foster Drive, Sgt. Ed Holcomb Dr., on Carter Moore Drive (FM 3083) and in the Woodlands Trade Center. Each station responds to service calls within a primary zone but may be called upon to provide support within other areas of the City as necessary. The annexed area will initially be incorporated in the zones served by Fire Station No. 3 on Foster Drive. The station(s) assigned to the annexed area may be altered from time to time in response to service demands, shifts or growth in population, future annexations or other relevant considerations.

Montgomery County Emergency Services District No. 5 currently provides fire protection services to the area. After the area is annexed to Conroe, the City will require the ESD to remove the area from the territory of the ESD.

**c. Solid Waste Collection.** The City provides fee based household garbage collection services to single family residences. The City does not collect garbage from most commercial establishments. Commercial garbage collection and disposal is available from privately owned collection businesses within the City. Apartments and other multifamily buildings are considered commercial and

must obtain collection services from private business. The City may, at its discretion, agree to provide service to small commercial establishments that generate waste collection demands similar to a single-family residence.

The City currently provides residential garbage collection and recycling for single-family residences at the street curb using a contract service provider. The current contract provider employs an automated collection system that requires use of a specific collection container. In accordance with the currently established policy each household will be provided, without charge, a collection container for waste disposal and recycling. Additional containers may be obtained for a fee.

Privately owned solid waste management service providers currently provide residential collection services within the annexed area and shall continue to provide such services prior to the second anniversary of the effective date of annexation. Commencing upon such second anniversary such providers shall be prohibited from the further provision of residential services. Pending the expiration of such two year period the City shall not apply any fee for solid waste management services or be required to provide solid waste collection services within Crighton Ridge. The City will commence residential collections services prior to the second anniversary of annexation if requested to do so in writing by the Crighton Ridge Homeowners' Association. Any such request must be made at least 90 days prior to the proposed effective date for initiation of City service.

**d. Maintenance of Water and Wastewater Facilities.** The territory located within Annexation Parcel 2010-02 is primarily the Crighton Ridge subdivision. The City will purchase all rights from Aqua Texas and connect all service lines to City water and sewer main lines within 30 days following the annexation. Connection of the Crighton Ridge water utility system to the City of Conroe system will eliminate the need for continued use or operation of the two existing Crighton Ridge water wells currently operated by Aqua Texas. The wells serving Crighton Ridge prior to the annexation will be removed from service immediately upon connection of Crighton Ridge to the City of Conroe system and such wells shall not thereafter be used to supply water to the annexed area. Property owners in Crighton Ridge Section 1 are served by septic or aerobic wastewater systems and will not be connected to the City's wastewater collection system.

In addition to the usual and customary rates and charges for water and sewer services the customers within Crighton Ridge will be charged a surcharge in the amount of \$1.06 per thousand gallons of water consumed to recoup a portion of the cost of acquiring the utility system from Aqua Texas, Inc. The surcharge will terminate when the sum of \$369,300 has been collected. It is anticipated that the surcharge will remain in effect for approximately four years.

When requested in writing by the Crighton Ridge Homeowners' Association, the City's utility billing department shall report to the association on the total amount of the surcharge collected through the date of the request.

**e. Maintenance of Roads, Streets and Street Lighting.** The City is not responsible for the maintenance of private streets or roads in the annexed area. There are no privately maintained roadways that have been identified within Annexation 2010-02.

The City will assume the responsibility for maintenance of public streets and roads previously accepted for maintenance by official action of the Commissioners Court of Montgomery County. Any such streets or roads formerly maintained by Montgomery County that become subject to City maintenance will be maintained in a condition which is at least equal to the County maintenance standard, however, the City will not be required to reconstruct or upgrade such streets to a higher standard. The County maintained roadways that have been identified within Annexation 2010-02 are: Argonne Stone Lane, Autumn Mist Lane, Beechwood Lane, Brookfield Lane, Canyon Crest Lane, Chappel Wood Lane, Crighton Crossing Drive, Crighton Ridge Circle, Crighton Ridge Drive, Crighton Road, Glade Meadow Lane, Headland Court, Fallsbrook Court, Kidd Road, Meadow Creek Lane, Overlook Court, Plymouth Lane, Ridgewater Way, Royal Ridge, Skycrest Court, Skyline Lane, Summerdale Lane, Summer Rose Lane, Sunset Heights Lane, Sunset Park Lane and Willow Springs Lane.

It is the responsibility of the developer to construct or provide those streets or roads necessary to serve the demands of new development in the areas to be annexed. The City may accept the dedication of public streets constructed in accordance with applicable development regulations of the City and will thereafter be responsible for their maintenance.

**f. Maintenance of Parks, Playgrounds and Swimming Pools.** There are no public parks, playgrounds, or swimming pools within the area to be annexed. Private recreational facilities, open spaces and swimming pools are unaffected by the annexation.

**g. Maintenance of any other Public Building, Facility or Service.** Annexation does not transfer ownership of most public buildings, facilities or services, all of which should continue to be maintained or provided by the public entity that currently owns or provides them. Privately owned facilities, including privately owned and operated storm water detention facilities, are not affected by the annexation.

An appropriate City Department will be assigned to assume responsibility for the maintenance or provision of any facilities or services which become the responsibility of the City and are not covered by this service plan.

#### IV. CAPITAL IMPROVEMENTS

Construction of these capital improvements will be substantially completed within 2½ years.

**a. Police Protection.** No additional capital improvements are needed at this time to provide police services.

**b. Fire Protection.** The City will assume responsibility for installation of fire hydrants throughout the subdivision and will upgrade or install new water lines where necessary to support the installation of fire hydrants. Lawns, landscaping and irrigation systems that are damaged or disturbed by installation of the facilities shall be restored by the City at its sole cost to a condition as near as possible to the condition that existed prior to the performance of the work.

**c. Solid Waste Collection.** No capital improvements are needed at this time to provide solid waste collection services.

**d. Water and Wastewater Facilities.** No capital improvements are needed at this time to provide water and wastewater services.

**e. Roads, Streets and Streetlights.** No new roads, streets or street lights are needed at this time. It will be the responsibility of the developer of the property to provide the roads and streets necessary to serve new development within the annexed area.

**f. Parks, Playgrounds and Swimming Pools.** No capital improvements are needed at this time to provide recreational services.

**g. Other Public Buildings, Facilities or Services.** No capital improvements are needed at this time to provide other public services.

#### V. WATER AND WASTEWATER SERVICE EXTENSION POLICIES

The City provides fee based water and wastewater services to the portions of the City which are not within an area served by another water or wastewater utility. Water and wastewater services are generally only provided to lots that have been properly subdivided or platted. The City may decline to provide service to any property that is not platted.

For lots that have water or wastewater lines in an abutting street or easement, the owner may receive water or wastewater service by applying for a City tap and paying any required fees.



The provision of water and wastewater facilities for new development within the City is primarily governed by the City's building code and subdivision ordinances that are found in Chapters 14 and 94 of the City Code of Ordinances. New development must be served by owner/developer provided public water and wastewater facilities that meet the City's standard requirements. Upon construction and dedication by the owner/developer the City agrees to provide services via the facilities and thereafter to maintain them.

Facilities necessary to serve a new development are provided at the sole cost of the owner/developer. Such facilities include not only those which are located within the owner/developer's property, but also any exterior mains which must be extended to connect the property under development to the point of connection with the City's existing facilities. The City need not compensate the owner/developer for the ordinary costs of extending exterior mains. The owner/developer may be reimbursed for ordinary exterior main extension costs through the imposition of lot or acreage fees to be levied against other adjacent properties upon connection to the owner/developer constructed mains.

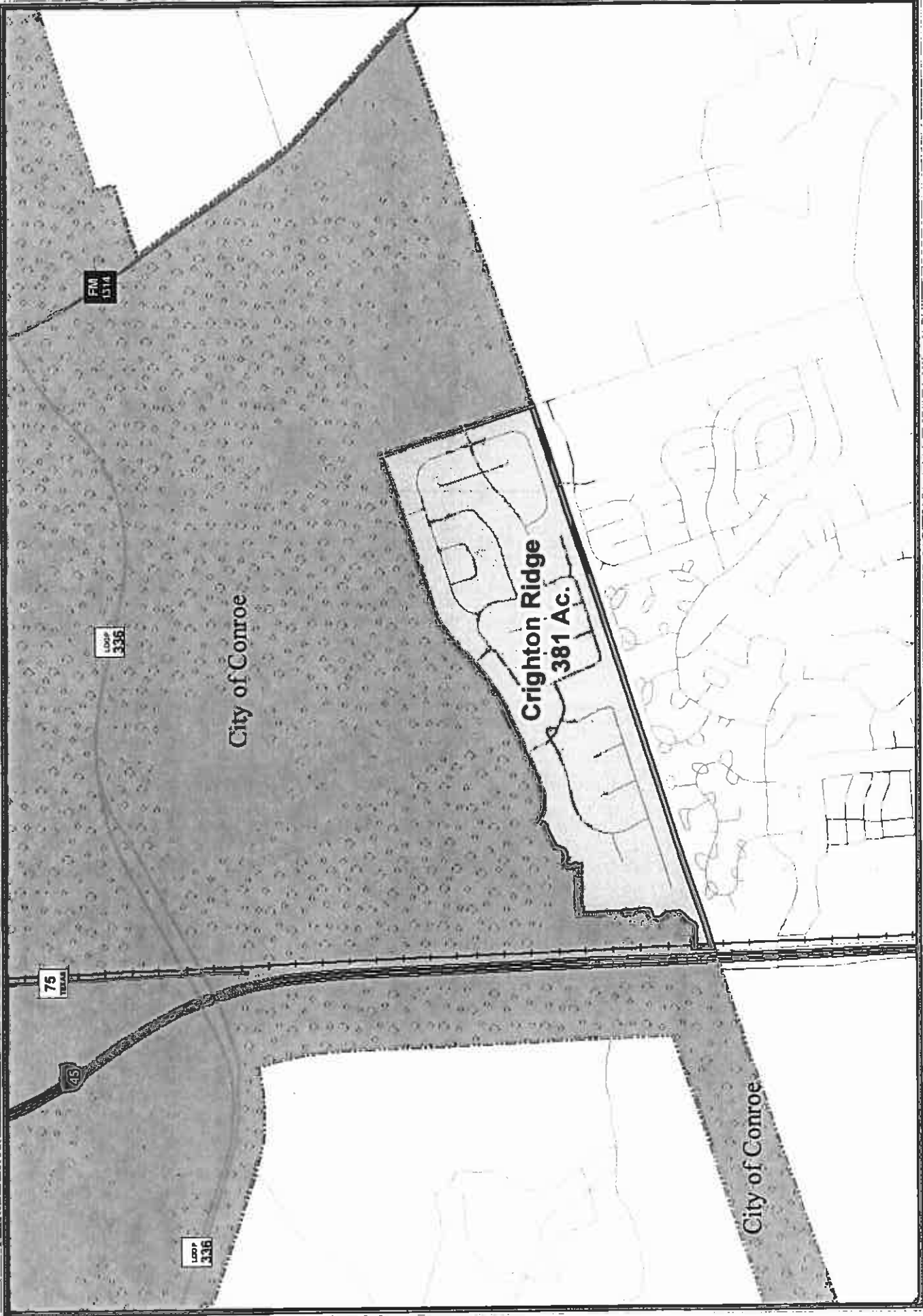
The City may require that the owner/developer provide oversized water or wastewater facilities. In such cases the City will pay the reasonable cost of such oversizing. Whether or not a particular line sizing constitutes "oversizing" is determined upon the basis of generally accepted sound engineering design practices.

In newly annexed areas the City examines the need for line extensions to serve existing development that does not currently receive water or waste water services. The City will determine the need for the construction of lines and facilities to serve existing development after giving due consideration to (1) the topography, (2) land use, (3) population density, (4) the adequacy of existing private water wells and septic tanks and (5) anticipated levels of demand. The City will not undertake line extensions to serve such existing development unless the new lines will be logical, reasonable and prudent extensions of the City's existing facilities.

From time to time, upon the request of an interested property owner the City will consider whether or not line extensions previously deemed unnecessary have become necessary as a result of changed conditions.

Once sewer lines become available in an abutting street or easement the City may require that existing development connect to the City sewer system.

This map is for informational purposes only and does not constitute an offer of insurance. The information on this map is for informational purposes only and does not constitute an offer of insurance. The information on this map is for informational purposes only and does not constitute an offer of insurance.



**Legend**

- Annexation Area
- Non-Consent Areas
- Crighton Ridge

**EXHIBIT A - ANNEX TRACT 2010-02  
CRIGHTON RIDGE SECTIONS 1, 2 & 3  
AND MISC. ACRES**



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*Our Mission:*  
 To protect and serve the citizens of  
 Conroe and exceed their expectations