



201300216198

ORD 1/23



CITY OF MESQUITE ORDINANCE NO. 4268
CITY OF BALCH SPRINGS ORDINANCE NO. 3063-13

A JOINT ORDINANCE OF THE CITY OF MESQUITE, TEXAS, AND THE CITY OF BALCH SPRINGS, TEXAS, RATIFYING AND ADOPTING AN AGREEMENT BETWEEN THE CITIES, ADJUSTING THEIR COMMON BOUNDARY LINE; THE CITY OF MESQUITE RELEASING A CERTAIN PARCEL OF LAND TO THE CITY OF BALCH SPRINGS; THE CITY OF BALCH SPRINGS RELEASING A CERTAIN PARCEL OF LAND TO THE CITY OF MESQUITE; THE CITIES OF BALCH SPRINGS AND MESQUITE RECEIVING SAID PARCELS OF LAND FROM THE OTHER; PROVIDING A SERVICE PLAN FOR THE NEWLY-ACQUIRED TERRITORY; PROVIDING FOR A REPEALER CLAUSE; PROVIDING FOR A SEVERABILITY CLAUSE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Mesquite ("Mesquite") is a home rule city located in Dallas and Kaufman Counties, Texas; and

WHEREAS, the City of Balch Springs ("Balch Springs") is a home rule city located in Dallas County, Texas; and

WHEREAS, Mesquite and Balch Springs share a common boundary; and

WHEREAS, Mesquite and Balch Springs desire to adjust the boundary between the cities to promote and establish clear lines of demarcation for the most efficient and orderly development and delivery of municipal services in the area; and

WHEREAS, Mesquite and Balch Springs have entered into an agreement pursuant to Section 43.031 of the Texas Local Government Code to adjust their common boundary lines; and

WHEREAS, Mesquite and Balch Springs have agreed that a portion of the true common boundary between the cities be adjusted on McKenzie Road between Pioneer Road and Faithon P. Lucas Senior Boulevard to follow the line shown in the attached legal description and diagram that is a part of the attached Boundary Adjustment Agreement; and

WHEREAS, the City Council of the City of Mesquite and the City Council of Balch Springs find that it is in the public interest to make such adjustments.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MESQUITE, TEXAS, AND THE CITY COUNCIL OF BALCH SPRINGS, TEXAS:

SECTION 1. That the City Councils of Mesquite and Balch Springs do hereby adopt the attached Boundary Adjustment Agreement to be entered into by Mesquite and Balch Springs, and such agreement will become a part of this ordinance.

SECTION 2. That the corporate limits of Mesquite and Balch Springs along McKenzie Road shall upon final passage of this ordinance be adjusted as set out in the attached Boundary Adjustment Agreement.

SECTION 3. That the Mesquite Service Plan provided as Exhibit C of the attached Boundary Adjustment Agreement is hereby approved and adopted as the service plan for the newly-acquired parcel.

SECTION 4. That the Balch Springs Service Plan provided as Exhibit D of the attached Boundary Adjustment Agreement is hereby approved and adopted as the service plan for the newly-acquired parcel.

SECTION 5. That the City of Balch Springs does hereby grant the City of Mesquite an unlimited right to install and maintain utilities in the right-of-way of McKenzie Road.

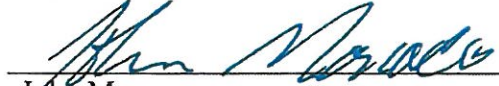
SECTION 6. That all ordinances or portions thereof in conflict with the provisions of this ordinance, to the extent of such conflict, are hereby repealed. To the extent that such ordinances or portions thereof are not in conflict herewith, the same shall remain in full force and effect.

SECTION 7. That should any word, sentence, clause, paragraph or provision of this ordinance be held to be invalid or unconstitutional, the validity of the remaining provisions of this ordinance shall not be affected and shall remain in full force and effect.

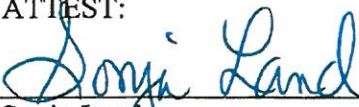
SECTION 8. That a certified copy of this ordinance will be filed in the office of the Dallas County Clerk.

SECTION 9. That the adjustment in boundaries between Mesquite and Balch Springs is necessary for the orderly development and growth of said cities, creates an urgency and emergency for the preservation of the public health, safety and welfare, and the boundary adjustment will become effective when both cities have adopted such ordinances which ratify and adopt the boundary agreement.

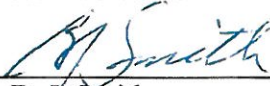
DULY PASSED AND APPROVED by the City Council of the City of Mesquite, Texas, on the 17th day of June, 2013.



John Monaco
Mayor


ATTEST:


Sonja Land
City Secretary

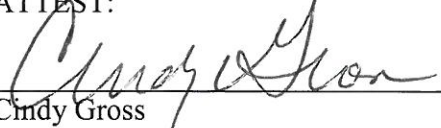
APPROVED:


B. J. Smith
City Attorney

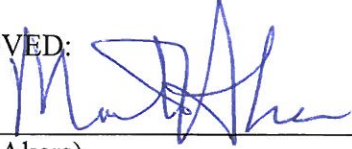
DULY PASSED AND APPROVED by the City Council of the City of Balch Springs,
Texas, on the 8th day of JULY, 2013.



Dr. Carrie Gordon
Mayor

ATTEST:


Cindy Gross
City Secretary

APPROVED: 

(Monte Akers)
City Attorney

BOUNDARY ADJUSTMENT AGREEMENT

THIS AGREEMENT is made and entered into by and between the City of Mesquite, Texas, hereinafter referred to as Mesquite, and the City of Balch Springs, Texas, hereinafter referred to as Balch Springs.

WHEREAS, Mesquite and Balch Springs have contiguous boundaries; and

WHEREAS, the existing boundaries do not presently provide clear lines of demarcation for development or allow the efficient development and delivery of city services to the area in question; and

WHEREAS, the cities desire to modify their mutual boundaries so as to allow more efficient development and delivery of city services to the area; and

WHEREAS, representatives of Mesquite and Balch Springs have met and agreed on mutually acceptable boundaries which are in the best interest of the citizens of both cities.

NOW, THEREFORE, for and in consideration of the mutual covenants, conditions, and promises expressed herein, Mesquite and Balch Springs agree as follows:

SECTION I Statement of Intent

It is the intent and purpose of Mesquite and Balch Springs to modify their respective boundaries in the following manner: that the common boundary between the cities be adjusted on McKenzie Road between Pioneer Road and Faithon P. Lucas Senior Boulevard to follow the line shown in the legal description (attached as Exhibit A) and diagram (attached as Exhibit B) which are made a part of and incorporated into this Boundary Adjustment Agreement. In the event of a conflict between the legal description in Exhibit A and the diagram in Exhibit B, the legal description in Exhibit A prevails.

SECTION II Utilities

The City of Balch Springs does hereby grant the City of Mesquite unlimited right to install and maintain utilities in the right-of-way of McKenzie Road.

SECTION III Relinquishment of Territory

Subject to the provisions of Section II, Mesquite does hereby grant, relinquish, and apportion right-of-way unto Balch Springs as described and shown in Exhibits A and B. Balch Springs

does hereby grant, relinquish, and apportion right-of-way unto Mesquite as described and shown in Exhibits A and B.

SECTION IV
Acceptance of Territory

Subject to the provisions of Section II, Balch Springs does hereby receive right-of-way now within the city limits of Mesquite as described and shown in Exhibits A and B. Mesquite does hereby receive right-of-way now within the city limits of Balch Springs as described and shown in Exhibits A and B.

SECTION V
Service Plans

Upon ratification and adoption of this agreement by the city councils of Mesquite and Balch Springs, Mesquite and Balch Springs do hereby agree to immediately begin implementation of the Service Plans attached to and made a part of this agreement as Exhibits C and D.


SECTION VI
Effective Date

Mesquite and Balch Springs agree that this agreement shall take effect only upon ratification and adoption by the governing bodies of both cities.

SIGNED this the 8th day of July, 2013.



Dr. Carrie Gordon
Mayor of Balch Springs



John Monaco
Mayor of Mesquite

FIELD NOTES
2013-BOUNDARY LINE AGREEMENT
TO ESTABLISH THE CITY LIMITS BETWEEN THE CITY OF MESQUITE AND THE
CITY OF BALCH SPRINGS, TEXAS.

Being an established Line in the City of Mesquite & City of Balch Springs, Texas. Situated in the John P. Anderson Survey, Abstract Number 1, Dallas County, Texas, said line being generally along and near the occupied Northeasterly line of McKenzie Road as established by the Plat of McKenzie Road, as recorded in Volume 50, Page 169, Deed Records, Dallas County, Texas and the Annexing Ordinance No. 2003, Page 41, said Deed Records. Also most Southeasterly corner of the City of Mesquite Tract 2, as recorded in Volume 94131, Page 491, Deed Records, Dallas County, Texas. (D.R.D.C.T.);

BEGINNING at a 1/ 2 inch iron rod set, being the most Southerly corner of that certain tract of land as conveyed to the City of Mesquite Tract 2 as recorded in Volume 94131, Page 491, said Deed Records, D.R.D.C.T.);

THENCE along the established Boundary Line Agreement between the City of Mesquite and the City of Balch Springs. The following courses and distances;

THENCE North 45 degrees 26 minutes 00 seconds West, along the Southwest line of the said City of Mesquite Tract, a distance of 1847.37 feet to a 1/ 2 inch iron rod found, being the most Northeasterly corner of the intersection of McKenzie Road, a public right-of-way and Mercury Road, a public right-of-way, said iron rod being the Westerly Southwest corner of the said City of Mesquite Tract No. 2;

THENCE North 45 degrees 02 minutes 38 seconds West, through the said intersection, a distance of 119.69 feet to a 1/ 2 inch iron rod found, being in the Northwest line of the said Mercury Road and the Northeast line of said McKenzie Road, said iron also being the most Southerly Southeast corner of the said Ordinance No. 2003, also being the Southeasterly corner of the City of Mesquite Tract 1, as recorded in Volume 94131, Page 491, said Deed Records, being the beginning of a curve to the left, whose radius is 1030.00 feet, and whose long chord bears North 49 degrees 46 minutes 24 seconds West, 158.23 feet;

THENCE along said curve to the left and along the occupied Northeasterly line of said McKenzie Road, through a central angle of 08 degrees 48 minutes 38 seconds, an arc length of 158.39 feet to a 1/ 2 inch rod found, being the beginning of a non-tangent curve to the right, whose radius is 970.00 feet and whose long chord bears North 49 degrees 55 minutes 42 seconds West, 143.77 feet;

THENCE along said curve to the right and along the occupied line of said McKenzie Road and the Southwest line of the said City of Mesquite Tract 1, through a central

angle of 08 degrees 29 minutes 59 seconds, an arc length of 143.90 feet to a 1/ 2 inch iron rod found, being the end of said curve;

THENCE North 45 degrees 27 minutes 58 seconds West, along said Northeasterly line of McKenzie Road and the City of Mesquite tract, a distance of 1133.60 feet to a 1/ 2 inch iron rod set, being the beginning of a curve to the left, whose radius 831.58 feet, and whose long chord bears North 48 degrees 41 minutes 24 seconds West, 93.53 feet;

THENCE along said curve to the left and along the said Northeasterly line of McKenzie Road and the City of Mesquite tract, through a central angle of 06 degrees 26 minutes 52 seconds, an arc length of 93.58 feet, said point being the most Westerly Northwest corner of said City of Mesquite tract, also being the most Southerly Southeast corner of that certain tract of land as conveyed to the Mesquite Independent School District, (MISD) Tract 2 and Tract 4, as recorded in Volume 2000203, Page 03720, said Deed Records, also being the beginning of a non-tangent curve to the left, whose radius is 831.58 feet, and whose long chord bears North 64 degrees 20 minutes 38 seconds West, 343.37 feet;

THENCE along said curve to the left and along said MISD tract, through a central angle of 23 degrees 49 minutes 47 seconds, an arc length of 345.86 feet to a 1/ 2 inch iron rod found, being the beginning of a non-tangent curve to the right, whose radius is 764.68 feet, and whose long chord bears North 60 degrees 36 minutes 46 seconds West, 400.87 feet;

THENCE along said curve to the right and along said MISD tract, through a central angle of 30 degrees 23 minutes 29 seconds, an arc length of 405.61 feet, to a 1/ 2 inch iron rod set, being the end of said curve;

THENCE North 45 degrees 39 minutes 03 seconds West, along the Southwest line of said MISD tract and the Northeast line of said McKenzie Road, a distance of 518.01 feet to a 1/ 2 inch iron rod found, said point being the most Westerly corner of the said MISD tract and the most Southerly corner of that certain tract of land as conveyed to The Hills at Tealwood Phase 2, as recorded in Volume 2003227, Page 0237, Map Records, Dallas County, Texas;

THENCE North 45 degrees 44 minutes 51 seconds West, along the Westerly line of said Tealwood Phase 2, a distance of 101.16 feet to a 1/ 2 inch iron rod set;

THENCE North 45 degrees 33 minutes 54 seconds West along the Southwesterly line of The Hills at Tealwood addition, a distance of 579.79 feet to a 1/ 2 inch iron rod set, being the beginning of a curve to the left, whose radius is 240.47 feet, and whose long chord bears North 76 degrees 15 minutes 59 seconds West, 241.32 feet;

THENCE along said curve to the left, along the said Southwest line of The Hills at Tealwood addition, through a central angle of 60 degrees 14 minutes 04 seconds, an arc length of 252.80 feet to a 1/ 2 inch iron rod set, being the end of said curve;

THENCE South 73 degrees 24 minutes 59 seconds West, along the Southwest line of said Hills at Tealwood addition, a distance of 92.14 feet to a 1/ 2 inch iron rod set, being the Southwest corner of said Hills at Tealwood addition and the most Southeast corner of the said Amended Plat of the Hills at Tealwood Phase 3, as recorded in Volume 2004057, Page 0206, said Map Records;

THENCE South 73 degrees 25 minutes 24 seconds West, along the South line of the said Tealwood Phase 3, a distance of 60.08 feet to a 1/ 2 inch iron rod set, being the beginning of a curve to the right, whose radius is 269.90 feet, and whose long chord bears North 88 degrees 05 minutes 09 seconds West, 170.69 feet;

THENCE along said curve to the right, along the South line of the said McKenzie Road and Tealwood Phase 3, through a central angle of 36 degrees 52 minutes 03 seconds, an arc length of 173.67 feet to a 1/ 2 inch iron rod set, being the end of said curve;

THENCE North 69 degrees 39 minutes 06 seconds West, along the Southwesterly line of said Tealwood Phase 3, a distance of 133.57 feet to a 1/ 2 inch iron rod set, being the beginning of a curve to the left whose radius is 921.27 feet and whose long chord bears North 74 degrees 12 minutes 36 seconds West, 146.44 feet;

THENCE along said curve to the left and along the Southwesterly line of said Tealwood Phase 3, through a central angle of 09 degrees 07 minutes 00 seconds, an arc length of 146.59 feet to a 1/ 2 inch iron rod set, being the end of said curve;

THENCE North 78 degrees 46 minutes 05 seconds West, along the Southwesterly line of the said Tealwood Phase 3, a distance of 122.63 feet to a 1/ 2 inch iron rod set, being the beginning of a curve to the right, whose radius is 549.04 feet and whose long chord bears North 71 degrees 32 minutes 25 seconds West, 138.15 feet;

THENCE along said curve to the right and along the Southwesterly line of said Tealwood Phase 3, through a central angle of 14 degrees 27 minutes 20 seconds, an arc length of 138.52 feet to a 1/ 2 inch iron rod set, being the end of said curve;

THENCE North 64 degrees 18 minutes 46 seconds West, along the Southwesterly line of said Tealwood Phase 3, a distance of 244.17 feet to an "X" set in the approximate center line of Kerrville Drive;

THENCE North 61 degrees 34 minutes 30 seconds West, along the Southwesterly line of said Tealwood Phase 3, a distance of 389.37 feet to a 1/ 2 inch iron rod set, being the beginning of a curve to the right whose radius is 1872.17 feet, and whose long chord bears North 58 degrees 09 minutes 58 seconds West, 222.64 feet;

THENCE along said curve to the right and along the Southwesterly line of said Tealwood Phase 3, through a central angle of 06 degrees 49 minutes 04 seconds, an arc length of 222.77 feet to a 1/2 inch iron rod set, being the end of said curve;

THENCE North 54 degrees 45 minutes 27 seconds West, along the said Southwest line of Tealwood Phase 3, a distance of 36.65 feet to a 1/2 inch iron rod set, being the most Northwest corner of the said Tealwood Phase 3, said point also being the most Southerly corner of The Hills at Tealwood Phase 1, as recorded in Volume 2003168, Page 0094, said Map Records;

THENCE North 54 degrees 49 minutes 20 seconds West, along the Southwesterly line of said Tealwood Phase 1, a distance of 273.16 feet to a 1/2 inch iron rod set, being the beginning of a curve to the right whose radius is 2,940.86 feet and whose long chord bears North 50 degrees 46 minutes 44 seconds West, 414.71 feet;

THENCE along said curve to the right and along the Southwesterly line of said Tealwood Phase 1, through a central angle of 08 degrees 05 minutes 11 seconds, an arc length of 415.05 feet to a 1/2 inch iron rod set, being the end of said curve;

THENCE North 46 degrees 36 minutes 53 seconds West, along the Southwesterly line of said Tealwood Phase 1, a distance of 328.02 feet to an "X" found, in the approximate center line of Cavern Drive, a called 60' Right-of-Way;

THENCE North 45 degrees 11 minutes 15 seconds West, along the Southwesterly line of said Tealwood Phase 1, a distance of 49.28 feet to a 1/2 inch iron rod found;

THENCE North 42 degrees 18 minutes 04 seconds West, a distance of 231.28 feet to a 1/2 inch iron rod found, being the most Northwest corner of that certain tract of land as conveyed to Danny E. White as recorded in Volume 81239, Page 1832, said Deed Records, also being the most Southeast corner of Lot 1, Block G, of the M & M Joint Venture tract as recorded in Volume 98101, Page 7011, said Deed Records;

THENCE North 44 degrees 48 minutes 48 seconds West, along the said Southwest line of the M & M Joint Venture tract, a distance of 199.15 feet to a 1/2 inch iron rod set;

THENCE North 43 degrees 53 minutes 31 seconds West, along the Southwest line of the said M & M tract, passing a 1/2 inch iron rod found at 453.44 feet, being in the said Northeast line of McKenzie Road and the most Westerly corner of the Arch Wood Wells, Lot 1, Block G, Tract 2, as recorded in Volume 417, page 410, said Deed Records, also being in the Southeast right-of-way line of Pioneer Road, a total distance of 593.16 feet to a 1/2 inch iron rod set, being the connecting point of the existing City Limit Line of the City of Mesquite and the City of Balch Springs.



RD

J. ANDERSON SURVEY
ABSTRACT NO. 1

CITY OF MESQUITE
TRACT 1
VOL. 94131, PG. 491
D.R.D.C.T.

RECOGNIZED
DESCRIBED
2003-ORDINANCE LINE

MATCH LINE SHEET 2 OF 7

BALCH SPRINGS
CITY LIMIT

MERCURY ROAD
Public R.O.W.

CITY OF MESQUITE
TRACT 3
VOL. 94131, PG. 491
D.R.D.C.T.

CALLLED END OF
ORDINANCE-2003

N:6949409.63
E:2559062.93
1/2" IRP

CITY OF MESQUITE
TRACT 2
VOL. 94131, PG. 491
D.R.D.C.T.

MESQUITE CITY LIMIT

N 45°26'00" W 1847.37'

BALCH SPRINGS
CITY LIMIT



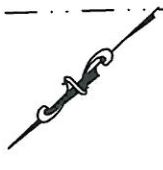
Ronald D. Smith

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
APRIL 17, 2013

BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF MESQUITE AND
THE CITY OF BALCH SPRINGS
SITUATED IN THE
JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1
DALLAS COUNTY, TEXAS

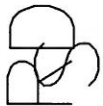
EXHIBIT B
SHEET 1 OF 7

SCALE: 1" = 300 FEET



POINT OF
BEGINNING

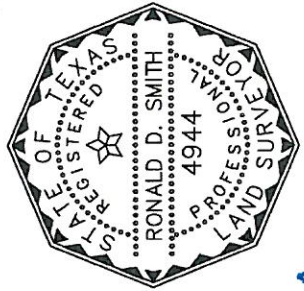
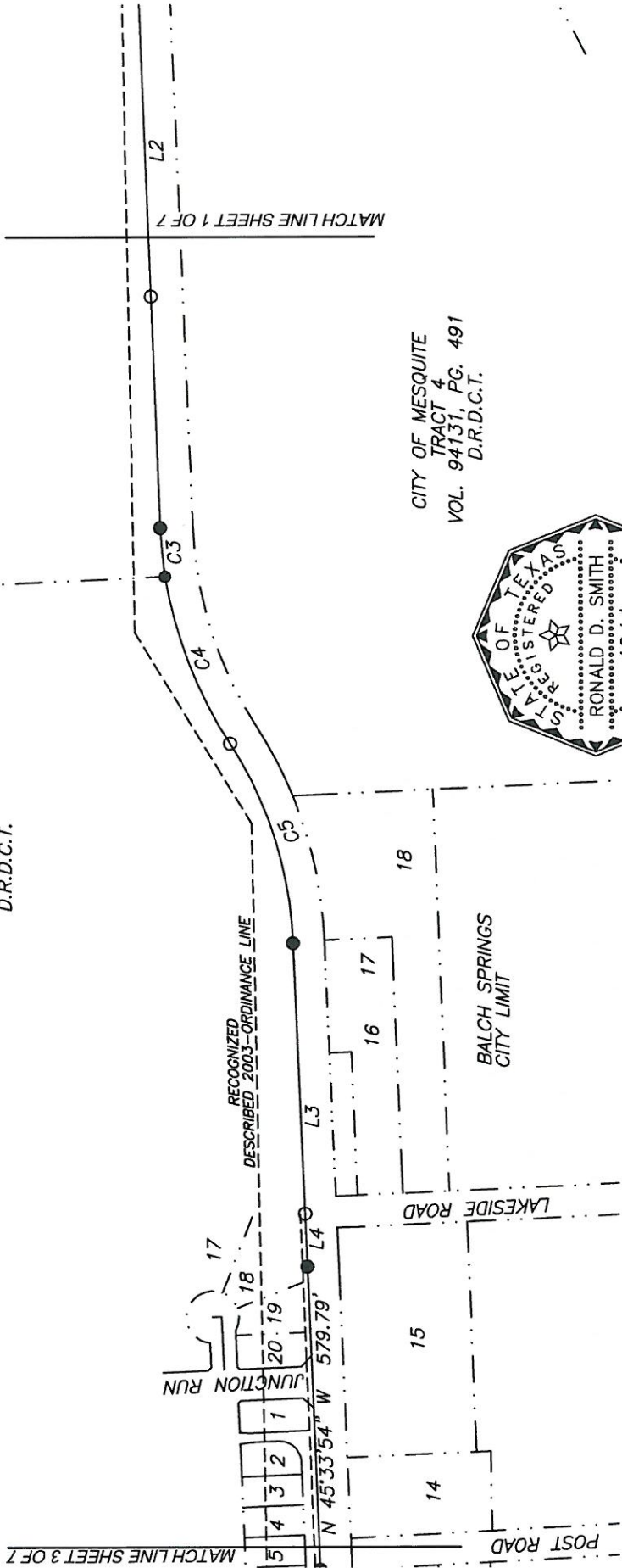
1/2" IRP
N:6948113.25
E:2560379.06
CITY MESQUITE DATA NAD83



MESQUITE CITY LIMIT
SCALE: 1" = 300 FEET
J. ANDERSON SURVEY
ABSTRACT NO. 1
CITY OF MESQUITE
TRACT 1
VOL. 94131, PG. 491
D.R.D.C.T.

MESQUITE INDEPENDENT SCHOOL DISTRICT
VOL. 2000203, PG. 03720
TRACT 2
TRACT 4
D.R.D.C.T.

CITY OF MESQUITE
TRACT 4
VOL. 94131, PG. 491
D.R.D.C.T.



Ronald D. Smith

BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF MESQUITE AND
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DALLAS COUNTY, TEXAS

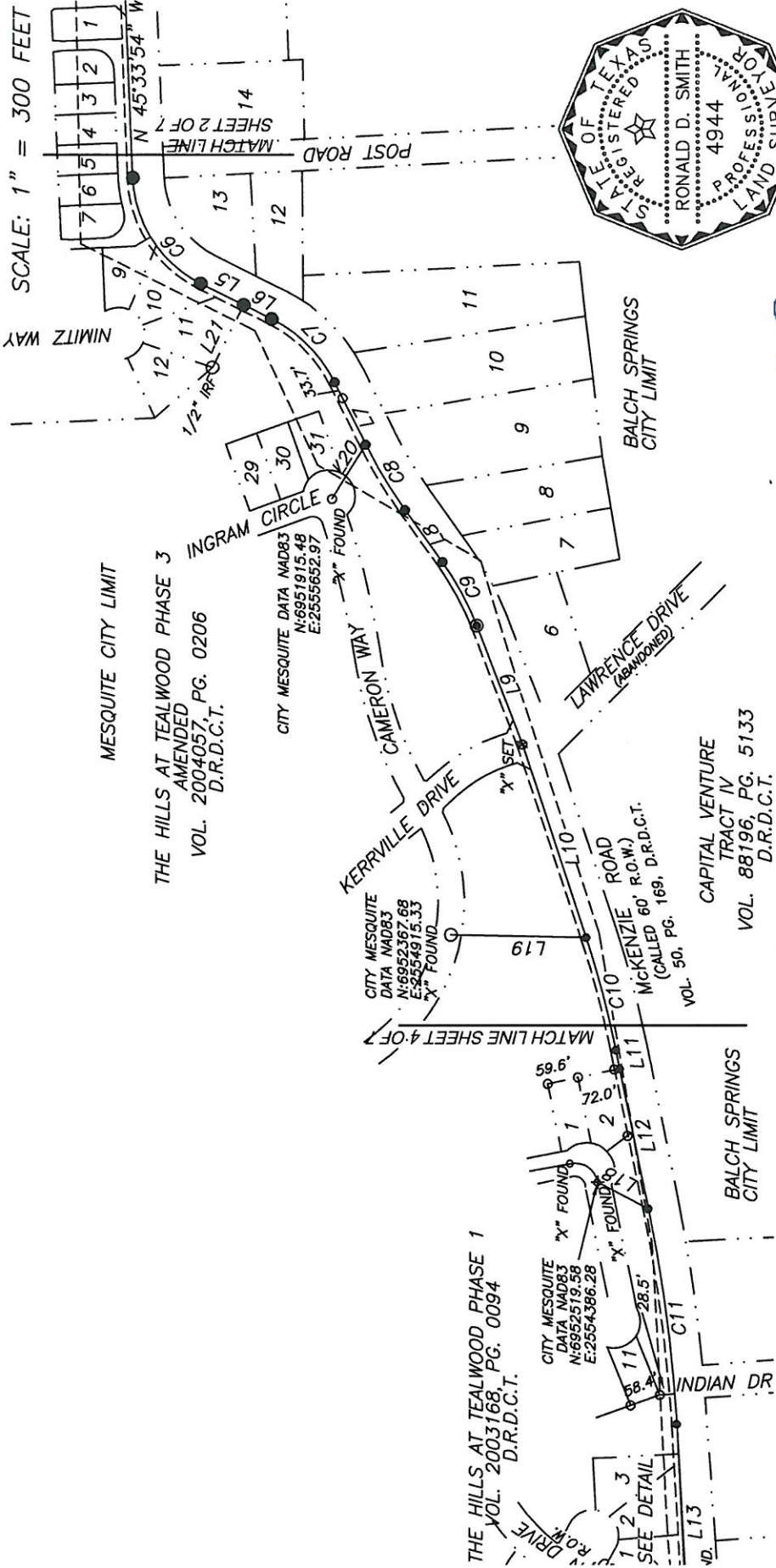
RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
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APRIL 17, 2013

RD

:\Engineering\Engineering_Division\Projects - City\Mckenzie ROW Survey\Final Submittal 4-2-2013\RD5-EMAILED MASTER-MCKENZIE ROW Survey\Final Submittal 4-2-2013_8.5x11.dwg, 5/13/2013 10:32:44 AM



MESQUITE CITY LIMIT
 THE HILLS AT TEALWOOD PHASE 2
 VOL. 2003227, PG. 0237
 D.R.D.C.T.



SCALE: 1" = 300 FEET



R.D.S.

RONALD D. SMITH, SURVEYOR, INC.
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 APRIL 17, 2013

MESQUITE CITY LIMIT
 THE HILLS AT TEALWOOD PHASE 3
 AMENDED
 VOL. 2004057, PG. 0206
 D.R.D.C.T.

THE HILLS AT TEALWOOD PHASE 1
 VOL. 2003168, PG. 0094
 D.R.D.C.T.

CAPITAL VENTURE
 TRACT IV
 VOL. 88196, PG. 5133
 D.R.D.C.T.

BOUNDARY LINE AGREEMENT
 BETWEEN THE CITY OF MESQUITE AND
 THE CITY OF BALCH SPRINGS
 SITUATED IN THE
 JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1
 DALLAS COUNTY, TEXAS

EXHIBIT B
 SHEET 3 OF 7



MESQUITE CITY LIMIT

NOTE A
CITY LIMIT LINE
VALLEY VIEW BAPTIST
CHURCH
VOL. 75072, PG. 230
D.R.D.C.T.

PIONEER BLUFFS
PHASE 1
T. # 201000208525
D.R.D.C.T. LOT 1

PIONEER BLUFFS
ROAD
LOT 100

SEE DETAIL 1

BALCH SPRINGS
CITY LIMIT

J. ANDERSON SURVEY
ABSTRACT NO. 1

LOT 1, BLOCK G
M&M JOINT VENTURE
VOL. 98101, PG. 7011
D.R.D.C.T.

DANNY E. WHITE, ET UX
VOL. 81239, PG. 1832
D.R.D.C.T.

THE HILLS AT TEALWOOD PHASE 1
VOL. 2003168, PG. 0094
D.R.D.C.T.

CITY MESQUITE
DATA NAD83
N:6952519.58
E:2554386.28
"X" FOUND

CAVERN DRIVE
"X" FND.
22.9'

INDIAN DRIVE
"X" FND.
28.5'

BALCH SPRINGS
CITY LIMIT

MATCH LINE SHEET 3 OF 7



Ronald D. Smith

RONALD D. SMITH, SURVEYOR, INC.

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APRIL 17, 2013

BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF MESQUITE AND
THE CITY OF BALCH SPRINGS

SITUATED IN THE
JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1
DALLAS COUNTY, TEXAS

EXHIBIT B
SHEET 4 OF 7

SCALE: 1" = 300 FEET



CITY MESQUITE
DATA NAD83
N:6952367.68
E:2554915.33
"X" FOUND

L19

C10

L11

MCKENZIE
(CALLED 60' 1")
VOL. 50, PG. 16E

C4

VOL.

L12

L11

L12

L11

L12

L11

L12

L11

L12

L11

L12

L11

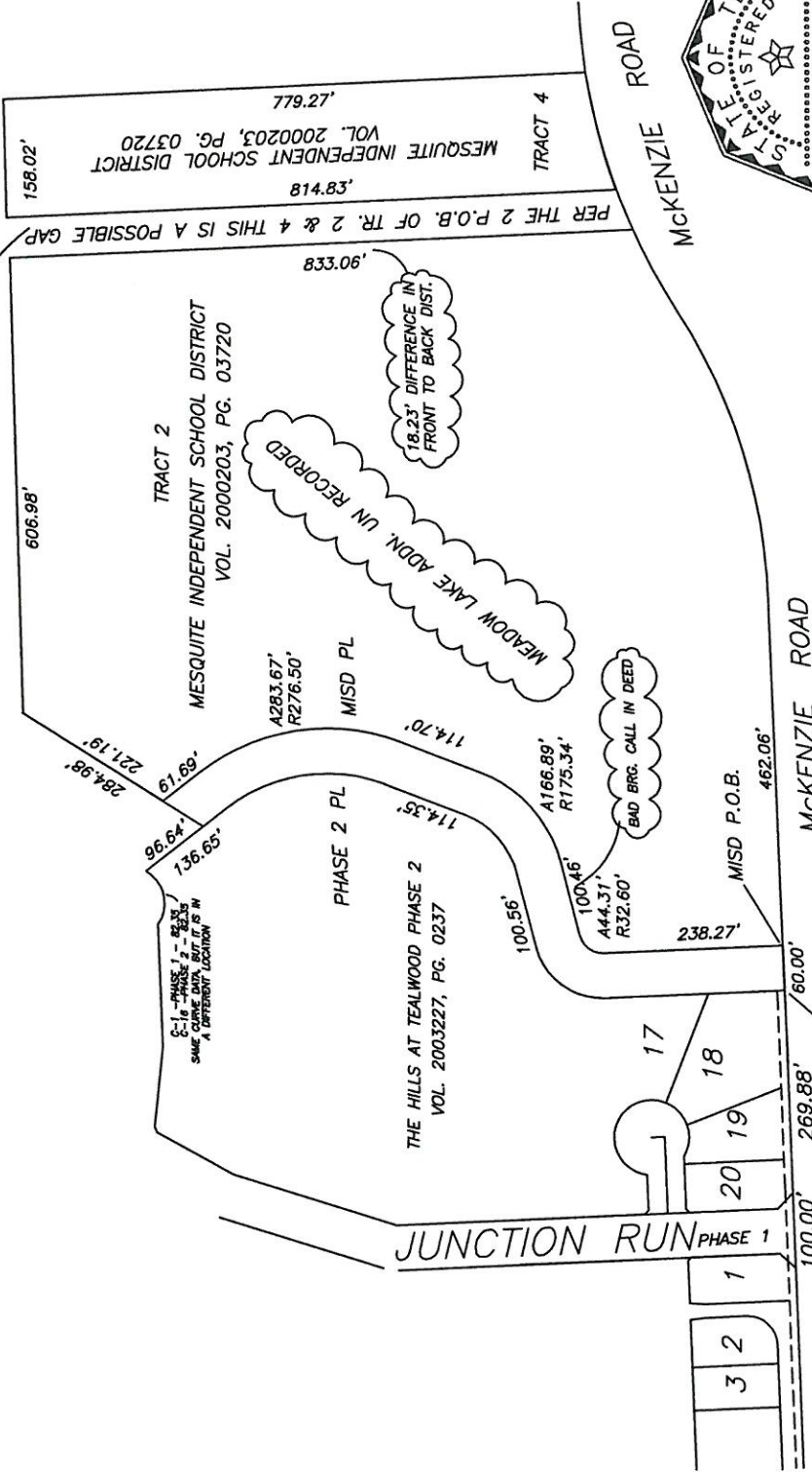
L12

L11

L12



AREA MAY BE IN CONFLICT AND IT WILL NEED TO BE RESEARCHED AND SURVEYED TO DETERMINE.



DETAIL NOT TO SCALE



Ronald D. Smith

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126
972-564-9840 FAX 972-564-9857
APRIL 17, 2013

BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF MESQUITE AND
THE CITY OF BALCH SPRINGS
SITUATED IN THE
JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1
DALLAS COUNTY, TEXAS

EXHIBIT B
SHEET 5 OF 7

RD

DANNY E. WHITE, ET UX
VOL. 81239, PG. 1832
D.R.D.C.T.

THE HILLS AT TEALWOOD PHASE 1
VOL. 2003168, PG. 0094
D.R.D.C.T.

CAVERN DRIVE
60' R.O.W.
plat calls
22.34'
meas.
22.43'

TRACT 2
LOT 1, BLOCK G
ARCH WOOD WELLS
VOL. 417, PG. 410
D.R.D.C.T.

N:6953651.56
E:2553075.32
CITY MESQUITE DATA MAD83

MESQUITE CITY
LIMIT

CITY LIMIT LINE

PIONEER ROAD

LOT 1

PIONEER BLUFFS
ROAD

LOT 100

BALCH SPRINGS
CITY LIMIT

L14 MCKENZIE ROAD
(CALLED 60' R.O.W.)
VOL. 50, PG. 169, D.R.D.C.T.

L13

9" FND.

9" FND.

L15

DETAIL NOT TO SCALE

DETAIL NOT TO SCALE



BOUNDARY LINE AGREEMENT
BETWEEN THE CITY OF MESQUITE AND
THE CITY OF BALCH SPRINGS

SITUATED IN THE
JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1
DALLAS COUNTY, TEXAS

RONALD D. SMITH, SURVEYOR, INC.
P.O. BOX 1679
FORNEY, TEXAS 75126

972-564-9840 FAX 972-564-9857
APRIL 17, 2013

EXHIBIT B
SHEET 6 OF 7

RD

CURVE	ARC LENGTH	RADIUS	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	158.39'	1030.00'	8°48'38"	N 49°46'24" W	158.23'
C2	143.90'	970.00'	8°29'59"	N 49°55'42" W	143.77'
C3	93.58'	831.58'	6°26'52"	N 48°41'24" W	93.53'
C4	345.86'	831.58'	23°49'47"	N 64°20'38" W	343.37'
C5	405.61'	764.68'	30°23'29"	N 60°36'46" W	400.87'
C6	252.80'	240.47'	60°14'04"	N 76°15'59" W	241.32'
C7	173.67'	269.90'	36°52'03"	N 88°05'09" W	170.69'
C8	146.59'	921.27'	9°07'00"	N 74°12'36" W	146.44'
C9	138.52'	549.04'	14°27'20"	N 71°32'25" W	138.15'
C10	222.77'	1872.17'	6°49'04"	N 58°09'58" W	222.64'
C11	415.05'	2940.86'	8°05'11"	N 50°46'44" W	414.71'

LINE	BEARING	DISTANCE
L1	N 45°02'38" W	119.69'
L2	N 45°27'58" W	1133.60'
L3	N 45°39'03" W	518.01'
L4	N 45°44'51" W	101.16'
L5	S 73°24'59" W	92.14'
L6	S 73°25'24" W	60.08'
L7	N 69°39'06" W	133.57'
L8	N 78°46'05" W	122.63'
L9	N 64°18'46" W	244.17'
L10	N 61°34'30" W	389.37'
L11	N 54°45'27" W	36.65'
L12	N 54°49'20" W	273.16'
L13	N 46°36'53" W	328.02'
L14	N 45°11'15" W	49.28'
L15	N 42°18'04" W	231.28'
L16	N 44°48'48" W	199.15'
L17	N 43°53'31" W	593.16'
L18	S 74°33'35" W	110.03'
L19	N 48°02'33" E	259.25'
L20	S 11°27'36" E	122.22'



Ronald D. Smith

BOUNDARY LINE AGREEMENT
 BETWEEN THE CITY OF MESQUITE AND
 THE CITY OF BALCH SPRINGS
 SITUATED IN THE
 JOHN P. ANDERSON SURVEY, ABSTRACT NO. 1
 DALLAS COUNTY, TEXAS

RONALD D. SMITH, SURVEYOR, INC.
 P.O. BOX 1679
 FORNEY, TEXAS 75126
 972-564-9840 FAX 972-564-9857
 APRIL 17, 2013

**SERVICE PLAN FOR THE EXTENSION OF
FULL MUNICIPAL SERVICES**

This Service Plan outlines the City of Mesquite's obligation to provide for the extension of full municipal services to the area or areas that are subsumed into the city limits as a result of the boundary adjustment and agreement with the City of Balch Springs.

I. Provision of Core Services

Upon the effective date of the boundary adjustment, the City shall provide the following services at a level that is comparable to the level of services and infrastructure maintenance currently available in other parts of the municipality with similar topography, land use and population density.

- a. Police protection — The Mesquite Police Department will extend regular and routine patrols to the area.
- b. Fire protection and emergency medical services — Primary structural and grass fire response and EMS will be provided from Mesquite Fire Station No. 7 or through mutual aid agreements with other entities. The Fire Marshall will provide fire prevention services.
- c. Solid waste collection — The City will furnish collection services, either by City personnel or by contract, in accordance with applicable ordinances.
- d. Water and wastewater services — The City will provide maintenance of water and wastewater public facilities to the extent that such services are not within the service area of another water or wastewater utility. If necessary, the City will amend its Certificates of Convenience and Necessity to include the areas.
- e. Street maintenance, including extant traffic control devices and street lighting — For any public roads and streets not within Federal, State or County jurisdiction, the City will provide routine road maintenance and supply additional traffic control devices that meet applicable standards. The City will coordinate street lighting requests with the local electric provider in accordance with established policies.

II. Provision of Community Services

Upon the effective date of the boundary adjustment, the City shall extend the following community services to the area:

- a. Planning and zoning — Regulation of land use and development through administration of the Comprehensive Plan, the Mesquite Zoning Ordinance and Subdivision Ordinance.
- b. Building inspection — Enforcement and permitting as required by all applicable construction codes.
- c. Environmental code enforcement — Enforcement and abatement of public nuisances as defined in applicable ordinances.

- d. Health and sanitation enforcement — Inspection and permitting of all food service establishments as defined in applicable ordinances.
- e. Animal control services — Enforcement of applicable animal control ordinances, including the investigation of suspected animal bites and impoundment of vicious animals.
- f. Library services — Residents of the area shall receive normal and customary privileges for using the Mesquite Public Library system.
- g. Parks and recreation — Residents of the area shall receive normal and customary privileges for using the City park system, pools and recreation centers.
- h. Housing — Households meeting the City's established income qualifications and criteria shall be eligible for housing assistance and housing rehabilitation loans.

III. Extension of Infrastructure to Existing Development

After the effective date of the boundary adjustment, and if necessary, the City shall initiate the acquisition or construction of capital improvements necessary for providing municipal services adequate to serve the area annexed. Adequacy shall be determined according to the City's ordinances, demand-based rules, regulations and policies for the expansion and extension of infrastructure in other areas of the municipality with similar topography, land use and population density. In areas where improvements are required, such infrastructure shall be provided within 4½ years after the effective date of the boundary adjustment.

[No improvements are anticipated.]

IV. Responsibility for Infrastructure to New Development

As property in the area develops, the City or the developer shall extend water, sanitary sewer and storm water facilities in accordance with established ordinances and policies. Once constructed, the City shall maintain improvements that are dedicated to public use.



3117 Hickory Tree Road Balch Springs, TX 972-557-6070

SERVICE PLAN FOR THE EXTENSION OF FULL MUNICIPAL SERVICES

This Service Plan outlines the City of Balch Springs's obligation to provide for the extension of full municipal services to the area or areas that are subsumed into the city limits as a result of the boundary adjustment and agreement with the City of Mesquite.

I. Provision of Core Services

- Upon the effective date of the boundary adjustment, the City shall provide the following services at a level that is comparable to the level of services and infrastructure maintenance currently available in other parts of the municipality with similar topography, land use and population density.
- a. Police protection — The Balch Springs Police Department will extend regular and routine patrols to the area.
 - b. Fire protection and emergency medical services — Primary structural and grass fire response and EMS will be provided from Balch Springs Fire Department or through mutual aid agreements with other entities. The Fire Marshall will provide fire prevention services.
 - c. Solid waste collection — The City will furnish collection services, either by City personnel or by contract, except to households or businesses that continue after the boundary adjustment to use the services of a privately owned solid waste management service. After two years, collection services shall be provided in accordance with applicable ordinances to those requesting service.
 - d. Water and wastewater services — The City will provide maintenance of water and wastewater public facilities to the extent that such services are not within the service area of another water or wastewater utility. If necessary, the City will amend its Certificates of Convenience and Necessity to include the areas.
 - e. Street maintenance, including extant traffic control devices and street lighting — For any public roads and streets not within Federal, State or County jurisdiction, the City will provide routine

road maintenance and supply additional traffic control devices that meet applicable standards. The City will coordinate street lighting requests with the local electric provider in accordance with established policies.

II. Provision of Community Services

Upon the effective date of the boundary adjustment, the City shall extend the following community services to the area:

- a. Planning and zoning — Regulation of land use and development through administration of the Comprehensive Plan, the Balch Springs Zoning Ordinance and Subdivision Ordinance.
- b. Building inspection — Enforcement and permitting as required by all applicable construction codes.
- c. Environmental code enforcement — Enforcement and abatement of public nuisances as defined in applicable ordinances.
- d. Health and sanitation enforcement — Inspection and permitting of all food service establishments as defined in applicable ordinances.
- e. Animal control services — Enforcement of applicable animal control ordinances, including the investigation of suspected animal bites and impoundment of vicious animals.
- f. Library services — Residents of the area shall receive normal and customary privileges for using the Balch Springs Public Library system.
- g. Parks and recreation — Residents of the area shall receive normal and customary privileges for using the City park system, pools and recreation centers.
- h. Housing — Households meeting the City's established income qualifications and criteria shall be eligible for housing assistance and housing rehabilitation loans.

III. Extension of Infrastructure to Existing Development

After the effective date of the boundary adjustment, the City shall initiate the acquisition or construction of capital improvements necessary for providing municipal services adequate to serve the area annexed. Adequacy shall be determined according to the City's ordinances, demand-based rules, regulations and policies for the expansion and extension of infrastructure in other areas of the municipality with similar topography, land use and population density. In areas where improvements are required, such infrastructure shall be provided within 4½ years after the effective date of the boundary adjustment.

[No improvements are anticipated.]

IV. **Responsibility for Infrastructure to New Development**

As property in the area develops, the City or the developer shall extend water, sanitary sewer and storm water facilities in accordance with established ordinances and policies. Once constructed, the City shall maintain improvements that are dedicated to public use.

CITY OF MESQUITE'S ACKNOWLEDGMENT

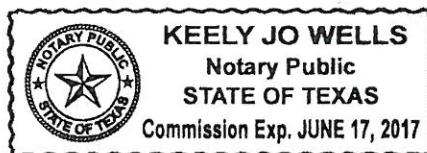
STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 24 day of June, 2013, by John Monaco, Mayor of the City of Mesquite, Texas, a Texas home rule municipality, on behalf of said municipality.

Keely Jo Wells

Notary Public, State of Texas

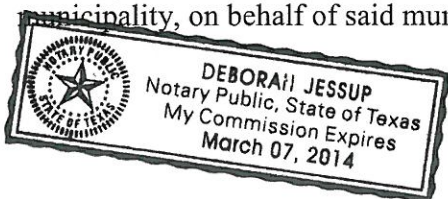
My Commission Expires:
June 17, 2017



CITY OF BALCH SPRINGS' ACKNOWLEDGMENT

STATE OF TEXAS §
 §
COUNTY OF DALLAS §

This instrument was acknowledged before me on the 9 day of July, 2013, by Dr. Carrie Gordon, Mayor of the City of Balch Springs, Texas, a Texas home rule municipality, on behalf of said municipality.



Deborah Jessup

Notary Public, State of Texas

My Commission Expires:
3-7-14