



**CITY OF MCKINNEY, TEXAS**  
**DESCRIPTION OF CITY SERVICES TO BE PROVIDED**  
**TO AREA PROPOSED FOR ANNEXATION**

This Description of City Services to be Provided to the Area Proposed to be Annexed (“Plan”) was prepared by the City of McKinney, Texas (“City”) pursuant to Texas Local Government Code § 43.0682 for approximately 127 acres of land in the John Emberson Survey, Abstract Number 294, and in the Meredith Hart Survey, Abstract Number 371, Collin County, Texas, that is located in the extraterritorial jurisdiction of the City of McKinney, Collin County, Texas (“ETJ”) in an area generally located adjacent to the eastern side of CR 229 and on the northern side of FM 543, and the eastern side of CR 202 and on the southern side of FM 543 in the ETJ of the City of McKinney, Collin County, Texas (the “Annexed Area”).

Municipal services shall be provided to the annexed tract(s) of land upon its annexation into the corporate limits of the City of McKinney, Texas, in accordance with the following provisions and Texas Local Government Code § 43.0682.

A. **POLICE PROTECTION:**

1. Police personnel and equipment from the McKinney Police Department shall be provided to the Annexed Area on the effective date of the annexation.
2. Police protection services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever is applicable, from and after the effective date of the annexation.

B. **FIRE PROTECTION:**

1. Fire protection and Emergency Medical Services (EMS) from the McKinney Fire Department shall be provided to the Annexed Area on the effective date of the annexation.
2. Fire protection services shall be provided at a level of services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever is applicable, from and after the effective date of the annexation.

C. **FIRE PREVENTION:**

The services of the City of McKinney Fire Marshal shall be provided to the Annexed Area upon the effective date of the annexation.

D. SOLID WASTE COLLECTION:

1. Solid waste collection shall be provided to the Annexed Area upon the effective date of the annexation.
2. Solid waste collection services shall be provided at a level of service at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable, from and after the effective date of the annexation.
3. The collection of refuse from individual properties shall be made in accordance with the usual Sanitation Department scheduling from and after the effective date of the annexation. Residential customers may utilize the North Texas Municipal Water District - McKinney Landfill in accordance with City ordinances from and after the effective date of the annexation.

E. WATER SERVICE:

1. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN) the City of McKinney shall provide water services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality from and after the effective date of the annexation. For new development, the City of McKinney requires the owner or developer of such property to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN), the City of McKinney shall allow the provision of extensions of water facilities to the Annexed Area on the effective date of the annexation. Such extensions shall be in accordance with the applicable provisions of the Code of Ordinances, City of McKinney, Texas and as amended.
3. Connection to existing city water mains for water service will be provided in accordance with existing City Policies from and after the effective date of the annexation. Upon connection to existing mains, water will be provided at rates established by City Ordinance.
4. For portions of the Annexed Area within the City of McKinney legally certificated area (CCN), water services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable, from and after the effective date of the annexation.
5. Water mains installed or improved to City standards within the Annexed Area which are part of the City of McKinney water system and are located within dedicated easements, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney from and after the effective date of the annexation.
6. Maintenance of private lines will be the responsibility of the owner or occupant.

7. Where other water districts provide water service, the development shall still meet the City of McKinney standards for the sizing and construction of utilities from and after the effective date of the annexation.

F. SANITARY SEWER SERVICE:

1. The City of McKinney shall provide sewer services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality from and after the effective date of the annexation. For new development, the City of McKinney requires the owner or developer of such property to construct the necessary infrastructure to meet the needs of the development. This requirement may also include off-site improvements.
2. The City of McKinney shall allow the provision of extensions of sanitary sewer facilities to the Annexed Area from and after the effective date of the annexation. Such extensions shall be in accordance with the applicable provisions of the Code of Ordinances, City of McKinney, Texas and as amended.
3. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies from and after the effective date of the annexation. Upon connection to existing mains, sanitary sewer collection will be provided at rates established by City Ordinances.
4. Sanitary sewer services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable, from and after the effective date of the annexation.
5. Sanitary sewer mains and lift stations installed or improved to City Standards within the Annexed Area which are located within dedicated easement, rights-of-way, or any other acceptable location approved by the City Engineer, shall be maintained by the City of McKinney from and after the effective date of the annexation.

G. STREETS:

1. Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Annexed Area from and after the effective date of the annexation. Routine maintenance will be scheduled as part of the City's annual street maintenance program in accordance with the then current policies and procedures defined by ordinance from and after the effective date of the annexation.
2. Street services shall be provided at a level of services at least equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable, from and after the effective date of the annexation.

H. PARKS AND RECREATION:

1. The City of McKinney shall provide parks and recreation services to this Annexed Area by any of the methods by which it extends the services to any other area of the municipality from and after the effective date of the annexation. For new development, the City of McKinney requires the owner or developer of the property to construct hike/bike trails in keeping

with the Parks Master Plan. Additionally, new developments must still satisfy the parkland dedication requirements that call for land or fees in lieu of land for park.

2. Residents within the Annexed Area may utilize all existing park and recreation facilities from and after the effective date of the annexation. Fees for such usage shall be in accordance with current fees established by ordinance from and after the effective date of the annexation.
3. Additional park and recreation facilities shall be constructed based on Park policies defined in the ONE McKinney 2040 Comprehensive Plan as amended, and the Parks Master Plan from and after the effective date of the annexation. The general planned locations and classifications of parks will ultimately serve residents from the current city limits and residents from the Annexed Area from and after the effective date of the annexation.

I. ENVIRONMENTAL HEALTH AND CODE ENFORCEMENT SERVICES:

1. Enforcement of current environmental health ordinances and regulations, including but not limited to, weed and brush ordinances, junked and abandoned vehicles ordinances and animal control ordinances, shall begin within the Annexed Area upon the effective date of the annexation.
2. Inspection services, including but not limited to, the review of building plans, the issuance of permits and the inspection of all buildings, plumbing, mechanical, and electrical work to ensure compliance with City Codes and Ordinances will be provided within the Annexed Area from and after the effective date of the annexation.
3. The City shall provide the level of Environmental Health and Code Enforcement Services equal to current services available in the City, or equal to the level of services available in other parts of the City with topography, land use and population density similar to those contemplated or projected in the Annexed Area, whichever may be applicable, from and after the effective date of the annexation.

J. PLANNING AND ZONING:

The areas intended to be annexed shall be zoned in conjunction with the annexation of such tract(s) of land pursuant to the Unified Development Code of the Code of Ordinances, City of McKinney, Texas. The Future Land Use Plan or "Land Use Diagram" adopted with the ONE McKinney 2040 Comprehensive Plan as amended will serve as a guide for consideration of future zoning requests from and after the effective date of the annexation.

K. MISCELLANEOUS:

Any city owned facility, building, or service located within the Annexed Area shall be operated and maintained by the City from and after the effective date of the annexation.

L. CAPITAL IMPROVEMENTS PROGRAM

The Annexed Area is immediately eligible for Capital Improvement Program consideration upon the effective date of annexation.

- M. Other municipal services for areas not specifically listed in Sections A-K shall be provided to the Annexed Area no later than two and one-half years after the effective date of the annexation, unless certain services cannot reasonably be provided within two and one-half years. In that case, the City shall propose a schedule for providing certain services, and the schedule shall provide for the

provision of full municipal services to the Annexed Area no later than four and one-half years after the effective date of the annexation.