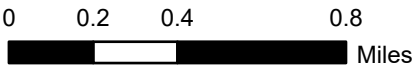
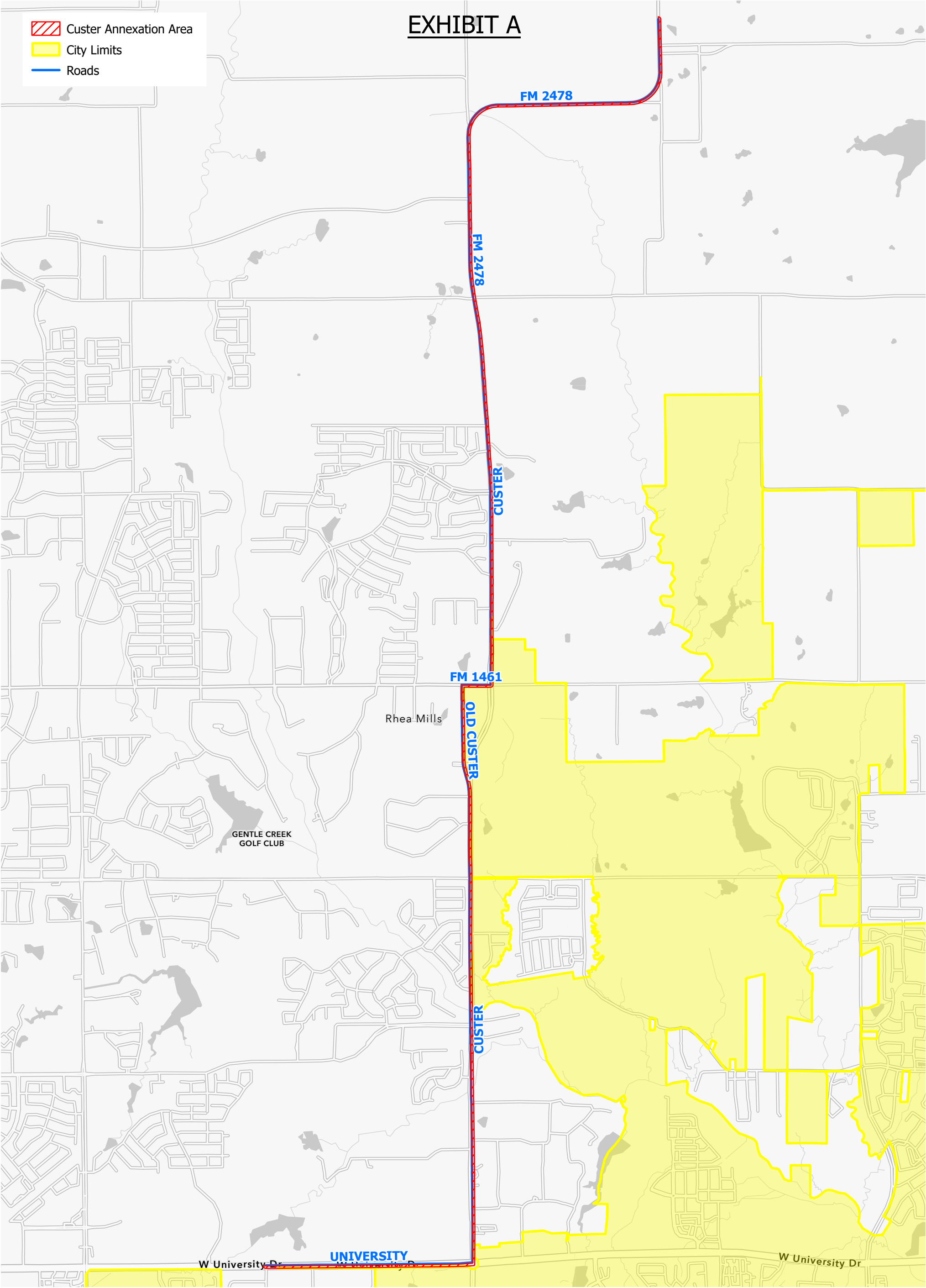


EXHIBIT A

Custer Annexation Area

City Limits

Roads



Custer ROW  
Annexation Area

Source: City of McKinney GIS  
Date: 7/12/2024

DISCLAIMER: This map and information contained in it were developed exclusively for use by the City of McKinney. Any use or reliance on this map by anyone else is at that party's risk and without liability to the City of McKinney, its officials or employees for any discrepancies, errors, or variances which may exist.



**EXHIBIT B**



**CITY OF MCKINNEY, TEXAS  
SERVICE PLAN FOR ANNEXED AREA**

**ANNEXATION ORDINANCE NO.** \_\_\_\_\_

**DATE OF ANNEXATION ORDINANCE:** September 17, 2024

This Service Plan is hereby made pursuant to Texas Local Government Code § 43.065 effective the 17<sup>th</sup> day of September, 2024, for that portion of Farm to Market Road 2478 (Custer Road) right-of-way located north of U.S. Highway 380 (West University Drive) and south of Farm to Market Road 1461 (Frontier Parkway); that portion of U.S. Highway 380 (West University Drive) right-of-way from approximately 310 feet east of Red Bud Drive to its intersection with Farm to Market Road 2478 (Custer Road); that portion of County Road 1461 (Frontier Parkway) right-of-way from its intersection with the former right-of-way of Farm to Market Road 2478 (Custer Road) to its intersection with the existing right-of-way of Farm to Market Road 2478 (Custer Road), from the right-of-way centerline south to the southern right-of-way boundary; and that portion of Farm to Market Road 2478 (Custer Road) north of County Road 1461 (Frontier Parkway) and south of County Road 170, from the right-of-way centerline east to the eastern right-of-way boundary, such rights-of-ways being located in the extraterritorial jurisdiction ("ETJ") of the City of McKinney, Collin County, Texas (the "Annexed Area").

Municipal services shall be provided to the Annexed Area upon its annexation into the corporate limits of the City of McKinney, Texas, in accordance with the following provisions and Texas Local Government Code § 43.056.

**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 this ordinance.
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.

**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 this ordinance.
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.

## **EXHIBIT B**

### **C. FIRE PREVENTION:**

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

### **D. SOLID WASTE COLLECTION:**

1. Solid waste collection shall be provided to the Annexed Area upon the effective date of this ordinance.
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.
3. The collection of refuse from individual properties shall be made in accordance with the usual Sanitation Department scheduling. Residential customers may utilize the North Texas Municipal Water District - McKinney Landfill in accordance with City ordinances.

### **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.
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 this ordinance. Such extensions shall be in accordance with Chapter 110 of the Code of Ordinances, City of McKinney, as amended.
3. Connection to existing city water mains for water service will be provided in accordance with existing City Policies. 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.
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 upon the effective date of this ordinance.
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.

## **EXHIBIT B**

### **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.
2. The City of McKinney shall allow the provision of extensions of sanitary sewer facilities to the Annexed Area upon the effective date of this ordinance. Such extensions shall be in accordance with Chapter 110 of the Code of Ordinances, City of McKinney, as amended.
3. Connection to existing city sanitary sewer mains for sewage service will be provided in accordance with existing City Policies. 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.
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 upon the effective date of this ordinance.

### **G. STREETS:**

1. Emergency street maintenance shall be provided for publicly dedicated streets or roads within the Annexed Area upon the effective date of this ordinance. 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.
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.

### **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.
2. Residents within the Annexed Area may utilize all existing park and recreation facilities upon the effective date of this Ordinance. Fees for such usage shall be in accordance with current fees established by ordinance.
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. The general planned locations and classifications of parks will ultimately serve residents from the current city limits and residents from the Annexed Area.

### **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

## **EXHIBIT B**

abandoned vehicles ordinances and animal control ordinances, shall begin within the Annexed Area upon the effective date of this annexation ordinance.

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 upon the effective date of this ordinance.
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.

### **J. PLANNING AND ZONING:**

This area is zoned in conjunction with the annexation pursuant to the Unified Development Code of the City of McKinney, Texas, as codified and amended in Chapter 150 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.

### **K. MISCELLANEOUS:**

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

### **L. CAPITAL IMPROVEMENTS PROGRAM**

The Annexed Area is immediately eligible for Capital Improvement Program consideration upon its 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.

IN WITNESS WHEREOF, the Parties have duly executed this Service Plan on the dates indicated below to be effective as of the Effective Date.

***CITY OF MCKINNEY***

By: \_\_\_\_\_  
PAUL G. GRIMES  
City Manager

Date Signed: \_\_\_\_\_

**EXHIBIT B**

ATTEST:

\_\_\_\_\_  
EMPRESS DRANE  
City Secretary  
TENITRUS BETHEL  
Deputy City Secretary

APPROVED AS TO FORM:

\_\_\_\_\_  
MARK S. HOUSER  
City Attorney