

**From:** Kyle Kruppa  
**Date:** June 30, 2011 11:49:29 AM CDT  
**To:** <jjaynes@collincountytx.gov>  
**Subject:** Farmersville Utility District

Joe,

We applied to the TCEQ to create a Municipal Utility District on 375 acres, which is located on both sides of CR 551 along the west of Highway 78. The new utility district will be primarily used to own and operate the water and sewer system for the property, but it will also be used to own and operate the spine roads in and around the subdivision, which includes CR 551. The expected improvements include stubbing out CR 551 so it directly connects to Highway 78. Improvements at his intersection are also expected. The exhibit attached shows the plan - the red line shows existing CR 551 and the green line shows a conceptual layout of proposed CR 551. The new road is about a mile long. Our proposed plan for CR 551 is also consistent with the city of Farmersville's master thoroughfare plan, and we are planning a 100' or 120' right-of-way width to be used. This will accommodate most of the traffic for the development (directly to Highway 78), and it will be a road that should be inviting residents west of our property to use as well. Internal streets will be built by us and oriented so traffic will use the new CR 551. That said, the new road should actually alleviate traffic on the other roads in the immediate area.

The police and EMS service details are still being worked out, which will most likely be a collective agreement between Farmersville, Collin County and us. As represented in our other communities, police and EMS is of the utmost importance to us and our residents, and we have always worked out agreements so our new communities do not place strains on existing law enforcement and emergency response personnel. For example, we donated land for emergency services, built fire stations, funded additional patrols, and even hired our own officers. We also have some cities and counties in the metroplex that will hopefully be references for us. That said, I hope our past experience shows that we plan to be good neighbors, and we will definitely work out the details before we start any development.

Please let know if you have any questions or comments.

Thanks,

**Kyle Kruppa**

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