



# COLLIN COUNTY

Public Works Department  
700 A. Wilmeth Road  
McKinney, Texas 75069  
www.collincountytx.gov  
972-548-3700 (Phone)  
972-548-3754 (Fax)

Date: January 14, 2013  
To: Judge Self and Commissioners' Court  
From: Jon Kleinheksel, Director of Public Works *JK*  
Re: CR51 Reconstruction agreement with Light Farms MUD

The Republic Property Group recently launched construction of Light Farms, an 806-acre master-planned community in Celina's extraterritorial jurisdiction. The new development is situated between CR50 and CR51, north of Frontier Pkwy. and will bring 2,700 homes to the area in the next decade.

Since convenient roadway access is paramount to any successful housing development, RPG is anxious to realize specific improvements to the surrounding infrastructure. In particular, they prefer converting CR51 to a multi-lane concrete and curb roadway south of the project site.

To this end, RPG began collaborating with Collin County officials through their newly formed governmental entity, the Collin County Municipal Utility District No. 1 hereafter referred to as Light Farms MUD. After several meetings and negotiations, Collin County and Light Farms MUD officials drafted an ILA according authority for Light Farms MUD to finance, construct and maintain improvements to CR51. Please see attached for project boundaries. Consequently, Collin County is absolved of all responsibility regarding CR51 within the project limits.

County officials believe these improvements represent a tangible benefit to the community which could induce more development in the area. As a result, Public Works supports this course of action.

Public Works requests Commissioners' Court's approval of the Light Farms MUD ILA to improve CR51 within the agreed upon boundaries. If you have any questions, please do not hesitate to contact me and I will respond accordingly.