



COLLIN COUNTY

Engineering Department
4690 Community Ave.
Suite 200
McKinney, Texas 75071
972-548-3733
www.collincountytx.gov

December 6, 2021

To: Commissioners Court
From: Tracy Homfeld, PE; Assistant Director of Engineering
Subject: The Haven at Tillage Farms Phase 1-Collin County MUD #2_ Approval of Final Plat

Boat II Investments, LP, owner and Lennar Homes of Texas, developer of The Haven at Tillage Farms Phase 1, requests Commissioners Court consideration of the attached Final Plat.

PROPERTY DETAILS

Located on County Road 437, approximately 7.0 miles south of Princeton; see location map attached. The subdivision consists of 217 residential lots, 4 HOA lots and 1 Lift Station Lot. Typical residential lot sizes range from 4600 sq. ft. to just under 17,000 sq. ft. The lots do not front on the existing public roads, therefore road construction will be required.

ADDITIONAL INFORMATION:

The project generally drains from east to west and will outfall to an existing FEMA floodplain associated with and ultimately draining into Lake Lavon.

A thorough review of the roadway, drainage and utility construction plans will be performed by staff prior to construction. Completion of the infrastructure or submittal of the appropriate financial security, will be required before the plat can be recorded. The roadways and drainage features will be privately maintained by the MUD. Sanitary Sewer will be maintained by the City of Princeton.

ACTION

1. ***We request Commissioners Court consideration for the approval of the Final Plat for The Haven at Tillage Farms phase 1.***