



MEMO

**Date:** August 1, 2022  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE, CFM; Assistant Director of Engineering  
**Subject:** Final Plat for Legacy Crossing Phase 1

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Double R Land Company, LLC., owner and developer of the Legacy Crossing Subdivision (Hunt County Municipal District #2), requests Commissioners Court consideration for the approval of the attached Final Plat of Legacy Crossing phase 1.

This development is a Municipal Utility District (MUD) and the infrastructure will be owned and maintained by the district. Phase 1 is 65.50 acres consisting of 328 residential lots and 3 HOA lots. Typical residential lot sizes will be 4600 sq. ft. The lots do not front on the existing public roads, therefore road construction will be required.

The owner is in the process of obtaining emergency contracts for Police, EMS, Fire and Animal Services.

The owner submitted a drainage study for the entire tract. The project generally drains from northeast to southwest to the FEMA floodplain associated with the Cow Skin Creek before ultimately draining into Lake Tawakoni. A Flood Study has been submitted to Collin County for review.

Once improvements have been made, water will be supplied to the development by Caddo Basin SUD and sanitary sewer will be provided by an onsite Wastewater Treatment Plant permitted through TCEQ.

The roads will meet the County minimum standards. Once the final plat is approved, construction plans will be reviewed and then construction will begin.

The plat generally meets the County's SUBDIVISION RULES as outlined in Section 1.05 of the Collin County Subdivision Regulations and authorized under Local Government Code (LGC) 232; however, the developer will be required to make the necessary technical edits. Those items will be outlined in a detailed punch list to the developer within 10 days following Court's conditional approval.

**ACTION**

***We request Commissioners Court consideration for:***

***The approval of the Final Plat of Legacy Crossing Phase 1, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***