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MEMO

**Date:** December 11, 2023

**To:** Commissioners Court

**From:** Tracy Homfeld, PE, CFM; Assistant Director of  
Engineering

**Subject:** Final Plat for Montgomery Farms Phase 1B

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LGI Homes-Texas, LLC., owner and developer of the Montgomery Farms phase 1B Subdivision (E. Collin County Municipal District #1), requests Commissioners Court consideration of the attached Final Plat of Montgomery Farms phase 1B.

This development is a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district.

Phase 1B is 47.97 acres consisting of 183 residential lots. The lots do not front on the existing public roads; therefore, road construction will be required.

The project generally drains from Southeast to West and Northwest.

Copeville SUD will supply water to the development and sanitary sewer will be provided by the City of Farmersville. Storm Drains and Sanitary Sewer Plans will meet the standards for the City of Farmersville and the roads will meet the County's minimum standards.

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 and will cite the reference in the County's Subdivision Regulations and LGC.

**ACTION**

***We request Commissioners Court consideration for the approval of the Final Plat for Montgomery Farms phase 1B with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***