



# COLLIN COUNTY

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

## MEMO

**Date:** January 22, 2024  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE, CFM; Assistant Director of Engineering  
**Subject:** Final Plat for Arbor Trails South Proposed C.C. MUD #10

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Arbor Trails LLC., owner and developer of the Arbor Trails Subdivision (Collin County Municipal District #10), requests Commissioners Court consideration of the attached Final Plat of Arbor Trails South.

Arbor Trails South is 29.15 acres consisting of 272 residential lots and 4 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required.

The project generally drains from east to west and will outfall directly into FEMA floodplain and ultimately into Lake Lavon floodplain.

Water will be supplied to the development by Culleoka WSC and sanitary sewer will be provided by the City of Princeton. Storm drains and sanitary sewer plans will meet the standards for the City of Princeton and the roads will meet the County's minimum standards as well as the standards for the City of Princeton.

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 Arbor Trails South with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***