



# COLLIN COUNTY

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

## MEMO

**Date:** March 4, 2024

**To:** Commissioners Court

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

**Subject:** Re-Plat of Block A Lot 2x-HOA The Haven At Tillage Farms Phase 1

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Lennar Homes of Texas Land and Construction, LTD, owner and developer of the Haven at Tillage Farms phase 1 Subdivision (Collin County Municipal District #2), requests Commissioners Court consideration of the attached Re-Plat of Block A Lot 2x-HOA The Haven At Tillage Farms Phase 1.

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

The re-plat of phase 1 is 13.17 acres consisting of 76 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 the Lake Lavon floodplain.

Water will be supplied to the development by Culleoka Water Supply Company 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 Re-Plat of Block A Lot 2x-HOA The Haven At Tillage Farms Phase 1 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***