



# COLLIN COUNTY

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

## MEMO

**Date:** August 5, 2024  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE, CFM; Assistant Director of Engineering  
**Subject:** Final Plat for Acorn North Phase 1 MUD #2

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No Bad Days LLC., owner and Lennar Homes of Texas, developer of the Acorn North Phase 1 Subdivision, requests Commissioners Court consideration of the attached Final Plat of Acorn North Phase 1.

Lennar Homes will be purchasing the property from No Bad Days later this year. At that time, the development will be annexed into Collin County MUD #2. Upon annexation, all contracts for services will be in place. The infrastructure will be owned and maintained by the district.

Acorn North phase 1 is 20.35 acres consisting of 129 residential lots and 3 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required.

The project generally drains from west to east and will outfall 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 Acorn North Phase 1, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***