



# COLLIN COUNTY

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## MEMO

**Date:** May 19, 2025

**To:** Commissioners Court

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

**Subject:** Final Plat for Daybreak Phase 2

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Lennar Homes of Texas Land and Construction, LTD., owner and developer of the Daybreak Subdivision (Proposed MUD), requests Commissioners Court consideration of the attached Final Plat of Daybreak phase 2.

This development has petitioned the Texas Legislature for MUD creation approval. The decision is expected later this year. The entire infrastructure will be owned and maintained by the District. The District has not acquired contracts for emergency services but will do so once the MUD creation is approved.

Phase 2 is 44.18 acres consisting of 252 residential lots and 4 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required.

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.

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 Daybreak phase 2 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***