



COLLIN COUNTY

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MEMO

Date: August 4, 2025

To: Commissioners Court

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

Subject: Re-Plat of No Bad Days East lot 2C for Acorn North MUD #2, Phase 1

Milrose Properties Texas, LLC., owner, and Lennar Homes of Texas, developer of the Acorn North MUD #2 phase 1 Subdivision, requests Commissioners Court consideration of the attached re-plat of No Bad Days East Lot 2C, which will be subdivided into 2 subdivision developments to become Acorn North phase 1 and Acorn North phase 2. This agenda item will address Acorn North phase 1.

Lennar Homes is in the process of acquiring 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 re-plat 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. This re-plat does not require a public hearing.

ACTION

We request Commissioners Court consideration for the approval of the Re-plat of No Bad Days East lot 2C, Acorn North Phase 1.