



COLLIN COUNTY

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MEMO

Date: September 29, 2025

To: Commissioners Court

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

Subject: Final Plat for Honey Ridge Phase 1

Alcynthia Rose Montgomery, owner, and DR Horton, developer of the Honey Ridge Subdivision (Tickey Creek MUD of Collin County), requests Commissioners Court consider approval of the attached Final Plat of Honey Ridge phase 1.

This development is a Municipal Utility District (MUD) and the entire infrastructure will be owned and maintained by the district. The District has (not) acquired contracts for emergency services (but is currently working on acquiring contracts for those services.)

Phase 1 is 50.92 acres consisting of 345 residential lots and 3 HOA lots. Typical residential lot sizes will be 2,700 sq. ft. 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 to an existing FEMA floodplain associated with the Tickey Creek before ultimately draining into Lake Lavon. A Flood Study has been submitted to Collin County for review. The owner may be required to submit a LOMR to FEMA which would require approval prior to final plat recordation.

Once improvements have been made, water will be supplied to the development by Culleoka WSC and sanitary sewer will be provided by the City of Princeton.

The roads will meet the County minimum standards. Once the final plat is approved, construction plans will be reviewed and then construction will begin.

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:

1) The approval of the Final Plat of Honey Ridge Phase 1, with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.