



COLLIN COUNTY

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MEMO

Date: October 27, 2025
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Whitley Addition Phase 1

228 Land LLC, owner and developer of the Whitley Addition (Collin County Municipal Utility District #12), requests Commissioners Court consideration of the attached Final Plat of the Whitley Addition Phase 1.

This development is a Municipal Utility District (MUD) and all the 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 58.99 acres consisting of 251 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 Mustang SUD and sanitary sewer will be provided by the City of Anna. The roads will meet Collin County's minimum standards.

The owner submitted a drainage study for the entire tract. The project generally drains from west to east and will outfall to an existing FEMA floodplain associated with White's 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.

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 the Whitley Addition Phase 1 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.