



# COLLIN COUNTY

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## MEMO

**Date:** May 5, 2025  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE, CFM; Assistant Director of Engineering  
**Subject:** Final Plat for Seven Springs Phase 1

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GRBK Edgewood LLC., owner and developer of the Seven Springs phase 1 Subdivision (Seven Springs MUD), requests Commissioners Court consideration of the attached Final Plat of Seven Springs phase 1.

This development is a Municipal Utility District (MUD) and all the infrastructure will be owned and maintained by the district.

Phase 1 is 27.02 acres consisting of 263 residential lots and 17 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 an onsite Waste Water Treatment Plant. The WWTP permit application is currently under review by TCEQ. 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 Seven Springs phase 1 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.***