



COLLIN COUNTY

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MEMO

Date: September 8, 2025

To: Commissioners Court

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

Subject: Final Plat for Silvertrails Phase 3

D.R. Horton-Texas, LLC, owner and developer of the Silvertrails Subdivision (Collin County Municipal District CR412), requests Commissioners Court consideration of the attached Final Plat of Silvertrails phase 3.

This development will be annexed into the CCMUD CR 412 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 3 is 48.04 acres consisting of 177 residential lots and 2 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 North Collin SUD 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 Silvertrails phase 3 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.