



MEMO

Date: October 20, 2025
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Bainbridge Phase 1

Owners, GRBK Edgewood, LLC. and Meritage Homes of Texas LLC. Of the Bainbridge Subdivision (Bainbridge MUD of Collin County), request Commissioners Court's consideration of the attached Final Plat of Bainbridge phase 1.

The MUD District has not acquired contracts for emergency services but is currently working on acquiring contracts for those services.

Phase 1 is 90.30 acres consisting of 257 residential lots and 11 HOA lots. The lots do not front on the existing public roads; therefore, road construction will be required. All the internal infrastructure, other than Dowlin Parkway, will be owned and maintained by the district.

Dowlin Parkway is on the county's thoroughfare plan. Per the terms of an agreement that is on the court's agenda for consideration on October 20, 2025, the developer will agree to donate all the right of way needed for a 6-lane thoroughfare and will be building 2 lanes through their development down to CR 408. The agreement stipulates that the county will purchase the right of way needed, outside of the development boundary. See agenda item AI-58930.

Water will be supplied to the development by North Collin SUD and sanitary sewer will provided by an onsite wastewater treatment plant permitted through TCEQ.

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.

Once the technical edits on the plat have been completed and the flood study and the construction plans are approved, construction may begin.

ACTION

We request Commissioners Court consideration for:

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