



# COLLIN COUNTY

Engineering Department  
4690 Community Ave.  
Suite 200  
McKinney, Texas 75071  
972-548-3733  
www.collincountytx.gov

---

## MEMO

**Date:** October 20, 2025  
**To:** Commissioners Court  
**From:** Tracy Homfeld, PE, CFM; Assistant Director of Engineering  
**Subject:** Cost Share Agreement for Roadway Improvement for Bainbridge Development

---

Owners, GRBK Edgewood, LLC. and Meritage Homes of Texas LLC. for the Bainbridge Subdivision (Bainbridge MUD of Collin County), request Commissioners Court's consideration of the attached Cost Sharing Agreement for Roadway Improvements.

The Bainbridge Development is a 239-acre master planned single family community located north of CR 408 and west of FM 75 near Princeton, TX. The development will incorporate a major 6-lane divided roadway that is on the county's thoroughfare plan. Per the terms of the agreement, the developer will dedicate all the right of way needed for a 6-lane thoroughfare during platting and will build 2 lanes through their development down to CR 408. The agreement stipulates that the county will purchase the right of way needed, from the south development boundary down to CR 408. (See Exhibit B within in the agreement)

Staff will be able to acquire the necessary right of way within the proposed terms in the agreement.

Funds for right of way acquisition are available through the 2023 bond project, project code RI23010.

### **ACTION**

***We request Commissioners Court approval of the Cost Share Agreement for Roadway Improvement for Bainbridge Development.***