



COLLIN COUNTY

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MEMO

Date: January 12, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Rescind Court Order and Approve Final Plat for Dakota Heights Phase 1

GRBK Edgewood LLC, owner and developer of the Southeast Collin County MUD #1 Phase 1 plat, requests Commissioners Court consideration of the attached Final Plat to Dakota Heights Phase 1 in order to officially change the plat name.

GRBK Edgewood LLC requests that Commissioner's Court rescind the previously approved court order, 2025-451-05-05, which approved the plat as Southeast Collin County MUD #1 Phase 1.

This development is a Municipal Utility District (SECCMUD#1) and the entire infrastructure will be owned and maintained by the district.

Phase 1 is 67.30 acres consisting of 216 residential lots and 9 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 Nevada 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

- 1) Rescind court order 2025-451-05-05, and**
- 2) We request Commissioners Court consideration for the approval of the Final Plat for Dakota Heights Phase 1 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003**