



MEMO

Date: March 2, 2026
To: Commissioners Court
From: Tracy Homfeld, PE, CFM; Assistant Director of Engineering
Subject: Final Plat for Madelynn Meadows Phase 1

Wayne and Wanda Browder, owners, and Allied Development, developer of Madelynn Meadows phase 1 (Madelynn Meadows MUD #1 of Collin County), requests Commissioners Court consider approval of the attached Final Plat of Madelynn Meadows phase 1.

This development is a Municipal Utility District (MUD) and the entire 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 1 is 25.50 acres consisting of 109 residential lots 6 HOA lots and 1 Right of way lot. Typical residential lot sizes will be 6000 sq. ft. The lots do not front on the existing public roads, therefore road construction will be required. The project generally drains from east to west.

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 roads will meet the County minimum standards. Once the final plat is approved, construction plans will be reviewed and then construction will begin.

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 Madelynn Meadows phase 1 with the condition that the developer make the necessary technical edits, based on LGC 232.001 and 232.003.